

Stage 1 Preliminary Site Investigation

Lot 1 in DP1034565 and Lot 3 in
DP1008818, Corner of Dossie St and
Sloane St, Goulburn

5046200019

Prepared for Goulburn Mulwaree Council
19/11/2019

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Document Information

Prepared for	Goulburn Mulwaree Council
Project Name	0BLot 1 in DP1034565 and Lot 3 in DP1008818, Corner of Dossie St and Sloane St, Goulburn
File Reference	5046200019-R01a_NDS Review.docx
Job Reference	5046200019
Date	19/11/2019

Document History

Version	Effective Date	Prepared by:	Reviewed By:	Approved By:
Final	19/01/2019	C Cowper	N De Silva	C Cowper

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Executive Summary

Construction Sciences Pty Ltd (CS) was engaged by Goulburn Mulwaree Council (the client), to undertake a stage 1 preliminary site investigation (PSI) for land located at the corner of Dossie Street and Sloan Street, Goulburn, NSW (the site).

At the commencement of this work, CS understood:

- > The site is defined as Lot 1 in DP1034565 and Lot 3 in DP1008818;
- > The site is being considered for rezoning, comprising five rural residential lots, one environmental living lot, one general industrial lot, and a road corridor; and
- > This project is being undertaken to inform land rezoning decision making (as set out in State Environmental Planning Policy (SEPP) No. 55).

CS notes that Lot 1 in DP157664 was specifically excluded from this assessment by the client. This Lot is located immediately to the north of Lot 1 in DP1034565, but is not the subject of the rezoning proposal

The objectives of this project were to:

- > Assess the potential for contamination to be present on the site, as a result of past and present land use activities;
- > Provide advice on the suitability of the site (in the context of land contamination) for the proposed rezoning; and
- > Provide recommendations for further investigation, management and/or remediation of the site (if warranted).

The scope of work undertaken to address the project objectives included:

- > A desktop review of site history;
- > A walkover of the site;
- > Intrusive sampling and laboratory analysis; and
- > Data assessment and reporting.

The scope of works was undertaken with reference to the relevant sections of NEPC (2013a), NEPC (2013b), NSW OEH (2011), and WA DOH (2009).

A number of areas of environmental concern (AEC) on the site, and contaminants of potential concern (COPC) associated with those AEC, were identified for the site.

The identified AEC are presented in Figure 3, and the COPC associated with those AEC are presented in the table below.

ID	AEC	Land Use Activity	COPC
AEC01	North west dam curtilage	Stockpiling of wastes	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC02	Dam waters and sediments	Storage of saleyard related effluent and sludge	Hydrocarbons, metals, nutrients, pathogens
AEC03	Dam wall	Uncontrolled filling, effluent overflows	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC04	Mound	Uncontrolled filling, sludge disposal	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC05	Area between mounds	Sludge storage and effluent dispersal	Hydrocarbons, metals, nutrients, pathogens

ID	AEC	Land Use Activity	COPC
AEC06	Mound	Uncontrolled filling, sludge disposal	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC07	Area between mounds	Sludge storage and effluent dispersal	Hydrocarbons, metals, nutrients, pathogens
AEC08	Mound	Uncontrolled filling, sludge disposal	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC09	Mound	Uncontrolled filling, sludge disposal	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC10	Dam waters and sediments	Storage of saleyard related effluent and sludge	Hydrocarbons, metals, nutrients, pathogens
AEC11	Dam wall	Uncontrolled filling, effluent overflows	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC12	Down gradient of truck wash effluent dam	Effluent overflow or dispersal	Hydrocarbons, metals, nutrients, pathogens
AEC13	Potential former road	Uncontrolled filling	Hydrocarbons, pesticides, PCB, metals, asbestos
AEC14	Material bays	Storage of fill and fertilisers	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC15	Shed	Toxic and flammable substance storage	Hydrocarbons, pesticides, metals,
AEC16	Driveway, tracks and building pad	Uncontrolled filling, fuel and chemical spills	Hydrocarbons, pesticides, PCB, metals, asbestos
AEC17	Former greenhouse	Pesticide use	Pesticides and metals
AEC18	Remnant greenhouse	Pesticide use	Pesticides and metals
AEC19	South of greenhouses	Waste dumping (fibrous cement pipe)	Asbestos
AEC20	First flush catchment dam	Storage of saleyard related effluent and sludge	Hydrocarbons, metals, nutrients, pathogens
AEC21	First flush catchment dam wall	Uncontrolled filling, effluent overflows	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC22	Potential pit	Handling of effluent and sludge	Hydrocarbons, metals, nutrients, pathogens

ID	AEC	Land Use Activity	COPC
AEC23	Pit	Handling of effluent and sludge	Hydrocarbons, metals, nutrients, pathogens
AEC24	Fenced storage yard	Uncontrolled filling and stockpiling of wastes	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC25	Creek	Overland flow of effluent and sludge to creek	Hydrocarbons, metals, nutrients, pathogens
AEC26	Saleyard effluent and sludge dams	Sludge / effluent storage and dispersal	Hydrocarbons, metals, nutrients, pathogens

Based on CS's assessment of desktop review information, fieldwork observations and laboratory analytical data, in the context of the proposed land use scenario, CS makes the following conclusions:

- > There is a potential for contamination to be present at the site, arising from past and present land use activities;
- > Twenty six areas of environmental concern have been identified for the site; and
- > There is insufficient information available to determine whether the site is suitable for the proposed rural residential and industrial subdivision.

Based on these conclusions, CS makes the following recommendations:

- > A stage 2 detailed site investigation (DSI) should be undertaken at the site to further assess potential contamination risks associated with the identified areas of environmental concern and to assess the suitability of the site, from a contamination perspective, for the proposed land use; and
- > The stage 2 DSI should be undertaken by a suitably experienced environmental consultant.

This report must be read in conjunction with the explanatory notes, limitations and general notes, as set out in Appendix A.

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1 Introduction

1.1 Background

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1.2 Objectives

The objectives of this project were to:

- > Assess the potential for contamination to be present on the site, as a result of past and present land use activities;
- > Provide advice on the suitability of the site (in the context of land contamination) for the proposed rezoning; and
- > Provide recommendations for further investigation, management and/or remediation of the site (if warranted).

1.3 Scope of Work

The scope of work undertaken to address the project objectives included:

- > A desktop review of site history;
- > A walkover of the site;
- > Intrusive sampling and laboratory analysis; and
- > Data assessment and reporting.

The scope of works was undertaken with reference to the relevant sections of NEPC (2013a), NEPC (2013b), NSW OEH (2011), and WA DOH (2009).

2 Site Identification

2.1 Site Locality

The locality of the site is presented in Figure 1.

2.2 Site Layout

The general layout of the site is present in Figure 2.

The site covers an area of approximately 11.2 hectares.

2.3 Lot Number and Deposited Plan

The site is identified as Lot 1 in DP1034565 and Lot 3 in DP1008818.

2.4 Zoning

The site is currently zoned RU2 Rural Landscape.

2.5 Geographic Coordinates

The geographic coordinates of the general centre of the site obtained from Google Earth were 34°46'30" S and 149°42'24" E.

2.6 Detail and Level Survey

A copy of a detail and level survey of the site was not provided to CS. A copy of a site contour plan was provided by the client. A copy of this contour plan is presented in Appendix C.

3 Topography Geology, Hydrogeology, and Acid Sulfate Soils

3.1 Topography and Elevation

The topography of the site is undulating with south and south east facing slopes towards Sloane Street east of the site, and towards a creek line located in the southern portion of the site.

Google Earth data indicated that the surface of the site was located at an elevation of approximately 675m Australian Height Datum (AHD) in the north west and 643m AHD in the south east.

3.2 Geology

The NSW Department of Primary Industries Provisional Geological Survey of Goulburn Provisional Geology 1:100,000 Sheet 8828 (First Edition) 2008, indicated that the site is likely to be underlain by Quaternary residual deposits.

3.3 Hydrogeology and Hydrology

A search of <https://realtime.data.watersnsw.com.au/water.stm> indicated that there is were no registered groundwater features located within a 500m radius of the site.

A copy of the search record is presented in Appendix D.

A review of readily available maps held on file by CS, indicated that surface water bodies near the site included:

- > A potentially intermittent or ephemeral creek located in the southern portion of the site; and
- > Mulwaree River, located approximately 600m to the south and 870m to the east of the site.

Based on the location of the identified surface water courses and site topography, the inferred groundwater flow direction at the site is considered likely to be towards the south.

Based on site surface topography and elevation, the inferred general surface water flow direction on the site is considered likely to be towards the south east and south.

3.4 Acid Sulfate Soils

A review of the NSW Department of Land and Water Conservation's Acid Sulfate Soil Risk Map series indicated that the site is not addressed in that series.

Acid sulfate soils typically occur at elevations less than 10m AHD, in coastal areas, and in proximity to estuarine waterways and swamps. The site is located at an elevation of between 643m and 675m.

The planning certificates for the site (refer Section 4.3.1) indicate that the site is not affected by a policy that restricts development because of acid sulfate soils.

Further assessment of acid sulfate soils, in the context of this project is considered not warranted.

4 Regulatory Records

4.1 Contaminated Land Management (CLM) Act 1997

4.1.1 Record of Notices

A search of the NSW EPA online contaminated land record of notices indicated that the site (and land located immediately adjacent to the site) was not the subject of:

- > orders made under Part 3 of the Contaminated Land Management Act 1997;
- > notices available to the public under section 58 of the CLM Act
- > an approved voluntary management proposal under the CLM Act that has not been fully carried out and where NSW EPA approval has not been revoked;
- > site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- > where practicable, copies of anything formerly required to be part of the public record; or
- > actions taken by NSW EPA (or the previous State Pollution Control Commission) under section 35 or 36¹ of the Environmentally Hazardous Chemicals Act 1985.

A copy of the search record is presented in Appendix E.

4.1.2 Register of Notified Sites

A search of the NSW EPA online list of NSW contaminated sites notified to NSW EPA indicated that the site was not on the list. The list included the following properties located adjacent to the site:

- > A Caltex depot at 13 Sloane Street (located east of the site), where regulation under the CLM Act is not required.

The depot is located approximately 40m south east of the site, and down gradient both topographically and hydraulically from the site. Further assessment of the depot in the context of this project, is considered not warranted.

A copy of the search record is presented in Appendix E.

4.2 Protection of the Environment Operations (POEO) Act 1997

4.2.1 Register of Licences, Applications, Notices, Audits or Pollution Studies and Reduction Programs

A search of the NSW EPA online POEO public register indicated that the site (and land located immediately adjacent to the site) was not the subject of a licence, application, notice, audit, pollution study or reduction program, with the exception of an environment protection licence (EPL) for Kattle Gear Australia Pty Ltd, located at 2A Sloane Street, located north of the site.

Records associated with this EPL indicated the following:

- > The premises were referred to as Goulburn Livestock Saleyards, with a scheduled activity of livestock intensive activities;
- > A licence variation notice indicated the requirement for an effluent management plan and an operational environmental management plan; and
- > An application to surrender the EPL was received by the EPA on 2 August 2018. Approval of surrender was granted subject to the licensee meeting a number of conditions including provision of an Annual Return, removal and lawful disposal of all liquid and solid effluent including sludge, from the storage dams on the premises.

¹ Sections 35 and 36 of the Environmentally Hazardous Chemicals Act 1985 have been repealed. Notices under these sections are treated by the CLM Act.

The saleyards appear to be located in a cross gradient location to the subject site. However, the potential for saleyard activities extended onto the subject site should not be precluded. Further assessment of the saleyards, as an offsite contamination risk to the subject site, is considered warranted.

A copy of the search record is presented in Appendix E.

4.3 Environmental Planning and Assessment (EP&A) Act 1979

4.3.1 Section 10.7 Planning Certificate

A copy of the planning certificates issued under section 10.7(2) of the EP&A Act was obtained, and indicated that, within the meaning of the CLM Act, the site was not:

- > significantly contaminated land;
- > subject to a management order;
- > the subject of an approved voluntary management proposal;
- > subject to an ongoing maintenance order; or
- > the subject of a site audit statement.

A copy of the certificates is presented in Appendix F.

4.4 Work Health and Safety (WHS) Regulation 2017

4.4.1 Schedule 11 Hazardous Chemicals

A site search with SafeWork NSW for Schedule 11 hazardous chemicals (dangerous goods)² on the site was not within the scope of work undertaken for this site.

CS's review of historical aerial photography and historical land title ownership records (refer Section 5.1 and 5.2 of this report), did not indicate a potential for licensable quantities of Schedule 11 hazardous chemicals (dangerous goods) to have been stored on the site.

CS considers that further assessment of the storage of licensable quantities of Schedule 11 hazardous chemicals (dangerous goods), within the context of this project, is considered not warranted.

² Under the Work Health and Safety Regulation

5 Site History

5.1 Aerial Photography

A selection of historical aerial photographs of the site, were reviewed. A copy of each historical aerial photograph reviewed is presented below.

Image 5.1.1 View of 1967 historical photograph



Image 5.1.2 View of 1979 historical photograph



Image 5.1.3 View of 1987 historical photograph

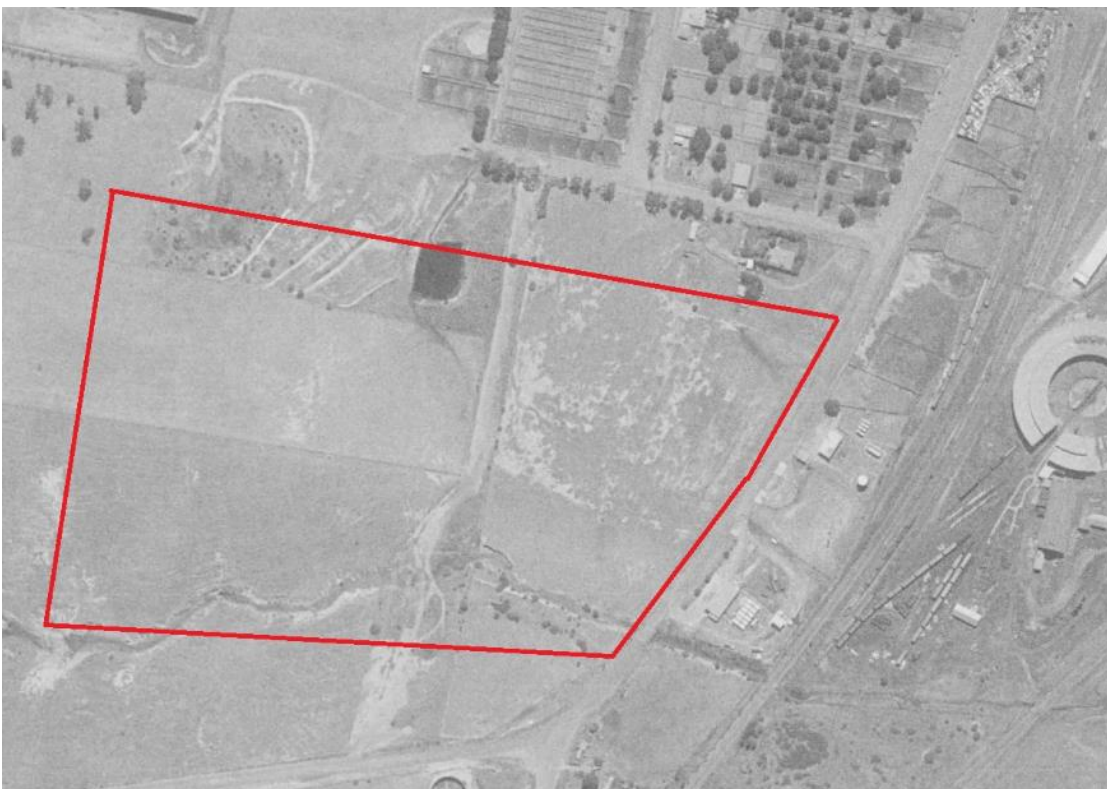


Image 5.1.4 View of 1997 historical photograph



Image 5.1.5 View of 2006 historical photograph



Image 5.1.6 View of 2019 historical photograph



Observations made during that review (considered relevant to this project) are presented in Table 5.1.

Table 5.1 Aerial Photography

Photo Date	Site Observations	Surrounding Land Observations
1967	The site appears to have been cleared, possibly grazing land. There is a potential unsealed road running in a north south orientation through the centre of the site. There appears to be localised surface disturbance in the north western corner of the site. A creek line is present in the southern portion of the site.	Rural grazing land to the north west, west and south. A roadway (Sloane Street) is present to the immediate east, with a railyard, including a roundhouse structure located beyond. Dossie Street is located towards the north, with potential livestock yards beyond. The road observed on the site, extends to Dossie Street.
1979	A portion of a dam is present adjacent to the central northern boundary of the site. A channel appears to be feeding the dam from towards the north, in the vicinity of Dossie Street and the adjacent livestock yards.	Appears to be a large commercial / industrial style building to the north west of the site. Two localised commercial / industrial developments towards the east of the site between Sloane Street and the adjacent rail corridor. Each development appears to comprise a building and potential fuel storage tanks.
1987	There are indicators on the southern side of the dam (changes in vegetation colour) to suggest the dam has overflowed or been drained towards the south.	Additional potential fuel tanks at each of the aforementioned developments
1997	There are indicators on the southern side of the dam to suggest the dam has overflowed or been drained towards the south, potentially extending as far as the creek line located in the southern portion of the site. There are also indicators of potential stockpiling on the southern side of this dam.	Freeway has been constructed towards the south of the site. Additional potential fuel storage infrastructure on the northern development, and a reduction in fuel storage development on the southern development. Some minor additional buildings constructed between the two developments.

Photo Date	Site Observations	Surrounding Land Observations
	<p>Surface disturbance towards the centre southern end of the western site boundary.</p> <p>Potential surface disturbance in the north western corner of the site.</p>	
2006	<p>Potential stockpiling towards the north west corner of the site, with associated vehicle access track.</p> <p>Shed and two potential greenhouses in the north eastern corner of the site.</p> <p>Material storage bays present to the west of the two greenhouses.</p> <p>Three dams (similar to current) located towards the south west of the greenhouses, access by an unsealed vehicle track adjacent to the eastern side of the three dams.</p> <p>Potential stockpiling towards the south eastern corner of the site.</p> <p>Indicators on the southern side of the dam still indicating dam overflow or draining via surface flows towards the creek in the south.</p>	No significant change since previous image.
2019	<p>Second dam present in north western corner of the site, with potential waste dumping to the west of the dam.</p> <p>Storage of timber and other long objects between the two dams along a fence line.</p> <p>The dam observed in 1979, has a feature extending across the majority of the dam in a north/south orientation. There is green algae on the surface of that dam along the eastern edge.</p> <p>The northern-most suspected greenhouse appears to have been demolished.</p> <p>The three dams observed in 2006 appear to be dry.</p> <p>Stockpiling and storage of wastes towards the south eastern corner of the site.</p> <p>Indicators on the southern side of the dam still indicating dam overflow or draining via surface flows towards the creek in the south.</p>	The southern fuel storage development appears to have been removed.

The review of historical aerial photography indicated a potential for land contaminating activities to have been undertaken on the site, specifically:

- > uncontrolled filling and stockpiling;
- > storage of wastes;
- > storage of waste waters and/or liquid wastes received from either onsite and/or offsite;
- > storage and handling of fuels and chemicals.

Further assessment of these identified potential land contaminating activities, in the context of other historical evidence reviewed during this project, and observations made during the site walkover (refer Section 6 of this report), is considered warranted.

The review also indicated a potential land contaminating activities being undertaken offsite, which may impact the site, including:

- > livestock yards to the north of the site. The livestock yards appear to be located topographically cross gradient to the site, and considered unlikely to be a direct contamination risk to the site. However, the potential for livestock yard effluent and sludges to have been transferred to the site, and the storage of effluent and sludges on land immediately to the north of the site, should not be precluded as a material land contamination risk to the site.

- > fuel storage / handling to the east of the site. These facilities are located topographically down gradient of the site, and unlikely to present a material land contamination risk to the site.

5.2 Historical Land Titles

A selection of historical land title ownership records of the site, were reviewed. Observations made during that review (considered relevant to this project), indicated that registered proprietors of the site (or parts of the site) since 1926, have included:

- > auctioneers;
- > graziers;
- > agricultural cooperatives / wholesalers;
- > a company associated with abattoirs (between 1986 and 1989);
- > private individuals; and
- > Goulburn Council.

There were no leases reported for the site.

There was one easement reported for the site, being an easement for transmission line 20 metres wide.

The review of historical land titles indicated a potential for land contaminating activities to have been undertaken on the site, specifically:

- > Agricultural activities associated with wholesaling; and
- > Abattoir related activities.

The agricultural wholesale land use activity is consistent with activities being undertaken north of the site at the former Goulburn Regional Saleyards. However, the historical aerial imagery reviewed in Section 5.1 did not suggest the site was being used as a saleyard, however, that same imagery suggested the presence of dams in the north and north west of the site, which may have been associated with saleyard activities to the north. Further assessment of the agricultural wholesaling land use activity on site, in the context of other historical evidence reviewed during this project, and observations made during the site walkover (refer Section 6 of this report), is considered warranted.

The historical aerial imagery reviewed in Section 5.1 did not suggest the site was being used as an abattoir or activities associated with abattoirs. Further assessment of the abattoir related activities on site, is considered not warranted.

A copy of the historical land title search record is presented in Appendix G.

5.3 Complaints

There was no evidence provided to CS during the project, regarding historical complaints about the site.

5.4 Incident Reports

There was no evidence provided to CS during the project, regarding historical incidents at the site.

5.5 Previous Contamination Assessments

There were no copies of previous contamination assessments provided to CS during the project.

5.6 Anecdotal Evidence

The following anecdotal evidence was provided to CS by Marina Hollands (Director of Utilities for Goulburn Mulwaree Council) during a telephone conversation on 12 November 2019.

- > Mrs Hollands has been with Council since 1995;
- > The dam located adjacent to the centre of the northern site boundary, was used to collect effluent from a concrete pad located offsite to the north. The pad was primarily used to wash down cattle and sheep

transport trucks. The pad may have been used rarely for washing down of other trucks. The effluent was directed to the dam via a concrete flume. The dam was decanted to sewer on Sloane Street via gravity. Residual sludge in the dam was excavated and relocated to the western end of Dossie Street (off site), allowed to dry out, and then primarily used by Council as fertiliser at other properties. Some of the sludge may have been picked up by local residents for use as fertiliser as well. The dam is considered unlikely to be lined. The purpose of the north-south oriented panelling in the centre of the dam was not known. The dam was considered unlikely to have breached the dam walls, because of the freeboard built into the dam, and the gravity decant system to sewer.

- > The purpose of the dam in the north west of the site is not known, nor is the history of suspected stockpiling / waste dumping around the perimeter of that dam;
- > The dam structure with the two dividing walls located to the south of the Council nursery area, was used as a first flush catchment dam, for surface waters collected in the sale yards. The dam is likely to have been lined during construction. The dam was decanted to sewer on Sloane Street, and sludge excavated and relocated to the western end of Dossie Street;
- > The western concrete covered portion of the saleyards was used for cattle. The eastern exposed soils portion of the saleyards was used for sheep; and
- > She had no knowledge of pesticides being used at the saleyards. She advised that animals suspected of being a quarantine risk, were isolated to holding yards located at the saleyards facility, destroyed, and taken away for disposal. She advised that destroyed livestock from the saleyards were not buried on the site.

6 Site Condition

A site walkover was undertaken by a suitably experienced environmental consultant from CS (Mr Craig Cowper), on 8 November 2019. During the walkover, observations were made of land use activities being undertaken on the site, as well as on the properties located immediately adjacent to the site.

6.1 Current Land Use

The land use scenario at the time of the walkover appeared to be predominantly undeveloped agricultural land (likely limited to grazing), with some localised commercial activity in the east and north east portion (former Council nursery, with still operational storage yard), and dams in the central north and north west portion, potentially associated with the former livestock saleyards located to the north.

6.2 Buildings and Infrastructure

The following buildings and infrastructure were observed during the walkover:

- > in the north eastern Council depot portion, a metal shed on concrete slab (signposted as being used for storing flammable and toxic substances), material storage bays with general items in them, structural remnants of a likely greenhouse, gravelly vehicle tracks, and a dam divided in three by two rock walls;
- > in the eastern portion, a fenced yard containing with a gravel entrance road, stockpiles and other general items;
- > in the central north and north western portion, two dams, with the eastern dam appearing to be fed via a concrete lined channel leading from a concrete wash down pad area to the north;
- > numerous cut to fill surface water flow diversion mounds, across the northern portion of the site, and two in the south eastern portion of the site.

Image 6.2.1 View of toxic and flammable substance storage shed



Image 6.2.2 View of material storage bays



Image 6.2.3 View of remnant greenhouse



Image 6.2.4 View of gravelly vehicle tracks



Image 6.2.5 View of gravelly vehicle tracks



Image 6.2.6 Dam with rock wall dividers



Image 6.2.7 View of entrance to fenced storage yard



Image 6.2.8 Central north dam, being fed by offsite concrete flume



Image 6.2.9 View of offsite concrete flume



Image 6.2.10 View of offsite truck wash down pad



Image 6.2.11 View of north west dam



6.3 Site Boundaries

The boundaries of the site appeared to be fenced.

6.4 Drainage

Based on observations made during the walkover, site drainage mechanisms on site are considered likely to include:

- > Infiltration into site soils, if soil permeability allows it;
- > Overland surface flow following site topography, including flows to the creek located in the southern portion of the site; and
- > Inflow to downpipes attached to building roofs and gutters, into subsurface drainage pipes.

A pit system was observed off site to the north east of the truck wash down effluent collection dam. It is suspected that pit system may be associated with draining of the dam to sewer.

A pit system was observed to the near the south eastern corner of the first flush catchment dam. It is suspected that pit system may be associated with draining of the dam to sewer.

A concrete slab, indicative of a pit cover, was observed towards the south western corner of the first flush catchment dam.

A poly pipe style hose was observed extending down gradient towards the east from the dam located in the north western corner of the site. The pipe appeared to oriented towards the truck wash down effluent dam. The potential for it to be used for transporting liquids should not be precluded.

Image 6.4.1 View of offsite pit system near truck wash down effluent dam



Image 6.4.2 View of pit system next to first flush catchment dam



Image 6.4.3 View of suspected pit south west of first flush catchment dam



Image 6.4.4 Polypipe next to north west dam



Image 6.4.5 Poly pipe heading down gradient from north west dam



6.5 Staining and Odours

There was no visual evidence observed of significant or widespread staining on the surface of the site.

There was no olfactory evidence detected of significant or widespread odours at the site.

6.6 Chemical Handling and Storage

There was visual evidence of handling and storage of flammable and toxic substances inside the metal shed, located in the operational storage yard. It is understood Council's some of parks and gardens staff operate out of this yard. The metal shed was not accessible at the time of the walkover, however, observations made through a window suggested the storage of Class 6 toxic substances and insecticides, as well as equipment for the application of chemical sprays. Those same observations indicated that the shed was constructed on a concrete slab, and the slab appeared to be in good condition.

Image 6.6.1 View of portion of inside toxic and flammable storage shed



6.7 Aboveground and Underground Storage Tanks

There was no visual evidence observed during the walkover, of aboveground storage tanks (AST) or underground storage tanks.

6.8 Wastes

There was visual evidence observed during the walkover, to indicate the placement of potential wastes on the site, specifically:

- > Sludge type material in the dam located in the north west of the site;
- > Suspected stockpiles (predominantly covered in surface vegetation) and stockpiles of timber within the eastern and southern curtilage of the dam in the north west corner of the site;
- > Sludge type material in the truck wash effluent dam; and

- > Multiple stockpiles comprised of soil, cold mix, asphalt pavement, vegetation, brick and concrete, were observed in the fenced yard area located adjacent the central portion of the eastern site boundary. Similar materials were also observed scattered across the surface of the fenced area.

The potential for sludge type material to be present in the first flush catchment dam, based on its source of effluent, should not be precluded.

Image 6.8.1 View of sludge material in north west dam



Image 6.8.2 View of stockpiling around north west dam



Image 6.8.3 View of timber stockpiles near north west dam



Image 6.8.4 View of sludge material in truck wash effluent dam



Image 6.8.5 View of stockpiled wastes in fenced storage yard



Image 6.8.6 View of stockpiled wastes in fenced storage yard



Image 6.8.7 View of stockpiled wastes in fenced storage yard



Image 6.8.8 View of stockpiled wastes in fenced storage yard



Image 6.8.9 View of stockpiled wastes in fenced storage yard



6.9 Hazardous Materials

There was visual evidence observed during the walkover, of potential asbestos containing materials on the surface of the site, on the southern side of the remnant greenhouse structure, in the form of a piece of potential fibrous cement pipe.

The potential for asbestos containing materials to be present in fill and waste material elsewhere on the site, should not be precluded.

A hazardous building materials survey was not within the scope of this project.

Image 6.9.1 View of fibrous cement pipe



6.10 Fill Material

Observations made during the site walkover, suggested the presence of fill material being present on the site, including:

- > The driveway, tracks and ground beneath the former suspected greenhouse structure, and the remnant greenhouse structure;
- > The walls of the north western dam and the truck wash down effluent dam;
- > The walls of the first flush catchment dam;
- > The surface of the fenced yard on the eastern boundary where stockpiles had been placed; and
- > Some of the surface drainage control berms, which had evidence of anthropogenic and/or sludge materials observed on the surface of them. Other surface drainage control berms appeared to have been constructed using cut to fill methods of soils indigenous to the site.

Image 6.10.1 View of driveway into north eastern portion of site



Image 6.10.2 View of greenhouse area fill material



Image 6.10.3 View of greenhouse area fill material



Image 6.10.4 View of greenhouse area fill material



Image 6.10.5 View of greenhouse area fill material



Image 6.10.6 View of fill pad on eastern side of greenhouse area



Image 6.10.7 View of greenhouse area fill material



Image 6.10.8 View of wall of north west dam



Image 6.10.9 View of wall of north west dam



Image 6.10.10 View of anthropogenic materials in dam wall material



Image 6.10.11 View of anthropogenic materials in dam wall material



Image 6.10.12 View of anthropogenic materials in dam wall material



Image 6.10.13 View of wall of truck wash effluent dam



Image 6.10.14 View of wall of truck wash effluent dam



Image 6.10.15 View of wall of first flush catchment dam



Image 6.10.16 View of surface of fenced storage yard



Image 6.10.17 View of fill mound with sludge material on surface in north west of site



Image 6.10.18 View of sludge material on surface of fill mound in north west of site



Image 6.10.19 View of sludge material in north west portion of site



Image 6.10.20 View of cut to fill surface drainage berm in north east of site



Image 6.10.20 View of cut to fill surface drainage berm in north east of site



Image 6.10.21 View of cut to fill surface drainage berm in central western portion of site



Image 6.10.22 View of cut to fill surface drainage berm in south western portion of site



6.11 Phytoxicity

There was no visual evidence observed to suggest widespread or significant phytotoxic impact in soils in the form of plant stress and/or dieback in vegetation present on the site. Similar observations were made of vegetation on land immediately beyond the site boundaries.

6.12 Activities on Adjacent Land

Observations made from the site boundary, indicated land use activities on adjacent properties were comprised of the following:

- > North – undeveloped land, wool handling facilities, effluent dams, former livestock saleyard, and part of a Council works depot;
- > East – Sloane Street, with undeveloped land, service station, fuel depot and railyards beyond, noting that these land use activities are topographically down gradient of the subject site;
- > West – rural, with potential subdivision works underway; and
- > South – Hume Highway, with rural land beyond.

7 Emerging Contaminants of Concern and Chemical Control Orders

7.1 Per and Poly-Fluoroalkyl Substances (PFAS)

Per and Poly-Fluoroalkyl Substances (PFAS) are a group of chemicals that are manufactured for their unique properties. There are numerous PFASs that may be present in the environment. Perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA) are two major PFASs, that were originally found as components in products used to provide stain resistance or as firefighting foams.

Some PFASs have been recognised as highly persistent, potentially bio-accumulative and toxic, and have been detected in the environment, wildlife, people and food.

CS uses the decision matrix presented in Table 7.1 (based on EnRisk (2016)), to facilitate an assessment of the potential for PFAS to be present on site.

Table 7.1 PFAS Decision Matrix

Preliminary PFAS Screening Question	Decision
Is there evidence of fire training occurring at the site	No
Is there evidence of fire training occurring, or the presence of an airport or fire station, up-gradient of, or adjacent to, the site	No
Is there evidence of fuel ³ fires having occurred on site	No
Is there evidence to suggest PFAS being stored, or used, for manufacturing on site	No

CS also considered guidance in the PFAS National Environmental Management Plan (NEMP) 2018 as prepared by Department of the Environment and Energy. Section 9 of the NEMP advises that consideration should be given to the presence of primary sources of PFAS, including waste water treatment plants. While a waste water treatment plant was not observed onsite, CS understands that the site is used for the irrigation of treated effluent from a nearby waste water treatment plant. On that basis, the potential for PFAS to be present on the site, should not be precluded.

7.2 Chemical Control Orders

Chemical control orders (CCO) are created under Part 3, Division 5 of the Environmentally Hazardous Chemicals Act 1985, and are used to selectively and specifically control particular chemicals or chemical wastes to limit their potential or actual impact on the environment. CS uses the decision matrix presented in Table 0 (based on the NSW EPA CCO available at the time of this project), to facilitate an assessment of the potential for those control chemicals to be present on site.

Table 0 CCO Decision Matrix

Preliminary CCO Screening Question	Decision
Were aluminium smelter wastes used or stored on site? ⁴	No
Were dioxin contaminated wastes generated or stored on site? ⁵	No

³ Fuels could include solvents, petrol, diesel and kerosene.

⁴ SPCC 1986, 'Chemical Control Order In Relation to Aluminium Smelter Wastes Containing Fluoride and/or Cyanide' dated 21 March 1986

⁵ NSW EPA 1986, 'Chemical Control Order In Relation to Dioxin-Contaminated Waste Materials' dated 14 March 1986

Preliminary CCO Screening Question	Decision
Were organotin wastes generated or stored on site? ⁶	No
Were polychlorinated biphenyls (PCB) used or stored on site? ⁷	No
Were scheduled chemicals ⁸ used, or wastes stored, on site? ⁹	Yes

CS notes that NSW DEC (2005) advises that the use of many organochlorines that were once commonly applied, was restricted or prohibited in NSW in the 1980s and 1990s. On the basis that the greenhouse and shed facilities on the site appeared sometime between 1997 and 2006, a conservative approach has been adopted, that would not preclude potential storage and/or use in that portion of the site.

⁶ NSW EPA 1989, 'Chemical Control Order In Relation to Organotin Wastes' dated 11 March 1989

⁷ NSW EPA 1997, 'Polychlorinated Biphenyl Chemical Control Order' dated 20 June 1997

⁸ Primarily organochlorine pesticide (OCP) compounds, with some industrial by-products

⁹ NSW EPA 2004, 'Chemical Control Order in Relation to Scheduled Chemical Wastes'

8 Conceptual Site Model

The site history review and observations made during the site walkover, were assessed in the context of the project objectives, in order to develop a conceptual site model (CSM) for the site.

8.1 Areas of Environmental Concern and Contaminants of Potential Concern

A number of areas of environmental concern (AEC) on the site, and contaminants of potential concern (COPC) associated with those AEC, were identified for the site.

The identified AEC are presented in Figure 3, and the COPC associated with those AEC are presented in Table 8.1.

Table 8.1 AEC and COPC

ID	AEC	Land Use Activity	COPC
AEC01	North west dam curtilage	Stockpiling of wastes	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC02	Dam waters and sediments	Storage of saleyard related effluent and sludge	Hydrocarbons, metals, nutrients, pathogens
AEC03	Dam wall	Uncontrolled filling, effluent overflows	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC04	Mound	Uncontrolled filling, sludge disposal	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC05	Area between mounds	Sludge storage and effluent dispersal	Hydrocarbons, metals, nutrients, pathogens
AEC06	Mound	Uncontrolled filling, sludge disposal	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC07	Area between mounds	Sludge storage and effluent dispersal	Hydrocarbons, metals, nutrients, pathogens
AEC08	Mound	Uncontrolled filling, sludge disposal	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC09	Mound	Uncontrolled filling, sludge disposal	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC10	Dam waters and sediments	Storage of saleyard related effluent and sludge	Hydrocarbons, metals, nutrients, pathogens
AEC11	Dam wall	Uncontrolled filling, effluent overflows	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC12	Down gradient of truck wash effluent dam	Effluent overflow or dispersal	Hydrocarbons, metals, nutrients, pathogens
AEC13	Potential former road	Uncontrolled filling	Hydrocarbons, pesticides, PCB, metals, asbestos

ID	AEC	Land Use Activity	COPC
AEC14	Material bays	Storage of fill and fertilisers	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC15	Shed	Toxic and flammable substance storage	Hydrocarbons, pesticides, metals,
AEC16	Driveway, tracks and building pad	Uncontrolled filling, fuel and chemical spills	Hydrocarbons, pesticides, PCB, metals, asbestos
AEC17	Former greenhouse	Pesticide use	Pesticides and metals
AEC18	Remnant greenhouse	Pesticide use	Pesticides and metals
AEC19	South of greenhouses	Waste dumping (fibrous cement pipe)	Asbestos
AEC20	First flush catchment dam	Storage of saleyard related effluent and sludge	Hydrocarbons, metals, nutrients, pathogens
AEC21	First flush catchment dam wall	Uncontrolled filling, effluent overflows	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC22	Potential pit	Handling of effluent and sludge	Hydrocarbons, metals, nutrients, pathogens
AEC23	Pit	Handling of effluent and sludge	Hydrocarbons, metals, nutrients, pathogens
AEC24	Fenced storage yard	Uncontrolled filling and stockpiling of wastes	Hydrocarbons, pesticides, PCB, metals, asbestos, pathogens
AEC25	Creek	Overland flow of effluent and sludge to creek	Hydrocarbons, metals, nutrients, pathogens
AEC26	Saleyard effluent and sludge dams	Sludge / effluent storage and dispersal	Hydrocarbons, metals, nutrients, pathogens

8.2 Land Use Scenario and Receptors

CS understands the proposed development of the site includes a rural residential and general industrial subdivision.

CS considers receptors at the site may include residents, commercial / industrial workers, and ecological ecosystems.

8.3 Exposure Pathways

8.3.1 Human Health – Direct Contact

Site history information and walkover observations indicated a potential for contaminants that may present a direct contact exposure risk, may be present on site. The proposed land use scenario is likely to include unsealed and open space areas, where a direct contact exposure pathway may be complete.

8.3.2 Human Health – Vapour Intrusion / Inhalation

Vapour intrusion / inhalation exposure risks can occur when a primary or secondary vapour source¹⁰ is present.

Site history information and walkover observations indicated a likelihood for a primary source to be present on the site, specifically the storage shed in the north eastern portion.

Site history information and walkover observations also indicated a potential for historical uncontrolled filling and handling of effluent from an offsite truck wash facility. CS considers that:

- > the transport, placement and spreading of uncontrolled filling typically includes significant disturbance of soils, which would typically result in the volatilisation of contaminants that might normally present an intrusion / inhalation risk; and
- > the potential for contaminants to be present in uncontrolled filling and truck wash effluent at concentrations which could present an intrusion / inhalation risk, is low

The proposed land use scenario is likely to include building footprints as well as unsealed and open space areas, where a vapour intrusion / inhalation exposure pathway, associated with identified primary source, may be complete.

8.3.3 Human Health – Asbestos

Bonded asbestos containing materials (ACM) comprises asbestos which is in sound condition, although possibly broken or fragmented, and where the asbestos is bound in a matrix such as cement or resin.

Fibrous asbestos (FA) comprises friable asbestos material and includes severely weathered cement sheet, insulation products and woven asbestos material, which can be broken or crumbled by hand pressure.

Asbestos fines (AF) include free fibres, small fibre bundles and small fragments of bonded ACM that can pass through a 7mm x 7mm sieve.

Asbestos poses a risk to human health when asbestos fibres are made airborne and inhaled. The assessment of sites contaminated with asbestos in soil should aim to describe the nature and quantity of asbestos in soil in sufficient detail to enable a risk management plan to be developed for the proposed land use scenario.

Site history information and walkover observations indicate a potential for bonded ACM, FA and AF to be present in selected areas of the site.

The proposed land use scenario is likely to include unsealed and open space areas, where an asbestos exposure pathway may be complete.

8.3.4 Human Health – Aesthetics

Section 3.6.3 of NEPC (2013a) indicates that there are no specific numeric aesthetic guidelines, however site assessment requires balanced consideration of the quantity, type and distribution of foreign material or odours in relation to the specific land use and its sensitivity. For example, higher expectations for soil quality would apply to residential properties with gardens compared with industrial settings.

Site history information and walkover observations indicated a potential for contaminants, which may present an aesthetics exposure risk, may be present on site.

¹⁰ Primary sources can include underground storage tanks, while secondary sources can include significantly contaminated soil or groundwater.

The proposed land use scenario is likely to include unsealed and open space areas, where an aesthetics exposure pathway may be complete.

8.3.5 Groundwater – Drinking

Site history information and walkover observations indicated a potential for contaminants, which may present a drinking water risk, may be present on site.

While a reticulated drinking water system may be included as part of future site redevelopment, the potential for rural residents to utilise abstracted groundwater for drinking water purposes, cannot be precluded.

A drinking water exposure pathway may be complete.

8.3.6 Groundwater – Recreational

Site history information and walkover observations indicated a potential for contaminants, which may present a recreational water risk, may be present on site.

The nearest surface water body is located in an inferred down gradient location in the southern portion of the site. The creek line appears to be intermittent and ephemeral in nature, and is therefore considered not suitable for primary or secondary contact recreational purposes. A recreational water exposure pathway is considered to be incomplete.

8.3.7 Groundwater – Agricultural (Irrigation and Stock Watering)

Site history information and walkover observations indicated a potential for contaminants, which may present an agricultural water risk, may be present on site.

While a reticulated drinking water system may be included as part of future site redevelopment, the potential for rural residents to utilise abstracted groundwater for irrigation or watering of livestock cannot be precluded.

An agricultural groundwater exposure pathway may be complete.

8.3.8 Groundwater – Aquatic Ecosystems

Site history information and walkover observations indicated a potential for contaminants, which may present an aquatic ecosystems risk, may be present on site.

The nearest surface water body is located in an inferred down gradient location in the southern portion of the site. This surface water body is likely to contain freshwater aquatic species.

An aquatic ecosystems groundwater exposure pathway may be complete.

8.3.9 Ecological – Terrestrial Ecosystems

Site history information and walkover observations indicated a potential for contaminants, which may present an ecological risk, may be present on site.

Section 3.4.2 of NEPC (2013a) indicates that:

- > a pragmatic risk-based approach should be taken when assessing ecological risk in residential and commercial / industrial land use settings;
- > in existing residential and urban development sites, there are often practical considerations that enable soil properties to be improved by addition of ameliorants with a persistent modifying effect or by the common practice of backfilling or top dressing with clean soil;
- > in other cases, all of the site soils will be removed during site development works or relocated for the formation of new land forms;
- > sites may also be backfilled with clean soil/fill and the fate of any excavated contaminated soil should be considered in process; and
- > commercial and industrial sites may have large building structures and extensive areas covered with concrete, other pavement or hardstand materials and may have limited environmental values requiring consideration while in operational use.

The proposed land use scenario is likely to include unsealed, open space and landscaped areas, where an ecological exposure pathway may be complete.

8.3.10 Management Limits for Petroleum Hydrocarbons

Section 2.9 of NEPC (2013a) indicates that there are a number of policy considerations which reflect the nature and properties of petroleum hydrocarbons:

- > Formation of observable light non-aqueous phase liquids (LNAPL);
- > Fire and explosive hazards; and
- > Effects on buried infrastructure e.g. penetration of, or damage to, in-ground services by hydrocarbons.

Section 2.9 of NEPC (2013a) notes that CME (2008) includes management limits to avoid or minimise these potential effects. Application of management limits requires consideration of site specific factors such as depth of building basements and services, and depth to groundwater, to determine the maximum depth to which the limits should apply. NEPC (2013a) also states that:

- > management limits may have less relevance at operating industrial sites (including mine sites) which have no or limited sensitive receptors in the area of potential impact.
- > the presence of site total petroleum hydrocarbon (TPH) contamination at the levels of the management limits does not imply that there is no need for administrative notification or controls in accordance with jurisdiction requirements.

Site history information and walkover observations indicated a potential for one or more these policy considerations to be associated with relevant identified AEC at the site, in the context of the proposed future land use scenario.

9 Conclusions and Recommendations

Based on CS's assessment of desktop review information, fieldwork observations and laboratory analytical data, in the context of the proposed land use scenario, CS makes the following conclusions:

- > There is a potential for contamination to be present at the site, arising from past and present land use activities;
- > Twenty six areas of environmental concern have been identified for the site; and
- > There is insufficient information available to determine whether the site is suitable for the proposed rural residential and industrial subdivision.

Based on these conclusions, CS makes the following recommendations:

- > A stage 2 detailed site investigation (DSI) should be undertaken at the site to further assess potential contamination risks associated with the identified areas of environmental concern, and to assess the suitability of the site, from a contamination perspective, for the proposed land use; and
- > The stage 2 DSI should be undertaken by a suitably experienced environmental consultant.

This report must be read in conjunction with the explanatory notes, limitations and general notes, as set out in Appendix A.

10 References

CCME 2008, 'Canada-wide standard for petroleum hydrocarbons (PHC) in soil, technical supplement' dated January 2008.

Department of Urban Affairs and Planning 1998, 'Managing Land Contamination Planning Guidelines SEPP55 – Remediation of Land', dated April 1999, ref: 98/65.

HEPA 2018, 'PFAS National Environmental Management Plan'.

EnRisk 2016, 'Proposed Decision Tree for Prioritising Sites Potentially Contaminated with PFAS' dated 25 February 2016.

Friebel, E & Nadebaum, P 2011, 'Health screening levels for petroleum hydrocarbons in soil and groundwater. Part 2: Application document', CRC CARE Technical Report No. 10.

McGahan, EJ et al 2010, 'Review of effluent spillage and animal welfare during livestock transport: a discussion paper', dated August 2010, ref: B.LIV.0126

National Environment Protection Council (NEPC) 2013a, 'Schedule B(1) Guideline on Investigation Levels for Soil and Groundwater, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

National Environment Protection Council (NEPC) 2013b, 'Schedule B(2) Guideline on Site Characterisation, National Environment Protection (Assessment of Site Contamination) Measure (NEPM) as amended in May 2013.

NSW DEC 2005, 'Contaminated Sites: Guidelines for Assessing Former Orchards and Market Gardens', dated June 2005, ref: DEC 2005/195.

NSW EPA 2017, 'Contaminated Land Management, Guidelines for the NSW Site Auditor Scheme (3rd edition)', dated October 2017, ref: EPA 2017P0269.

NSW OEH 2011, 'Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites' dated August 2011, ref: OEH 2011/0650.

SA EPA 2017, 'Environmental Assessment Guideline: Assessment of saleyards' dated September 2017, ref: EPA 679/17

WA DOH 2009, 'Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia', dated May 2009.

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and Lot 3 in
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APPENDIX

A

INFORMATION ABOUT

Information About This Report

LIMITATIONS

Scope of Services: The report has been prepared in accordance with the scope of services set out in CS's Proposal under CS's Terms of Engagement, or as otherwise agreed with the Client. The scope of services may have been limited and/or amended by a range of factors including time, budget, access and site constraints.

Specific Purpose: The report is provided for the specific development and purpose as described in the report. The report may not contain sufficient information for developments or purposes other than that described in the report.

Currency of Information: The information in this report is considered accurate at the date of issue with regard to the current conditions of the site.

Reliance on Information: In preparing the report CS has necessarily relied upon information provided by the Client and/or their Agents. Such data may include surveys, analyses, designs, maps and plans. CS has not verified the accuracy or completeness of the data except as stated in this report.

Copyright and Reproduction: The contents of this document are and remain the intellectual property of CS. This document should only be used for the purpose for which it was commissioned and should not be used for other projects or by a third party. This report shall not be reproduced either totally or in part without the permission of CS. Where information from this report is to be included in contract documents or engineering specification for the project, the entire report should be included in order to minimise the likelihood of misinterpretation.

Construction Specifications: Unless otherwise stated, the report, or sections of the report, should not be used as part of a specification for a project, without review and agreement by CS.

Report Should Not be Separated: The report must be read in conjunction with the attached Information Sheets and any other explanatory notes and should be kept in its entirety without separation of individual pages or sections.

Review by Others: CS cannot be held responsible for interpretations or conclusions from review by others of this report or test data, which are not otherwise supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

GENERAL NOTES

Geotechnical and Environmental Reporting: Geotechnical and environmental reporting relies on the interpretation of factual information based on judgment and opinion and is far less exact than other engineering or design disciplines. Geotechnical and environmental reports are for a specific purpose, development and site as described in the report and may not contain sufficient information for other purposes, developments or sites (including adjacent sites) other than that described in the report.

Subsurface Conditions: Subsurface conditions can change with time and can vary between test locations. For example, the actual interface between the materials may be far more gradual or abrupt than indicated and contaminant presence may be affected by spatial and temporal patterns. Therefore, actual conditions in areas not sampled may differ from those predicted since no subsurface investigation, no matter how comprehensive, can reveal all subsurface details and anomalies. Construction operations at or adjacent to the site and natural events such as floods, earthquakes or groundwater fluctuations can also affect subsurface conditions and thus the continuing adequacy of a geotechnical report. CS should be kept informed of any such events and should be retained to identify variances, conduct additional tests if required, and recommend solutions to problems encountered on site.

Groundwater: Groundwater levels indicated on borehole and test pit logs are recorded at specific times. Depending on ground permeability, measured levels may or may not reflect actual levels if measured over a longer time period. Also, groundwater levels and seepage inflows may fluctuate with seasonal and environmental variations and construction activities.

Interpretation of Data: Data obtained from nominated discrete locations, subsequent laboratory testing and empirical or external sources are interpreted by trained professionals in order to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions in accordance with any relevant industry standards, guidelines or procedures.

Soil and Rock Descriptions: Soil and rock descriptions are based on AS 1726 – 1993, using visual and tactile assessment except at discrete locations where field and / or laboratory tests have been carried out. Refer to the accompanying soil and rock terms sheet for further information.

Further Advice: CS would be pleased to further discuss how any of the above issues could affect a specific project. We would also be pleased to provide further advice or assistance including:

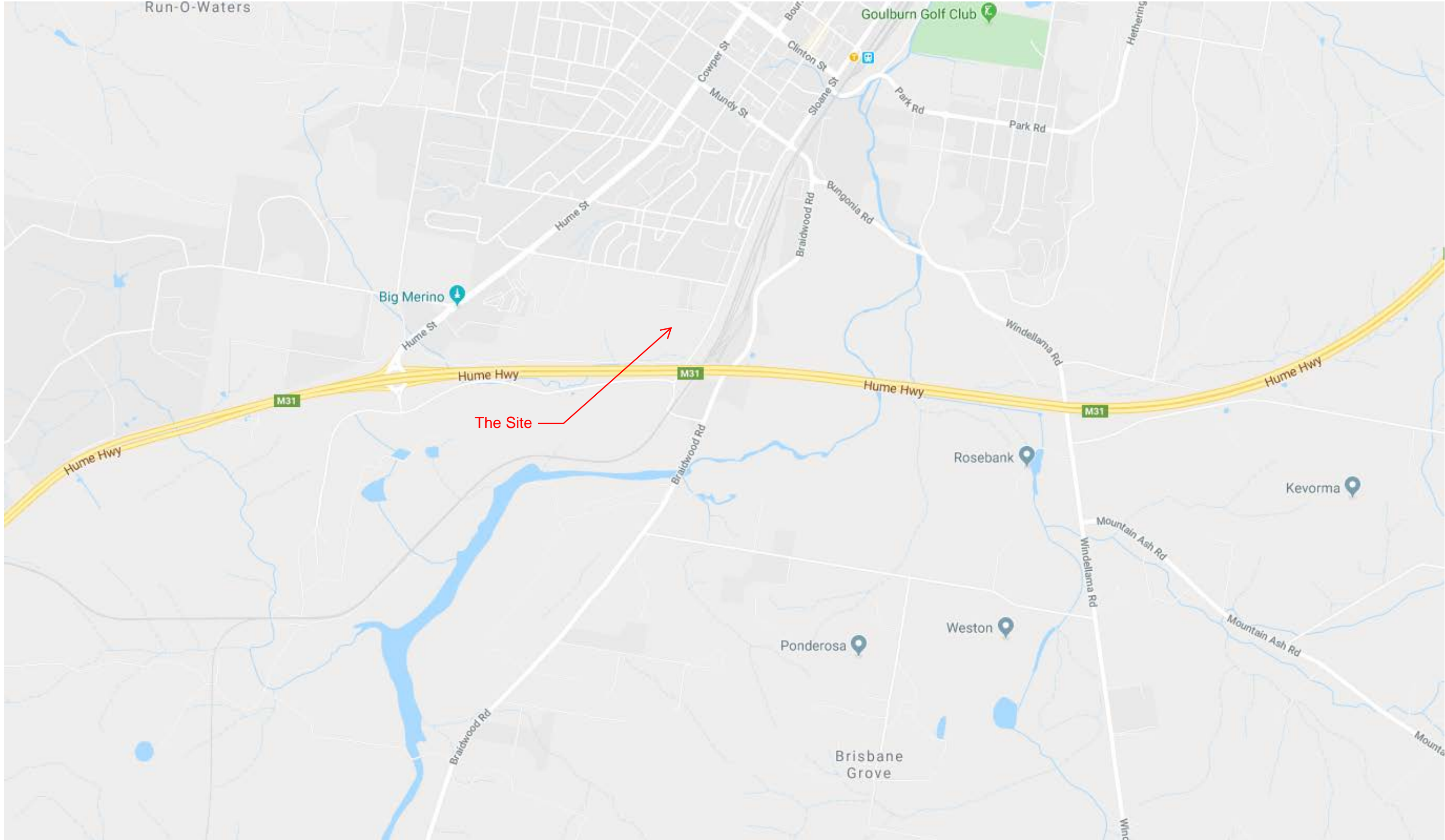
- Assessment of suitability of designs and construction techniques;
- Contract documentation and specification;
- Construction control testing (earthworks, pavement materials, concrete);
- Construction advice (foundation assessments, excavation support).


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APPENDIX

B

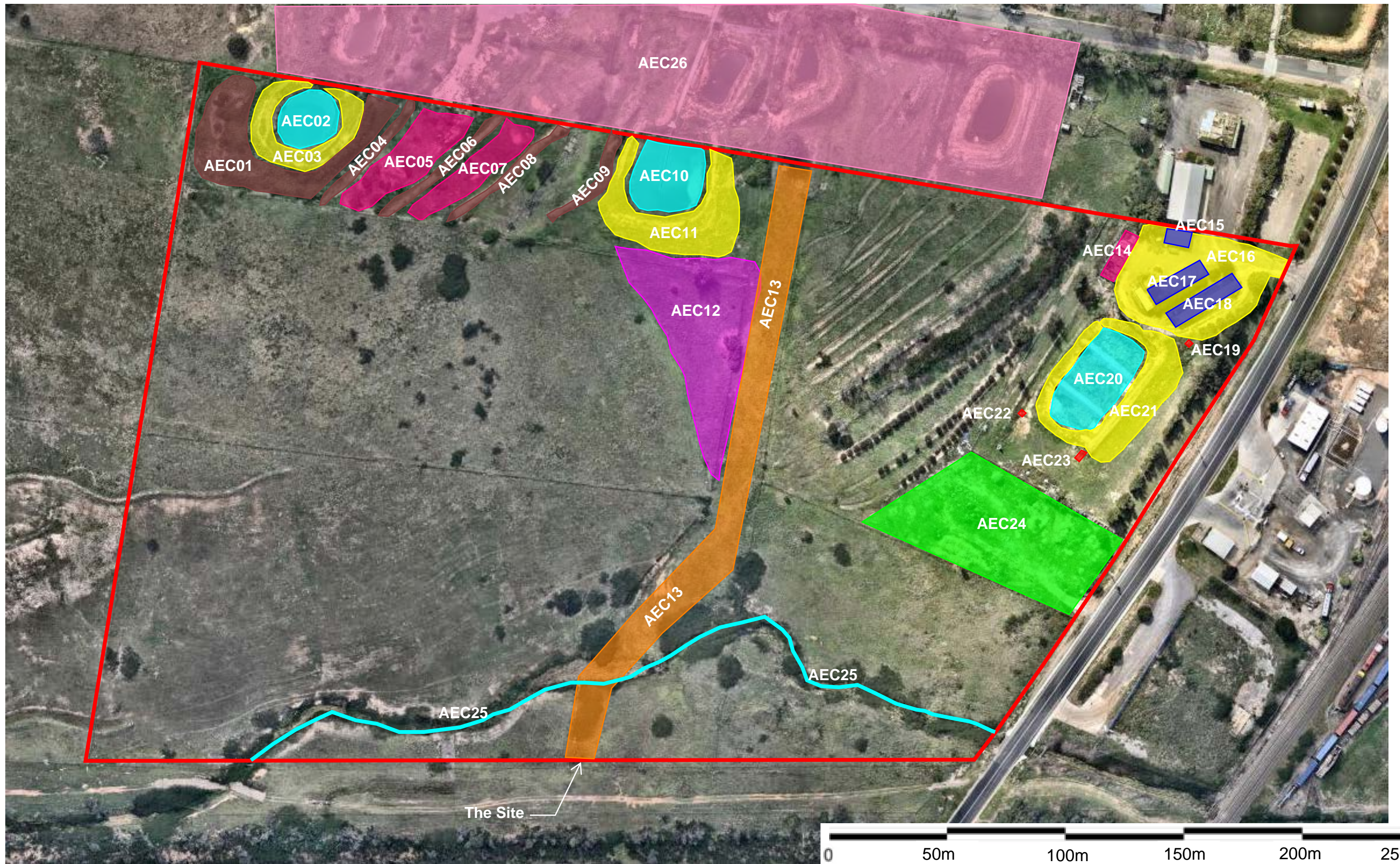
FIGURES





	LEGEND:	 Construction Sciences 31 Anvil Road SEVEN HILLS NSW 2147 Tel: (02) 8646 2000 Fax: (02) 8646 2025 Web: www.constructionsciences.net	Scale: NTS	Client: Goulburn Mulwaree Council	
			Date: 1 November 2019	Project: Stage 1 Preliminary Site Investigation	
			Drawn By: CAC	Location: Lot 1 in DP1034565 and Lot 3 in DP1008818, Corner of Dossie St and Sloane St, Goulburn, NSW	
			Drawing No: 5046200019-R01 Figure 1	Sheet: 1 of 1	SITE LOCALITY PLAN



	LEGEND:	 31 Anvil Road SEVEN HILLS NSW 2147 Tel: (02) 8646 2000 Fax: (02) 8646 2025 Web: www.constructionsciences.net	Scale: See site plan		Client: Goulburn Mulwaree Council	
			Date: 1 November 2019		Project: Stage 1 Preliminary Site Investigation	
			Drawn By: CAC		Location: Lot 1 in DP1034565 and Lot 3 in DP1008818, Corner of Dossie St and Sloane St, Goulburn, NSW	
			Drawing No: 5046200019-R01 Figure 2		Sheet: 1 of 1	SITE LAYOUT PLAN



	LEGEND:	 Construction Sciences 31 Anvil Road SEVEN HILLS NSW 2147 Tel: (02) 8646 2000 Fax: (02) 8646 2025 Web: www.constructionsciences.net	Scale: See site plan	Client: Goulburn Mulwaree Council	
			Date: 1 November 2019	Project: Stage 1 Preliminary Site Investigation	
			Drawn By: CAC	Location: Lot 1 in DP1034565 and Lot 3 in DP1008818, Corner of Dossie St and Sloane St, Goulburn, NSW	
			Drawing No: 5046200019-R01 Figure 3	Sheet: 1 of 1	AREAS OF ENVIRONMENTAL CONCERN

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Corner of Dossie St and
Sloane St, Goulburn

APPENDIX

C

CONTOUR PLAN



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Corner of Dossie St and
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APPENDIX

D

GROUNDWATER



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State Overview

State Overview

Rivers and Streams

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[Real Time Data - Bores](#)

All Groundwater Site details

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All Groundwater Map

North Coast Region

Hunter Region

Greater Sydney Region

South Coast Region

Shoalhaven River Basin

Clyde River Basin

Moruya River Basin

Tuross River Basin

Bega River Basin

Towamba River Basin

East Gippsland Basin

Snowy River Basin

Northwest Region

Central West Region

Southwest Region

Far West Region

Great Artesian Basin

Coal Basins

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[Real Time Data - Weather Stations](#)

Hunter Integrated Telemetry System

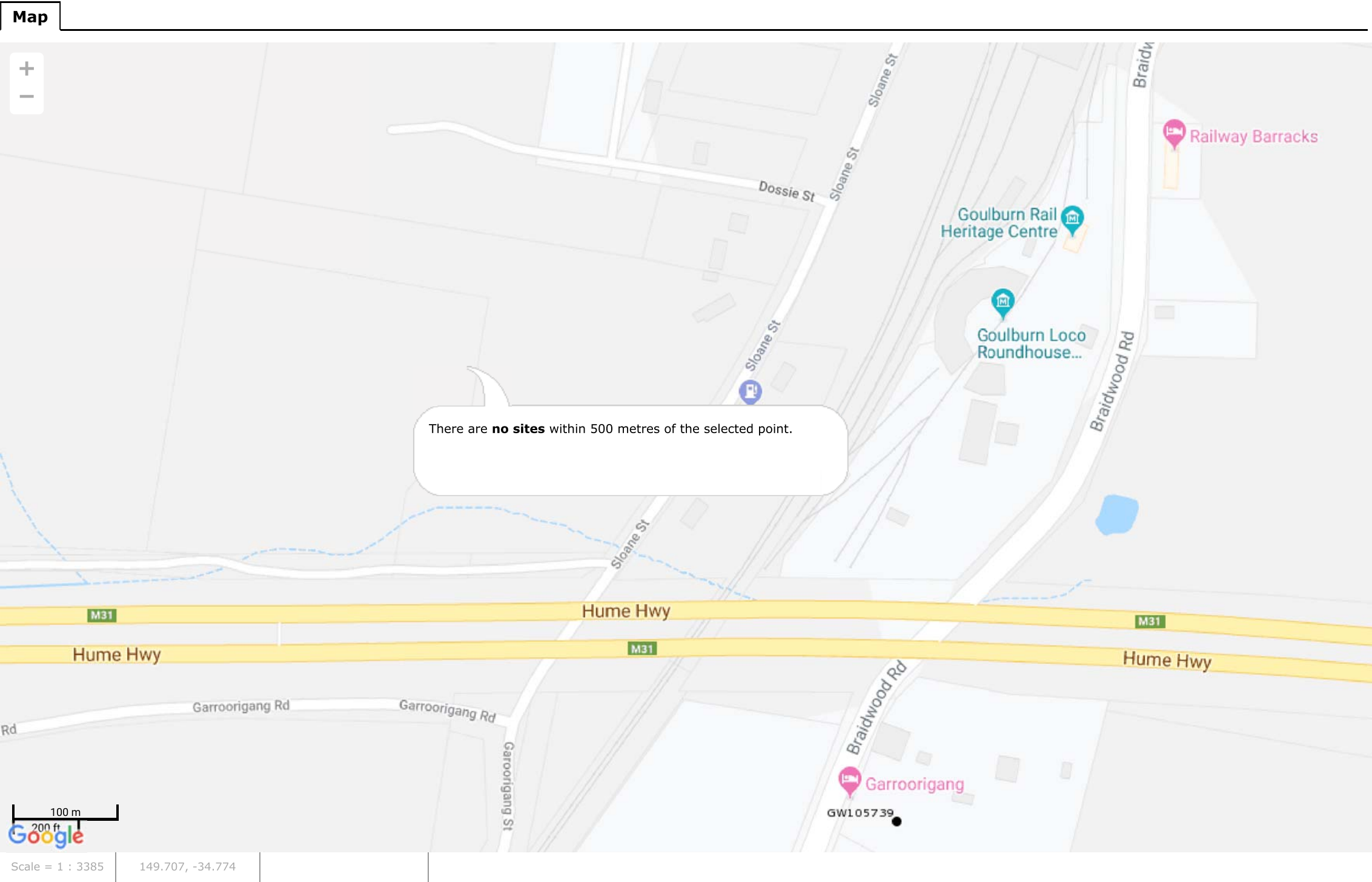
Hunter Integrated Telemetry System

All Groundwater Site Details » All Groundwater Map » South Coast Region

Shoalhaven River Basin

All data times are Eastern Standard Time

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0BLot 1 in DP1034565
and Lot 3 in DP1008818,
Corner of Dossie St and
Sloane St, Goulburn

APPENDIX

E

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Search results

Your search for: LGA: Goulburn Mulwaree Council

Matched 15 notices relating to 2 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
GOULBURN	1 Blackshaw ROAD	Former Goulburn Gasworks	3 current and 5 former
GOULBURN	129 Lagoon STREET	Mobil Service Station	7 former

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Number	Name	Location	Type	Status	Issued date
1587490		54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Pending	28 Oct 2019
20724	A.J. & B.M. WYBROW PTY LTD	27 Hetherington Street, GOULBURN, NSW 2580	POEO licence	Issued	12 Dec 2016
1552527	A.J. & B.M. WYBROW PTY LTD	27 Hetherington Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	29 Aug 2017
1562594	A.J. & B.M. WYBROW PTY LTD	27 Hetherington Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	08 Mar 2018
12182	BLUEWATER TREATMENT PTY LTD	38 COPFORD STREET, GOULBURN, NSW 2580	POEO licence	Issued	24 Aug 2004
1512521	BLUEWATER TREATMENT PTY LTD	38 COPFORD STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	11 Apr 2013
21137	BREWPACK PTY LIMITED	2 Ducks Lane, GOULBURN, NSW 2580	POEO licence	Issued	24 Oct 2018
20760	CFCL AUSTRALIA MAINTENANCE PTY LTD	67 Braidwood Road, GOULBURN, NSW 2580	POEO licence	Issued	21 Mar 2016
1545166	CFCL AUSTRALIA MAINTENANCE PTY LTD	67 Braidwood Road, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	23 Sep 2016
1546036	CFCL AUSTRALIA MAINTENANCE PTY LTD	67 Braidwood Road, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	25 Oct 2016
1548250	CFCL AUSTRALIA MAINTENANCE PTY LTD	67 Braidwood Road, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	12 Mar 2019
20036	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	POEO licence	Revoked	12 Jul 2012
1525058	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	09 Oct 2014
1527209	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	16 Dec 2014
1531631	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	24 Jun 2015
1536812	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	15 Jan 2016
3085780428	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	Penalty Notice	Issued	05 Oct 2016
1551133	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	09 May 2017
1557623	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	s.79 Revocation of a Licence	Issued	26 Apr 2018
1575394	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	Court Ordered Modification	Issued	21 Dec 2018

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687	CONCRITE PTY LTD	LANSDOWNE STREET, GOULBURN, NSW 2580	POEO licence	No longer in force	03 Mar 2000
20211	DENRITH PTY. LTD.	282 Carrick Road, GOULBURN, NSW 2580	POEO licence	Issued	31 Oct 2013
1518697	DENRITH PTY. LTD.	282 Carrick Road, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	09 Dec 2013
1519267	DENRITH PTY. LTD.	282 Carrick Road, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	07 Jan 2014
1007137	GOULBURN CITY COUNCIL	233-235 WHEEO ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	30 Aug 2001
1013318	GOULBURN CITY COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	04 Dec 2001
1015802	GOULBURN CITY COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	18 Mar 2002
1014115	GOULBURN CITY COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	27 Jun 2002
1017501	GOULBURN CITY COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	Load Reduction Agreement	Issued	28 Jun 2002
1022454	GOULBURN CITY COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	21 Nov 2002
1024593	GOULBURN CITY COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	29 Jan 2003
1023400	GOULBURN CITY COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	30 Jan 2003
1029089	GOULBURN CITY COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	14 Aug 2003
1032483	GOULBURN CITY COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	27 Nov 2003
1030825	GOULBURN CITY COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	12 Jan 2004
1510482	GOULBURN HOLDING GROUP PTY LTD	2-12 Common Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	04 Dec 2012
3085772580	GOULBURN HOLDING GROUP PTY LTD	2-12 Common Street, GOULBURN, NSW 2580	Penalty Notice	Issued	23 Jan 2014
1649	GOULBURN MULWAREE COUNCIL	233-235 WHEEO ROAD, GOULBURN, NSW 2580	POEO licence	Issued	06 Jun 2000
1742	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	POEO licence	Issued	01 Dec 2000
6780	GOULBURN MULWAREE COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	POEO licence	Issued	01 Dec 2000

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1035459	GOULBURN MULWAREE COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	23 Mar 2004
1034854	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	29 Mar 2004
1048078	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	17 Jun 2005
1058526	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	12 Apr 2006
1060391	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	27 Jun 2006
1059990	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	Load Reduction Agreement - Termination	Issued	02 Jan 2007
1067500	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	02 Jan 2007
1076941	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	20 Aug 2007
1089930	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	28 Jul 2008
1098733	GOULBURN MULWAREE COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	27 Mar 2009
1104325	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	28 Sep 2009
1111417	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	13 Jul 2010
1129632	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	14 Jul 2011
1505916	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	21 May 2012
1514254	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	Compliance Audit	Complete	07 Jun 2013
1515466	GOULBURN MULWAREE COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	09 Jul 2013
1516468	GOULBURN MULWAREE COUNCIL	233-235 WHEEO ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	19 Aug 2013
1514408	GOULBURN MULWAREE COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	Compliance Audit	Complete	19 Sep 2013
1513924	GOULBURN MULWAREE COUNCIL	233-235 WHEEO ROAD, GOULBURN, NSW 2580	Compliance Audit	Complete	25 Jul 2014
1523610	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	30 Jul 2014

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1541679	GOULBURN MULWAREE COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	23 Jun 2016
1552824	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	08 Jun 2017
1565157	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	07 Jun 2018
1566455	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	02 Aug 2018
1575662	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	07 Feb 2019
1579488	GOULBURN MULWAREE COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	30 May 2019
12018	GOULBURN RECYCLING (AUST) PTY LTD	12 COMMON STREET, GOULBURN, NSW 2580	POEO licence	Revoked	25 Mar 2004
1077835	GOULBURN RECYCLING (AUST) PTY LTD	12 COMMON STREET, GOULBURN, NSW 2580	s.79 Revocation of a Licence	Issued	06 Sep 2007
4206	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	POEO licence	Surrendered	09 Mar 2000
1002377	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	08 Jan 2001
1005559	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	18 Apr 2001
1014910	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	09 Aug 2002
1045395	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	07 Apr 2005
1048814	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	12 Jul 2005
1051906	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	27 Sep 2005
1113594	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	s.80 Surrender of a Licence	Issued	30 Apr 2010
10923	GREATER SOUTHERN AREA HEALTH SERVICE	130 GOLDSMITH STREET, GOULBURN, NSW 2580	POEO licence	No longer in force	11 Aug 2000
1012127	GREATER SOUTHERN AREA HEALTH SERVICE	130 GOLDSMITH STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	24 Oct 2001
1035706	GREATER SOUTHERN AREA HEALTH SERVICE	130 GOLDSMITH STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	23 Apr 2004
263	HANSON CONSTRUCTION MATERIALS PTY LTD	68 MARY STREET, GOULBURN, NSW 2580	POEO licence	No longer in force	12 Nov 1999

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13355	KATTLE GEAR AUSTRALIA PTY. LTD.	2A Sloane Street, GOULBURN, NSW 2580	POEO licence	Surrendered	09 Jun 2011
1516549	KATTLE GEAR AUSTRALIA PTY. LTD.	2A Sloane Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	22 Aug 2013
1514434	KATTLE GEAR AUSTRALIA PTY. LTD.	2A Sloane Street, GOULBURN, NSW 2580	Compliance Audit	Complete	10 Sep 2013
1568033	KATTLE GEAR AUSTRALIA PTY. LTD.	2A Sloane Street, GOULBURN, NSW 2580	s.80 Surrender of a Licence	Issued	15 Jan 2019
3085767630	PACIFIC NATIONAL (NSW) PTY LTD	Along rail corridor between Bango, Goulburn and Moss Vale , GOULBURN, NSW 2580	Penalty Notice	Issued	04 Feb 2013
20727	Pinegro Products Proprietary Limited	MAZAMET ROAD, GOULBURN, NSW 2580	POEO licence	Issued	12 Feb 2016
1549927	Pinegro Products Proprietary Limited	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	15 Mar 2017
1554478	Pinegro Products Proprietary Limited	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	27 Jul 2017
6380	RAIL INFRASTRUCTURE CORPORATION	11 FINLAY STREET, GOULBURN, NSW 2580	POEO licence	Surrendered	16 Jun 2001
1025680	RAIL INFRASTRUCTURE CORPORATION	11 FINLAY STREET, GOULBURN, NSW 2580	s.80 Surrender of a Licence	Issued	12 Mar 2003
4047	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	POEO licence	Issued	03 Jan 2001
1014316	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	16 Jan 2003
1026483	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	16 Apr 2003
1098027	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	05 Mar 2009
1113155	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	29 Apr 2010
1124010	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	25 Jan 2011
1509710	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	02 Nov 2012
1514280	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	Compliance Audit	Complete	19 Jun 2013
1517993	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	05 Nov 2013
1523968	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	25 Feb 2015

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1541897	Visy Logistics Pty Ltd	Hume Highway (Goulburn Bypass), GOULBURN, NSW 2580	s.91 Clean Up Notice	Issued	24 Jun 2016
1548724	WESTERN FREIGHT MANAGEMENT PTY LIMITED	Hume Highway, GOULBURN, NSW 2580	s.91 Clean Up Notice	Issued	24 Jan 2017

[123456](#)
31 October 2019

For business and industry ☐

For local government ☐

Contact us

- ☐ 131 555 (tel:131555)
- ☐ info@epa.nsw.gov.au (mailto:info@epa.nsw.gov.au)
- ☐ EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

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☐ <https://www.youtube.com/user/epanew>

Find us on



Our reference: EPL 13355
Contact: Carlie Armstrong

Phone: 6229 7086
Email: Carlie.Armstrong@epa.nsw.gov.au

KATTLE GEAR AUSTRALIA PTY. LTD.
PO BOX 166
BENDIGO VIC 3550

21/01/2013

RE: Compliance audit to assess the level of the licensee's compliance with the requirements of Part 5.7A and section 66(6) of the POEO Act 1997 relating to the publishing of a Pollution Incident Response Management Plan (PIRMP) and any required monitoring data.

As per the amendments to the *Protection of the Environment Act 1997* that occurred on 29 February 2012, licence holders are now required to prepare, keep, implement and test a Pollution Incident Response Management Plan (PIRMP).

Under Part 5.7A of the Act, the licence holder must make the whole plan readily available at the licensed premises to any person responsible for implementing the plan; and to an authorised officer on request. The licence holder must also make publicly available procedures for contacting the 'relevant authorities' and procedures for communicating with the community.

In addition to this, section 66(6) of the Act outlines the requirement that the results from any monitoring required as part of a licence must be made publicly available.

The purpose of this audit, conducted from January 2013-March 2013, was to ensure that all licensees with the South East Region for the Environment Protection Authority are now complying with these new legislative requirements.

This audit was conducted between January 2013 and March 2013. Compliance was verified through accessing licensee websites, as well as a combination of email and phone communication. A total of 148 licensees were included in the audit, of which 100 were required to undertake some form of monitoring.

On the 21/01/2013, this licensee was found to be compliant in regards to PIRMP and monitoring data publishing requirements.

Carlie Armstrong.

Approval of the Surrender of a Licence



Licence - 13355

KATTLE GEAR AUSTRALIA PTY. LTD.
ABN
13 JOCELYN ST
DALMENY NSW 2546

Attention: Bill Vowles

Notice Number 1568033
File Number EF13/4217
Date 15-Jan-2019

APPROVAL OF THE SURRENDER OF LICENCE NO. 13355

BACKGROUND

The following licensee(s):

KATTLE GEAR AUSTRALIA PTY. LTD.

applied to the Environment Protection Authority ("EPA") to surrender Environment Protection Licence No. 13355 ("the licence") issued under the *Protection of the Environment Operations Act 1997* ("the Act"). The licence authorises the carrying out of activities at 2A Sloane Street, GOULBURN, NSW, 2580.

- A. The EPA received the application on 02-Aug-2018.
- B. The EPA conducted a joint inspection of the premises with the licensee on 30 October 2018.

APPROVAL OF THE SURRENDER OF A LICENCE

1. The surrender of the licence is approved.
2. The approval of the surrender is subject to the following conditions:
 - a) The licensee must provide the EPA with an Annual Return in relation to compliance with the conditions of the licence during the period beginning on the last licence anniversary date and ending on the date that the surrender of the licence takes effect as set out in point 3 below.
 - b) The Annual Return must be supplied to the EPA within 60 days of the date from which this notice operates (see note at the end of this notice).
 - c) The content and form of the Annual Return must be in accordance with the applicable reporting conditions in the licence before it was surrendered.

Approval of the Surrender of a Licence



- d) The Annual Return must be signed in accordance with the applicable reporting conditions in the licence before it was surrendered.
 - e) By **31 December 2020** the licensee must completely remove all liquid and solid effluent, including sludge from the effluent storage dams at the premises.
 - f) All liquid and solid effluent removed from the effluent storage dams is to be disposed of in a lawful manner.
 - g) By **14 January 2021** or within 14 days of completing the works required by condition e) above (whichever occurs first), the licensee must provide a written report to the EPA's Manager South East Region, PO Box 622 Queanbeyan NSW 2620. The report must include but need not be limited to:
 - i. the date by which all liquid and solid effluent streams were completely removed from the effluent storage dams;
 - ii. the estimated volume(s) of liquid and solid effluent streams removed from the effluent storage dams; and
 - iii. photographs of the effluent storage dams taken immediately after all liquid and solid effluent streams were completely removed.
3. Except as provided by section 84(2) of the Act, the approval of the surrender of the licence by this notice operates from the date of this notice.

.....
Stefan Press
Unit Head
South East - Queanbeyan
(by Delegation)

INFORMATION ABOUT THIS NOTICE

- On the date that the surrender of your licence takes effect the current licence fee period comes to an end. However, the surrender of your licence does not affect your liability to pay fees owing to the EPA for that licence fee period or for any earlier licence fee period.
- If you have not already paid the administrative fee for the licence fee period which has just come to an end on the surrender of your licence you must still do so. The administrative fee for a licence fee period must be paid no later than 60 days after the beginning of that licence fee period (clause 36(1) of the *Protection of the Environment Operations (General) Regulation 2009*).

Approval of the Surrender of a Licence



- Any load-based fees payable in relation to the licence fee period ending on the surrender of the licence must be paid no later than 90 days after the surrender of the licence takes effect (clause 37(1) of the *Protection of the Environment Operations (General) Regulation 2009*).
- Details provided in this notice will be available on the EPA's Public Register in accordance with section 308 of the Act.
- The reporting period on your Annual Return must be filled in to reflect the appropriate dates beginning on the last licence anniversary date and ending on the date that the surrender of the licence takes effect.
- The completed Annual Return must be sent by Registered Post no later than 60 days from the end of the reporting period to:

Regulatory and Compliance Support Unit
Environment Protection Authority (EPA)
PO Box A290
SYDNEY SOUTH NSW 1232

- This notice is issued under section 80(1) of the Act.

Appeals against this decision

- You can appeal to the Land and Environment Court against this decision. The deadline for lodging the appeal is 21 days after you were given notice of this decision.

When this notice begins to operate

- The surrender of the licence specified in this notice begins to operate immediately from the date of this notice, unless another date is specified in this notice.
- If an appeal is made against this decision to approve the surrender of the licence and the Land and Environment Court directs that the decision is stayed the decision does not operate until the stay ceases to have effect or the Land and Environment Court confirms the decision or the appeal is withdrawn (whichever occurs first).

Licence Variation

Licence - 13355



KATTLE GEAR AUSTRALIA PTY. LTD.

ABN

PO BOX 166

BENDIGO VIC 3550

Attention: Bill Vowles

Notice Number 1516549
File Number LIC11/203
Date 22-Aug-2013

NOTICE OF VARIATION OF LICENCE NO. 13355

BACKGROUND

- A. KATTLE GEAR AUSTRALIA PTY. LTD. ("the licensee") is the holder of Environment Protection Licence No. 13355 ("the licence") issued under the *Protection of the Environment Operations Act 1997* ("the Act"). The licence authorises the carrying out of activities at 2A Sloane Street, GOULBURN, NSW, 2580 ("the premises").
- B. The computer system used by the Environment Protection Authority ("the EPA") to store and process licences has been upgraded. Some changes to the format of the licence may have occurred as a result of this upgrade. Conditions that were previously recorded as "not applicable" have been removed from the licence. These upgrades are not intended to change the substance of the licence.
- C. The previous version of the licence contained two Pollution Studies and Reduction Programs ("PRPs") for a) the investigation and implementation of an effluent management plan (Condition U1), and b) the completion and submission of an Operational Environmental Management Plan (Condition U2).
- D. Condition U1 has been addressed by the licensee through an application for an Environment Protection Licence for the disposal of effluent by application to land. A development application has been approved by the Southern Joint Regional Planning Panel for this.
- E. Condition U2 has been addressed by the licensee through the submission of a Pollution Incident Response Management Plan.

VARIATION OF LICENCE NO. 13355

- 1. By this notice the EPA varies licence No. 13355. The attached licence document contains all variations that are made to the licence by this notice.
- 2. The following variations have been made to the licence:

Licence Variation



- Conditions previously recorded as "not applicable" have been removed.
- The PRPs have been removed.

.....
Julian Thompson
Unit Head
South East - Queanbeyan
(by Delegation)

INFORMATION ABOUT THIS NOTICE

- This notice is issued under section 58(5) of the Act.
- Details provided in this notice, along with an updated version of the licence, will be available on the EPA's Public Register (<http://www.environment.nsw.gov.au/prpoeo/index.htm>) in accordance with section 308 of the Act.

Appeals against this decision

- You can appeal to the Land and Environment Court against this decision. The deadline for lodging the appeal is 21 days after you were given notice of this decision.

When this notice begins to operate

- The variations to the licence specified in this notice begin to operate immediately from the date of this notice, unless another date is specified in this notice.
- If an appeal is made against this decision to vary the licence and the Land and Environment Court directs that the decision is stayed the decision does not operate until the stay ceases to have effect or the Land and Environment Court confirms the decision or the appeal is withdrawn (whichever occurs first).

Environment Protection Licence



Licence - 13355

Licence Details	
Number:	13355
Anniversary Date:	09-June

Licensee
KATTLE GEAR AUSTRALIA PTY. LTD.
PO BOX 166
BENDIGO VIC 3550

Premises
GOULBURN LIVESTOCK SALEYARDS
2A SLOANE STREET
GOULBURN NSW 2580

Scheduled Activity
Livestock Intensive Activities

Fee Based Activity	Scale
Animal accommodation	> 25000-60000 T accommodated

Region
South East - Queanbeyan
11 Farrer Place
QUEANBEYAN NSW 2620
Phone: (02) 6229 7002
Fax: (02) 6229 7006
PO Box 622 QUEANBEYAN
NSW 2620

Environment Protection Licence

Licence - 13355



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Environment Protection Licence

Licence - 13355



Information about this licence

Dictionary

A definition of terms used in the licence can be found in the dictionary at the end of this licence.

Responsibilities of licensee

Separate to the requirements of this licence, general obligations of licensees are set out in the Protection of the Environment Operations Act 1997 ("the Act") and the Regulations made under the Act. These include obligations to:

- ensure persons associated with you comply with this licence, as set out in section 64 of the Act;
- control the pollution of waters and the pollution of air (see for example sections 120 - 132 of the Act); and
- report incidents causing or threatening material environmental harm to the environment, as set out in Part 5.7 of the Act.

Variation of licence conditions

The licence holder can apply to vary the conditions of this licence. An application form for this purpose is available from the EPA.

The EPA may also vary the conditions of the licence at any time by written notice without an application being made.

Where a licence has been granted in relation to development which was assessed under the Environmental Planning and Assessment Act 1979 in accordance with the procedures applying to integrated development, the EPA may not impose conditions which are inconsistent with the development consent conditions until the licence is first reviewed under Part 3.6 of the Act.

Duration of licence

This licence will remain in force until the licence is surrendered by the licence holder or until it is suspended or revoked by the EPA or the Minister. A licence may only be surrendered with the written approval of the EPA.

Licence review

The Act requires that the EPA review your licence at least every 5 years after the issue of the licence, as set out in Part 3.6 and Schedule 5 of the Act. You will receive advance notice of the licence review.

Fees and annual return to be sent to the EPA

For each licence fee period you must pay:

- an administrative fee; and
- a load-based fee (if applicable).

Environment Protection Licence

Licence - 13355



The EPA publication “A Guide to Licensing” contains information about how to calculate your licence fees. The licence requires that an Annual Return, comprising a Statement of Compliance and a summary of any monitoring required by the licence (including the recording of complaints), be submitted to the EPA. The Annual Return must be submitted within 60 days after the end of each reporting period. See condition R1 regarding the Annual Return reporting requirements.

Usually the licence fee period is the same as the reporting period.

Transfer of licence

The licence holder can apply to transfer the licence to another person. An application form for this purpose is available from the EPA.

Public register and access to monitoring data

Part 9.5 of the Act requires the EPA to keep a public register of details and decisions of the EPA in relation to, for example:

- licence applications;
- licence conditions and variations;
- statements of compliance;
- load based licensing information; and
- load reduction agreements.

Under s320 of the Act application can be made to the EPA for access to monitoring data which has been submitted to the EPA by licensees.

This licence is issued to:

KATTLE GEAR AUSTRALIA PTY. LTD.
PO BOX 166
BENDIGO VIC 3550

subject to the conditions which follow.

Environment Protection Licence

Licence - 13355



1 Administrative Conditions

A1 What the licence authorises and regulates

- A1.1 This licence authorises the carrying out of the scheduled activities listed below at the premises specified in A2. The activities are listed according to their scheduled activity classification, fee-based activity classification and the scale of the operation.

Unless otherwise further restricted by a condition of this licence, the scale at which the activity is carried out must not exceed the maximum scale specified in this condition.

Scheduled Activity	Fee Based Activity	Scale
Livestock Intensive Activities	Animal accommodation	> 25000 - 60000 T accommodated

A2 Premises or plant to which this licence applies

- A2.1 The licence applies to the following premises:

Premises Details
GOULBURN LIVESTOCK SALEYARDS
2A SLOANE STREET
GOULBURN
NSW 2580
LOT 1 DP 73528, LOT 2 DP 73528, LOT 3 DP 73528, LOT 4 DP 73528, LOT 5 DP 1124225
INCLUDES CLOSED ROADS BETWEEN LOTS 1,2 AND 3 DP 73528. ALSO PART OF SLOANE STREET CONTAINING LOADING RAMPS AND YARDS TO THE EAST OF SALEYARD SITE.

A3 Information supplied to the EPA

- A3.1 Works and activities must be carried out in accordance with the proposal contained in the licence application, except as expressly provided by a condition of this licence.

In this condition the reference to "the licence application" includes a reference to:

- the applications for any licences (including former pollution control approvals) which this licence replaces under the Protection of the Environment Operations (Savings and Transitional) Regulation 1998; and
- the licence information form provided by the licensee to the EPA to assist the EPA in connection with the issuing of this licence.

2 Limit Conditions

Environment Protection Licence

Licence - 13355



L1 Pollution of waters

- L1.1 Except as may be expressly provided in any other condition of this licence, the licensee must comply with section 120 of the Protection of the Environment Operations Act 1997.

L2 Potentially offensive odour

- L2.1 The licensee must not cause or permit the emission of offensive odour beyond the boundary of the premises.

Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

3 Operating Conditions

O1 Activities must be carried out in a competent manner

- O1.1 Licensed activities must be carried out in a competent manner.
This includes:
- a) the processing, handling, movement and storage of materials and substances used to carry out the activity; and
 - b) the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

O2 Maintenance of plant and equipment

- O2.1 All plant and equipment installed at the premises or used in connection with the licensed activity:
- a) must be maintained in a proper and efficient condition; and
 - b) must be operated in a proper and efficient manner.

O3 Waste management

- O3.1 All effluent generated on site must:
- (a) be stored and managed so as not to pollute waters; and
 - (b) be disposed of at a facility which can lawfully receive that effluent.

4 Monitoring and Recording Conditions

M1 Monitoring records

Environment Protection Licence

Licence - 13355



- M1.1 The results of any monitoring required to be conducted by this licence or a load calculation protocol must be recorded and retained as set out in this condition.
- M1.2 All records required to be kept by this licence must be:
- a) in a legible form, or in a form that can readily be reduced to a legible form;
 - b) kept for at least 4 years after the monitoring or event to which they relate took place; and
 - c) produced in a legible form to any authorised officer of the EPA who asks to see them.
- M1.3 The following records must be kept in respect of any samples required to be collected for the purposes of this licence:
- a) the date(s) on which the sample was taken;
 - b) the time(s) at which the sample was collected;
 - c) the point at which the sample was taken; and
 - d) the name of the person who collected the sample.

M2 Recording of pollution complaints

- M2.1 The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.
- M2.2 The record must include details of the following:
- a) the date and time of the complaint;
 - b) the method by which the complaint was made;
 - c) any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
 - d) the nature of the complaint;
 - e) the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
 - f) if no action was taken by the licensee, the reasons why no action was taken.
- M2.3 The record of a complaint must be kept for at least 4 years after the complaint was made.
- M2.4 The record must be produced to any authorised officer of the EPA who asks to see them.

M3 Telephone complaints line

- M3.1 The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.
- M3.2 The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.
- M3.3 The preceding two conditions do not apply until 3 months after:
- a) the date of the issue of this licence or
 - b) if this licence is a replacement licence within the meaning of the Protection of the Environment Operations (Savings and Transitional) Regulation 1998, the date on which a copy of the licence was

Environment Protection Licence

Licence - 13355



served on the licensee under clause 10 of that regulation.

5 Reporting Conditions

R1 Annual return documents

- R1.1 The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:
- a) a Statement of Compliance; and
 - b) a Monitoring and Complaints Summary.
- At the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.
- R1.2 An Annual Return must be prepared in respect of each reporting period, except as provided below.
- R1.3 Where this licence is transferred from the licensee to a new licensee:
- a) the transferring licensee must prepare an Annual Return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
 - b) the new licensee must prepare an Annual Return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.
- R1.4 Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an Annual Return in respect of the period commencing on the first day of the reporting period and ending on:
- a) in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or
 - b) in relation to the revocation of the licence - the date from which notice revoking the licence operates.
- R1.5 The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').
- R1.6 The licensee must retain a copy of the Annual Return supplied to the EPA for a period of at least 4 years after the Annual Return was due to be supplied to the EPA.
- R1.7 Within the Annual Return, the Statement of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:
- a) the licence holder; or
 - b) by a person approved in writing by the EPA to sign on behalf of the licence holder.
- R1.8 A person who has been given written approval to certify a certificate of compliance under a licence issued under the Pollution Control Act 1970 is taken to be approved for the purpose of this condition until the date of first review of this licence.

Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.

Note: An application to transfer a licence must be made in the approved form for this purpose.

Environment Protection Licence

Licence - 13355



R2 Notification of environmental harm

- R2.1 Notifications must be made by telephoning the Environment Line service on 131 555.
- R2.2 The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

Note: The licensee or its employees must notify all relevant authorities of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act.

R3 Written report

- R3.1 Where an authorised officer of the EPA suspects on reasonable grounds that:
- a) where this licence applies to premises, an event has occurred at the premises; or
 - b) where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence,
- and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.
- R3.2 The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.
- R3.3 The request may require a report which includes any or all of the following information:
- a) the cause, time and duration of the event;
 - b) the type, volume and concentration of every pollutant discharged as a result of the event;
 - c) the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event;
 - d) the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;
 - e) action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
 - f) details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event; and
 - g) any other relevant matters.
- R3.4 The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

6 General Conditions

Environment Protection Licence

Licence - 13355



G1 Copy of licence kept at the premises or plant

G1.1 A copy of this licence must be kept at the premises to which the licence applies.

G1.2 The licence must be produced to any authorised officer of the EPA who asks to see it.

G1.3 The licence must be available for inspection by any employee or agent of the licensee working at the premises.

Environment Protection Licence

Licence - 13355



Dictionary

General Dictionary

3DGM [in relation to a concentration limit]	Means the three day geometric mean, which is calculated by multiplying the results of the analysis of three samples collected on consecutive days and then taking the cubed root of that amount. Where one or more of the samples is zero or below the detection limit for the analysis, then 1 or the detection limit respectively should be used in place of those samples
Act	Means the Protection of the Environment Operations Act 1997
activity	Means a scheduled or non-scheduled activity within the meaning of the Protection of the Environment Operations Act 1997
actual load	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
AM	Together with a number, means an ambient air monitoring method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .
AMG	Australian Map Grid
anniversary date	The anniversary date is the anniversary each year of the date of issue of the licence. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
annual return	Is defined in R1.1
Approved Methods Publication	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
assessable pollutants	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
BOD	Means biochemical oxygen demand
CEM	Together with a number, means a continuous emission monitoring method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .
COD	Means chemical oxygen demand
composite sample	Unless otherwise specifically approved in writing by the EPA, a sample consisting of 24 individual samples collected at hourly intervals and each having an equivalent volume.
cond.	Means conductivity
environment	Has the same meaning as in the Protection of the Environment Operations Act 1997
environment protection legislation	Has the same meaning as in the Protection of the Environment Administration Act 1991
EPA	Means Environment Protection Authority of New South Wales.
fee-based activity classification	Means the numbered short descriptions in Schedule 1 of the Protection of the Environment Operations (General) Regulation 2009.
general solid waste (non-putrescible)	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997

Environment Protection Licence

Licence - 13355



flow weighted composite sample	Means a sample whose composites are sized in proportion to the flow at each composites time of collection.
general solid waste (putrescible)	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
grab sample	Means a single sample taken at a point at a single time
hazardous waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
licensee	Means the licence holder described at the front of this licence
load calculation protocol	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
local authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
material harm	Has the same meaning as in section 147 Protection of the Environment Operations Act 1997
MBAS	Means methylene blue active substances
Minister	Means the Minister administering the Protection of the Environment Operations Act 1997
mobile plant	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
motor vehicle	Has the same meaning as in the Protection of the Environment Operations Act 1997
O&G	Means oil and grease
percentile [in relation to a concentration limit of a sample]	Means that percentage [eg.50%] of the number of samples taken that must meet the concentration limit specified in the licence for that pollutant over a specified period of time. In this licence, the specified period of time is the Reporting Period unless otherwise stated in this licence.
plant	Includes all plant within the meaning of the Protection of the Environment Operations Act 1997 as well as motor vehicles.
pollution of waters [or water pollution]	Has the same meaning as in the Protection of the Environment Operations Act 1997
premises	Means the premises described in condition A2.1
public authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
regional office	Means the relevant EPA office referred to in the Contacting the EPA document accompanying this licence
reporting period	For the purposes of this licence, the reporting period means the period of 12 months after the issue of the licence, and each subsequent period of 12 months. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
restricted solid waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
scheduled activity	Means an activity listed in Schedule 1 of the Protection of the Environment Operations Act 1997
special waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
TM	Together with a number, means a test method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .

Environment Protection Licence

Licence - 13355



TSP	Means total suspended particles
TSS	Means total suspended solids
Type 1 substance	Means the elements antimony, arsenic, cadmium, lead or mercury or any compound containing one or more of those elements
Type 2 substance	Means the elements beryllium, chromium, cobalt, manganese, nickel, selenium, tin or vanadium or any compound containing one or more of those elements
utilisation area	Means any area shown as a utilisation area on a map submitted with the application for this licence
waste	Has the same meaning as in the Protection of the Environment Operations Act 1997
waste type	Means liquid, restricted solid waste, general solid waste (putrescible), general solid waste (non - putrescible), special waste or hazardous waste

Mr Julian Thompson

Environment Protection Authority

(By Delegation)

Date of this edition: 09-June-2011

End Notes

Environment Protection Licence



Licence - 13355

Licence Details	
Number:	13355
Anniversary Date:	09-June

Licensee
KATTLE GEAR AUSTRALIA PTY. LTD.
PO BOX 166
BENDIGO VIC 3550

Premises
GOULBURN LIVESTOCK SALEYARDS
2A SLOANE STREET
GOULBURN NSW 2580

Scheduled Activity
Livestock Intensive Activities

Fee Based Activity	Scale
Animal accommodation	> 25000-60000 T accommodated

Region
South East - Queanbeyan
11 Farrer Place
QUEANBEYAN NSW 2620
Phone: (02) 6229 7002
Fax: (02) 6229 7006
PO Box 622 QUEANBEYAN
NSW 2620

Environment Protection Licence

Licence - 13355



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Environment Protection Licence

Licence - 13355



Information about this licence

Dictionary

A definition of terms used in the licence can be found in the dictionary at the end of this licence.

Responsibilities of licensee

Separate to the requirements of this licence, general obligations of licensees are set out in the Protection of the Environment Operations Act 1997 ("the Act") and the Regulations made under the Act. These include obligations to:

- ensure persons associated with you comply with this licence, as set out in section 64 of the Act;
- control the pollution of waters and the pollution of air (see for example sections 120 - 132 of the Act); and
- report incidents causing or threatening material environmental harm to the environment, as set out in Part 5.7 of the Act.

Variation of licence conditions

The licence holder can apply to vary the conditions of this licence. An application form for this purpose is available from the EPA.

The EPA may also vary the conditions of the licence at any time by written notice without an application being made.

Where a licence has been granted in relation to development which was assessed under the Environmental Planning and Assessment Act 1979 in accordance with the procedures applying to integrated development, the EPA may not impose conditions which are inconsistent with the development consent conditions until the licence is first reviewed under Part 3.6 of the Act.

Duration of licence

This licence will remain in force until the licence is surrendered by the licence holder or until it is suspended or revoked by the EPA or the Minister. A licence may only be surrendered with the written approval of the EPA.

Licence review

The Act requires that the EPA review your licence at least every 5 years after the issue of the licence, as set out in Part 3.6 and Schedule 5 of the Act. You will receive advance notice of the licence review.

Fees and annual return to be sent to the EPA

For each licence fee period you must pay:

- an administrative fee; and
- a load-based fee (if applicable).

Environment Protection Licence

Licence - 13355



The EPA publication “A Guide to Licensing” contains information about how to calculate your licence fees. The licence requires that an Annual Return, comprising a Statement of Compliance and a summary of any monitoring required by the licence (including the recording of complaints), be submitted to the EPA. The Annual Return must be submitted within 60 days after the end of each reporting period. See condition R1 regarding the Annual Return reporting requirements.

Usually the licence fee period is the same as the reporting period.

Transfer of licence

The licence holder can apply to transfer the licence to another person. An application form for this purpose is available from the EPA.

Public register and access to monitoring data

Part 9.5 of the Act requires the EPA to keep a public register of details and decisions of the EPA in relation to, for example:

- licence applications;
- licence conditions and variations;
- statements of compliance;
- load based licensing information; and
- load reduction agreements.

Under s320 of the Act application can be made to the EPA for access to monitoring data which has been submitted to the EPA by licensees.

This licence is issued to:

KATTLE GEAR AUSTRALIA PTY. LTD.
PO BOX 166
BENDIGO VIC 3550

subject to the conditions which follow.

Environment Protection Licence

Licence - 13355



1 Administrative Conditions

A1 What the licence authorises and regulates

- A1.1 This licence authorises the carrying out of the scheduled activities listed below at the premises specified in A2. The activities are listed according to their scheduled activity classification, fee-based activity classification and the scale of the operation.

Unless otherwise further restricted by a condition of this licence, the scale at which the activity is carried out must not exceed the maximum scale specified in this condition.

Scheduled Activity	Fee Based Activity	Scale
Livestock Intensive Activities	Animal accommodation	> 25000 - 60000 T accommodated

A2 Premises or plant to which this licence applies

- A2.1 The licence applies to the following premises:

Premises Details
GOULBURN LIVESTOCK SALEYARDS
2A SLOANE STREET
GOULBURN
NSW 2580
LOT 1 DP 73528, LOT 2 DP 73528, LOT 3 DP 73528, LOT 4 DP 73528, LOT 5 DP 1124225
INCLUDES CLOSED ROADS BETWEEN LOTS 1,2 AND 3 DP 73528. ALSO PART OF SLOANE STREET CONTAINING LOADING RAMPS AND YARDS TO THE EAST OF SALEYARD SITE.

A3 Information supplied to the EPA

- A3.1 Works and activities must be carried out in accordance with the proposal contained in the licence application, except as expressly provided by a condition of this licence.

In this condition the reference to "the licence application" includes a reference to:

- the applications for any licences (including former pollution control approvals) which this licence replaces under the Protection of the Environment Operations (Savings and Transitional) Regulation 1998; and
- the licence information form provided by the licensee to the EPA to assist the EPA in connection with the issuing of this licence.

2 Limit Conditions

Environment Protection Licence

Licence - 13355



L1 Pollution of waters

- L1.1 Except as may be expressly provided in any other condition of this licence, the licensee must comply with section 120 of the Protection of the Environment Operations Act 1997.

L2 Potentially offensive odour

- L2.1 The licensee must not cause or permit the emission of offensive odour beyond the boundary of the premises.

Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

3 Operating Conditions

O1 Activities must be carried out in a competent manner

- O1.1 Licensed activities must be carried out in a competent manner.
This includes:
- a) the processing, handling, movement and storage of materials and substances used to carry out the activity; and
 - b) the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

O2 Maintenance of plant and equipment

- O2.1 All plant and equipment installed at the premises or used in connection with the licensed activity:
- a) must be maintained in a proper and efficient condition; and
 - b) must be operated in a proper and efficient manner.

O3 Waste management

- O3.1 All effluent generated on site must:
- (a) be stored and managed so as not to pollute waters; and
 - (b) be disposed of at a facility which can lawfully receive that effluent.

4 Monitoring and Recording Conditions

M1 Monitoring records

Environment Protection Licence

Licence - 13355



- M1.1 The results of any monitoring required to be conducted by this licence or a load calculation protocol must be recorded and retained as set out in this condition.
- M1.2 All records required to be kept by this licence must be:
- a) in a legible form, or in a form that can readily be reduced to a legible form;
 - b) kept for at least 4 years after the monitoring or event to which they relate took place; and
 - c) produced in a legible form to any authorised officer of the EPA who asks to see them.
- M1.3 The following records must be kept in respect of any samples required to be collected for the purposes of this licence:
- a) the date(s) on which the sample was taken;
 - b) the time(s) at which the sample was collected;
 - c) the point at which the sample was taken; and
 - d) the name of the person who collected the sample.

M2 Recording of pollution complaints

- M2.1 The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.
- M2.2 The record must include details of the following:
- a) the date and time of the complaint;
 - b) the method by which the complaint was made;
 - c) any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
 - d) the nature of the complaint;
 - e) the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
 - f) if no action was taken by the licensee, the reasons why no action was taken.
- M2.3 The record of a complaint must be kept for at least 4 years after the complaint was made.
- M2.4 The record must be produced to any authorised officer of the EPA who asks to see them.

M3 Telephone complaints line

- M3.1 The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.
- M3.2 The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.
- M3.3 The preceding two conditions do not apply until 3 months after:
- a) the date of the issue of this licence or
 - b) if this licence is a replacement licence within the meaning of the Protection of the Environment Operations (Savings and Transitional) Regulation 1998, the date on which a copy of the licence was

Environment Protection Licence

Licence - 13355



served on the licensee under clause 10 of that regulation.

5 Reporting Conditions

R1 Annual return documents

- R1.1 The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:
- a) a Statement of Compliance; and
 - b) a Monitoring and Complaints Summary.
- At the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.
- R1.2 An Annual Return must be prepared in respect of each reporting period, except as provided below.
- R1.3 Where this licence is transferred from the licensee to a new licensee:
- a) the transferring licensee must prepare an Annual Return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
 - b) the new licensee must prepare an Annual Return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.
- R1.4 Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an Annual Return in respect of the period commencing on the first day of the reporting period and ending on:
- a) in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or
 - b) in relation to the revocation of the licence - the date from which notice revoking the licence operates.
- R1.5 The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').
- R1.6 The licensee must retain a copy of the Annual Return supplied to the EPA for a period of at least 4 years after the Annual Return was due to be supplied to the EPA.
- R1.7 Within the Annual Return, the Statement of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:
- a) the licence holder; or
 - b) by a person approved in writing by the EPA to sign on behalf of the licence holder.
- R1.8 A person who has been given written approval to certify a certificate of compliance under a licence issued under the Pollution Control Act 1970 is taken to be approved for the purpose of this condition until the date of first review of this licence.

Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.

Note: An application to transfer a licence must be made in the approved form for this purpose.

Environment Protection Licence

Licence - 13355



R2 Notification of environmental harm

- R2.1 Notifications must be made by telephoning the Environment Line service on 131 555.
- R2.2 The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

Note: The licensee or its employees must notify all relevant authorities of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act.

R3 Written report

- R3.1 Where an authorised officer of the EPA suspects on reasonable grounds that:
- a) where this licence applies to premises, an event has occurred at the premises; or
 - b) where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence,
- and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.
- R3.2 The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.
- R3.3 The request may require a report which includes any or all of the following information:
- a) the cause, time and duration of the event;
 - b) the type, volume and concentration of every pollutant discharged as a result of the event;
 - c) the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event;
 - d) the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;
 - e) action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
 - f) details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event; and
 - g) any other relevant matters.
- R3.4 The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

6 General Conditions

Environment Protection Licence

Licence - 13355



G1 Copy of licence kept at the premises or plant

G1.1 A copy of this licence must be kept at the premises to which the licence applies.

G1.2 The licence must be produced to any authorised officer of the EPA who asks to see it.

G1.3 The licence must be available for inspection by any employee or agent of the licensee working at the premises.

Environment Protection Licence

Licence - 13355



Dictionary

General Dictionary

3DGM [in relation to a concentration limit]	Means the three day geometric mean, which is calculated by multiplying the results of the analysis of three samples collected on consecutive days and then taking the cubed root of that amount. Where one or more of the samples is zero or below the detection limit for the analysis, then 1 or the detection limit respectively should be used in place of those samples
Act	Means the Protection of the Environment Operations Act 1997
activity	Means a scheduled or non-scheduled activity within the meaning of the Protection of the Environment Operations Act 1997
actual load	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
AM	Together with a number, means an ambient air monitoring method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .
AMG	Australian Map Grid
anniversary date	The anniversary date is the anniversary each year of the date of issue of the licence. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
annual return	Is defined in R1.1
Approved Methods Publication	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
assessable pollutants	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
BOD	Means biochemical oxygen demand
CEM	Together with a number, means a continuous emission monitoring method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .
COD	Means chemical oxygen demand
composite sample	Unless otherwise specifically approved in writing by the EPA, a sample consisting of 24 individual samples collected at hourly intervals and each having an equivalent volume.
cond.	Means conductivity
environment	Has the same meaning as in the Protection of the Environment Operations Act 1997
environment protection legislation	Has the same meaning as in the Protection of the Environment Administration Act 1991
EPA	Means Environment Protection Authority of New South Wales.
fee-based activity classification	Means the numbered short descriptions in Schedule 1 of the Protection of the Environment Operations (General) Regulation 2009.
general solid waste (non-putrescible)	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997

Environment Protection Licence

Licence - 13355



flow weighted composite sample	Means a sample whose composites are sized in proportion to the flow at each composites time of collection.
general solid waste (putrescible)	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
grab sample	Means a single sample taken at a point at a single time
hazardous waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
licensee	Means the licence holder described at the front of this licence
load calculation protocol	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
local authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
material harm	Has the same meaning as in section 147 Protection of the Environment Operations Act 1997
MBAS	Means methylene blue active substances
Minister	Means the Minister administering the Protection of the Environment Operations Act 1997
mobile plant	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
motor vehicle	Has the same meaning as in the Protection of the Environment Operations Act 1997
O&G	Means oil and grease
percentile [in relation to a concentration limit of a sample]	Means that percentage [eg.50%] of the number of samples taken that must meet the concentration limit specified in the licence for that pollutant over a specified period of time. In this licence, the specified period of time is the Reporting Period unless otherwise stated in this licence.
plant	Includes all plant within the meaning of the Protection of the Environment Operations Act 1997 as well as motor vehicles.
pollution of waters [or water pollution]	Has the same meaning as in the Protection of the Environment Operations Act 1997
premises	Means the premises described in condition A2.1
public authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
regional office	Means the relevant EPA office referred to in the Contacting the EPA document accompanying this licence
reporting period	For the purposes of this licence, the reporting period means the period of 12 months after the issue of the licence, and each subsequent period of 12 months. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
restricted solid waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
scheduled activity	Means an activity listed in Schedule 1 of the Protection of the Environment Operations Act 1997
special waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
TM	Together with a number, means a test method of that number prescribed by the <i>Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales</i> .

Environment Protection Licence



Licence - 13355

TSP	Means total suspended particles
TSS	Means total suspended solids
Type 1 substance	Means the elements antimony, arsenic, cadmium, lead or mercury or any compound containing one or more of those elements
Type 2 substance	Means the elements beryllium, chromium, cobalt, manganese, nickel, selenium, tin or vanadium or any compound containing one or more of those elements
utilisation area	Means any area shown as a utilisation area on a map submitted with the application for this licence
waste	Has the same meaning as in the Protection of the Environment Operations Act 1997
waste type	Means liquid, restricted solid waste, general solid waste (putrescible), general solid waste (non - putrescible), special waste or hazardous waste

Mr Julian Thompson

Environment Protection Authority

(By Delegation)

Date of this edition: 09-June-2011

End Notes
2 Licence varied by notice 1516549 issued on 22-Aug-2013

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
GOOLMANGAR	Goolmangar General Store	851 Nimbin ROAD	Service Station	Regulation under CLM Act not required	-28.74694441	153.225401
GOONELLABAH	Former Invercauld Road Cattle Dip	161 Invercauld ROAD	Cattle Dip	Contamination formerly regulated under the CLM Act	-28.8308417	153.3098878
GOSFORD	United (former Mobil) Depot	Corner Merinee Road and Bowen CRESCENT	Other Petroleum	Regulation under CLM Act not required	-33.41523225	151.3257069
GOULBURN	Former Goulburn Gasworks	1 Blackshaw ROAD	Gasworks	Contamination currently regulated under CLM Act	-34.75237525	149.725507
GOULBURN	Goulburn Tannery	13 Gibson STREET	Other Industry	Regulation under CLM Act not required	-34.73756525	149.72059
GOULBURN	Caltex Depot	13 Sloane STREET	Other Petroleum	Regulation under CLM Act not required	-34.77423152	149.7088626
GOULBURN	Metro Goulburn Depot	23 Braidwood ROAD	Other Petroleum	Regulation under CLM Act not required	-34.76217302	149.7170897
GOULBURN	Caltex Service Station	72-74 Clinton STREET	Service Station	Regulation under CLM Act not required	-34.75728157	149.7135824
GOULBURN	Caltex Service Station	68 Goldsmith STREET	Service Station	Regulation under CLM Act not required	-34.75054432	149.7192098
GOULBURN	Former Shell Autoport Service Station	Corner Bruce Street and Lagoon STREET	Service Station	Regulation under CLM Act not required	-34.74807885	149.7266246
GOULBURN	Coles Express Service Station	90 Cowper (Corner Clinton Street) STREET	Service Station	Regulation under CLM Act not required	-34.75566648	149.7107831
GOULBURN	Mobil Service Station	129 Lagoon STREET	Service Station	Contamination formerly regulated under the CLM Act	-34.74618793	149.7330484
GOULBURN	Caltex Service Station	315 Auburn, corner Bradley STREET	Service Station	Regulation under CLM Act not required	-34.74942293	149.7232692
GOULBURN	Former Mobil Service Station Goulburn	422-426 Auburn STREET	Service Station	Regulation under CLM Act not required	-34.74869879	149.7229392
GRAFTON	Former General Store and Service Station Grafton	161 Turf STREET	Service Station	Regulation under CLM Act not required	-29.67412811	152.9336609
GRAFTON	Lowes Petroleum (BP-Branded) Depot, Grafton	13 Orara STREET	Other Petroleum	Regulation under CLM Act not required	-29.67016421	152.918161
GRAFTON	Former Shell Depot	2 Milton STREET	Other Petroleum	Regulation under CLM Act not required	-29.67723019	152.9205374

0BLot 1 in DP1034565
and Lot 3 in DP1008818,
Corner of Dossie St and
Sloane St, Goulburn

APPENDIX

F

COUNCIL



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

Contact: Planning & Environment

Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

SECTION 10.7 (2) PLANNING CERTIFICATE **ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Receipt No.: N/A
Applicant's Reference: N/A
Certificate No: PLAN/0368/1920

DESCRIPTION OF PROPERTY

Address: 2/1 Dossie Street GOULBURN NSW 2580
Legal Description: Lot 1 DP 1034565

1 Names of relevant planning instruments and DCP's

- (1) The name of each environmental planning instrument that applies to the development on the land.

State Environmental Planning Policies (SEPP)

SEPP No. 21 – Caravan Parks	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 33 – Hazardous and Offensive Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP No. 36 – Manufactured Home Estates	SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 50 – Canal Estate Development	SEPP (Infrastructure) 2007
SEPP No. 55 – Remediation of Land	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 64 – Advertising and Signage	SEPP (Miscellaneous Consent Provisions) 2007
SEPP No. 65 - Design Quality of Residential Apartment Development	SEPP (State & Regional Development) 2011
SEPP No. 70 – Affordable Housing (Revised Schemes)	SEPP (State Significant Precincts) 2005
SEPP (Concurrences) 2018	SEPP (Affordable Rental Housing) 2009
SEPP (Primary Production and Rural Development) 2019	SEPP (Educational Establishments and Child Care Facilities) 2017
SEPP (Sydney Drinking Water Catchment) 2011	

Local Environmental Plan (LEP)

Goulburn Mulwaree Local Environmental Plan 2009

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition

under the Act (unless Secretary has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i>
<p>Draft <i>Goulburn Mulwaree Local Environmental Plan 2009</i> (Amendment RU6).</p> <ul style="list-style-type: none"> <i>This amendment only affects land that is zoned as RU6 on the Goulburn Mulwaree Local Environmental Plan 2009, Land Zoning maps.</i> <p>Draft <i>Goulburn Mulwaree Local Environmental Plan 2009</i> (Amendment B2 Local Centre Review).</p> <ul style="list-style-type: none"> <i>This amendment only affects land that is zoned as R2, B1, B2, B3, B4, B6, IN1, IN2 or RE2 on the Goulburn Mulwaree Local Environmental Plan 2009, Land Zoning maps.</i>
Draft State Environmental Planning Policies (SEPP's)
<p>Draft SEPP Environment</p> <p>Draft SEPP (State Significant Precincts) 2005 (Amendment)</p> <p>Draft SEPP Remediation of Land (Amendment)</p>

- (3) The name of each development control plan that applies to the carrying out of development on the land.

Goulburn Mulwaree Development Control Plan 2009

- (4) In this clause, proposed environmental planning instruments includes a planning proposal for a LEP or a draft environmental planning instrument.

2 Zoning and land use under relevant LEP's

- (a) The identity of the zone is RU2 Rural Landscape
under the *Goulburn Mulwaree Local Environmental Plan 2009*.
- (b) The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent.
- (d) The purposes for which the plan or instrument provides that development is prohibited within the zone.

The answers for parts (b) to (d) are set out in the land use table below:

Zone RU2 Rural Landscape

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To protect, manage and restore areas with high conservation, scientific, cultural or aesthetic values.
- To protect and enhance the water quality of receiving watercourses and groundwater systems and reduce their degradation.
- To preserve environmentally sensitive land, including catchment areas, and prevent development likely to result in environmental harm.
- To minimise the potential for conflict between adjoining land uses.

2 Permitted without consent

Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Home occupations; Roads.

3 Permitted with consent

Agricultural produce industries; Aquaculture; Cellar door premises; Dwelling houses; Hardware and building supplies; Home industries; Kiosks; Landscaping material supplies; Markets; Plant nurseries; Roadside stalls; Rural supplies; Stock and sale yards; Timber yards; Any other development not specified in item 2 or 4.

4 Prohibited

Airports; Amusement centres; Attached dwellings; Boat building and repair facilities; Business premises; Camping grounds; Caravan parks; Dual occupancies; Exhibition homes; Exhibition villages; Feedlots; Freight transport facilities; Group homes; Heavy industrial storage establishments; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Passenger transport facilities; Registered clubs; Residential flat buildings; Restricted premises; Retail premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Service stations; Sex services premises; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies.

- (e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.
Yes.

There is a minimum allotment size of 100ha for the erection of a dwelling in certain rural and environmental zones pursuant to Part 4 of the *Goulburn Mulwaree Local Environmental Plan 2009*.

If you are unsure about the application of Part 4 for the erection of a dwelling under the *Goulburn Mulwaree Local Environmental Plan 2009*, you can contact Council at council@goulburn.nsw.gov.au. An application form for a dwelling entitlement report can be found on Council's website.

- (f) Whether the land includes or comprises critical habitat.

No. The land does not include or comprise critical habitat.

- (g) Whether the land is located in a heritage conservation area.

The land is not within a heritage conservation area.

- (h) Whether an item of environmental heritage is situated on the land.

An item of environmental heritage is not situated on the land.

2A Zoning and land use under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*

Not applicable to the Goulburn Mulwaree Local Government Area.

3 Complying development

Whether or not the land to which the certificate relates is land on which complying development may be carried out under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*?

Housing Code

No. Complying development under the Housing Code cannot be undertaken on the land due to the zoning of the land.

Low Rise Medium Density Housing Code

No. Complying development under the Low Rise Medium Density Housing Code cannot be undertaken on the land due to the zoning of the land.

Greenfield Housing Code

No. Complying development under the Greenfield Housing Code cannot be undertaken on the land due to the land not being within a Greenfield Housing Code Area Map under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Inland Code

Yes. Complying development under the Inland Code can be carried out on the land.

Rural Housing Code

Yes. Complying development under the Rural Housing Code can be carried out on the land.

Housing Alterations Code

Yes. Complying development under the Housing Internal Alterations Code can be carried out on the land.

General Development Code

Yes. Complying development under the General Development Code can be carried out on the land.

Commercial and Industrial Alterations Code

Yes. Complying development under the Commercial and Industrial Alterations Code can be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

No. Complying development under the Commercial and Industrial (New Buildings and Additions) Code cannot be carried out on the land due to the zoning of the land.

Container Recycling Facilities Code

No. Complying development under the Container Recycling Facilities Code cannot be undertaken on the land due to the zoning of the land.

Note: Complying development can be carried out on any other land under this code, if the conditions of s 5B.2(2) of the *State Environmental Planning Policy (Exempt and Complying Codes) 2008* are satisfied.

Subdivisions Code

Yes. Complying development under the Subdivisions Code can be carried out on the land.

Demolition Code

Yes. Complying development under the Demolition Code can be carried out on the land.

Fire Safety Code

Yes. Complying development under the Fire Safety Code can be carried out on the land.

Note. If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* applies, complying development may be carried out on any part of the lot that is not affected by the provisions of Clause 1.19 of that Policy.

4B Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

Not applicable to the Goulburn Mulwaree Local Government Area.

5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

6 Road widening and road realignment

Whether or not the land is affected by Road widening or road realignment under:

- (a) Division 2 of Part 3 of the *Roads Act 1993*; or
- (b) any environmental planning instrument; or
- (c) any resolution of the Council.

No.

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by Policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority,

that restricts development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Yes. Part of the land is bush fire prone land. Additional controls apply in the *Goulburn Mulwaree Development Control Plan 2009*.

7A Flood related development controls information

- (1) Whether or not development on the land or part of the land for the purpose of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purpose of group homes or seniors housing) is subject to flood related development controls.

No.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

No.

Note: Part of the land is identified as being flood prone under the Probable Maximum Flood map in the *Wollondilly and Mulwaree Rivers Flood Study 2016*.

8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act?

No.

9 Contribution plans

The name of each contributions plan applying to the land.

Goulburn Mulwaree Section 94 Development Contributions Plan 2009 and / or Section 94A Development Contributions Plan 2009

The land may be affected by any of the following plans under Section 64 of the *Local Government Act 1993*:

Development Servicing Plan for Water Supply, Sewerage and Stormwater 2017.

9A Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

No. Council is not aware that the land is biodiversity certified under Part 8 of the *Biodiversity Conservation Act 2016*.

Note. Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*.

10 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to the effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

No. Council has not been notified of a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* relating to the land.

Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016*.

10A Native vegetation clearing set asides

If the land contains a set aside area under Section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by the Local Land Services or it is registered in the public register under that section).

No. Council has not been notified that the land contains an area set aside under Section 60ZC of the *Local Land Services Act 2013*.

11 Bush fire prone land

Whether or not some or all of the land is bush fire prone land.

Yes. Part of the land is bush fire prone land. Additional controls apply in the *Goulburn Mulwaree Development Control Plan 2009*.

12 Property vegetation plans

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

Council is not aware of a property vegetation plan under the *Native Vegetation Act 2003* relating to the land.

13 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order under the *Trees (Disputes Between Neighbours) Act 2006* has been made to carry out work in relation to a tree on the land (but only if Council has been notified of the order)?

No, an order under the *Trees (Disputes Between Neighbours) Act 2006* has not been made.

14 Directions under Part 3A

Whether there is a direction by the Minister in force under the former Section 75P (2) (c1) of the Act.

No direction is in force.

15 Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) Whether or not Council is aware of a current site compatibility certificate (seniors housing), in respect of the proposed development on the land.

Council is not aware of any current site compatibility certificates (seniors housing) in respect of proposed development on the land.

- (b) Whether or not any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after October 2007 in respect of the land.

No terms referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* have been imposed as conditions of consent to a development application for the land granted after 11 October 2007.

16 Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether or not Council is aware of a valid site compatibility certificate in respect of proposed development on the land.

Council is not aware of any valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments) in respect of proposed development on the land.

17 Site compatibility certificates and conditions for affordable rental housing

- (1) Whether or not Council is aware of a current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

Council is not aware of any current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

- (2) Whether or not any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

No terms referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* have been imposed as conditions of consent to a development application in respect of the land.

18 Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of *Environmental Planning and Assessment Regulation 2000*.

Not applicable.

19 Site verification certificates

Whether or not Council is aware of a current site verification certificate, in respect of the land.

Council is not aware of a current site verification certificate in respect of the land.

20 Loose-fill asbestos insulation

Whether or not the land includes any residential premises (as defined in Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on a register of residential premises that contain or have contained loose-fill asbestos insulation.

No the land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

21 Affected Building Notices and Building Product Orders

- (1) Whether or not there is any affected building notice of which Council is aware that is in force in respect to the land.

Council is not aware of any affected building notice that is in force in respect of the land.

- (2) (a) Whether there is any building product rectification order of which Council is aware that is in force in respect of the land and has not been fully complied with.

- (a) Council is not aware of any affected building notice that is in force in respect of the land.

(b) Whether any notice of intention to make a building product rectification order of which Council is aware has been given in respect of the land and is outstanding.

- (b) Council is not aware of any intention to make a building product rectification order in respect of the land and is outstanding.

Additional Matters

Note. The following matters are prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) Whether or not the land to which the certificate relates is significantly contaminated land within the meaning of that Act.

The land is not significantly contaminated as at the date this certificate is issued.

- (b) Whether or not the land to which the certificate relates is subject to a management order within the meaning of that Act.

The land is not subject to a management order as at the date this certificate is issued.

- (c) Whether or not the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of the Act.

The land is not the subject of an approved voluntary management proposal as at the date this certificate is issued.

- (d) Whether or not the land to which this certificate relates is subject to an ongoing maintenance order within the meaning of that Act.


The land is not subject to an ongoing maintenance order as at the date this certificate is issued.

- (e) Whether or not the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such statement has been provided at any time to the local authority issuing the certificate.

The land is not the subject of a site audit statement as at the date this certificate is issued.

Legislation and Environmental Planning Instruments including *Goulburn Mulwaree Local Environmental Plan 2009* and the *Standard Instrument (Local Environmental Plans) Order 2006* can be found at www.legislation.nsw.gov.au

Date of Certificate
08 October 2019


for **Warwick Bennett**
General Manager
Goulburn Mulwaree Council

**Notice to Prospective Purchasers/Residents of
Urban Land in the Goulburn Mulwaree Local Government Area**

Due to extensive growth and development within and alongside the urban areas of the Goulburn Mulwaree Local Government Area, non-residential land uses increasingly adjoin residential developments. These mixed land uses and zones have resulted in the potential for land use conflicts.

Goulburn Mulwaree Council supports the right of persons carrying out legitimate non-residential land use activities on urban land.

Council advises that whilst some land use activities will have formal consent from Council and/or other Government Agencies for operations, other activities may not require consent and are undertaken within the objectives of the land use zone.

Council will not support any action that will unreasonably interfere with the existing use or ongoing operation of land uses, particularly where such activities or uses are carried out in accordance with existing approvals, industry standards and relevant legislation. Many businesses and commercial enterprises carry out operations as required, early in the morning or late in the evening. These operations may involve vehicle movements, machinery noise and trade and supply activities which may impact upon the amenity of an area.

Prospective purchasers of land are encouraged to undertake their own enquiries into any operations or activities on adjoining, neighbouring or nearby properties that may cause noise or amenity impact. Intending purchasers are advised that legitimate land uses in urban areas may include, but are not limited to:

- Agricultural produce stores
- Building trade supply retailers
- Childcare centres and schools
- Concrete batching plants
- Equine training and stabling facilities
- Food businesses
- Home businesses
- Landscape supplies
- Medical practices and services
- Motor vehicle and/or heavy machinery workshops
- Motorsport facilities
- Nurseries
- Nursing homes and aged care facilities
- Petrol stations
- Public recreation facilities including aquatic centres, playgrounds and sporting fields
- Pubs and clubs
- Recycling facilities
- Retail suppliers/ shops
- Steel fabrication and engineering
- Transport depots
- Veterinary practices
- Vehicle retailers
- Waste management facilities
- Water and waste water treatment facilities
- Wholesalers

In addition to the above, prospective purchasers are encouraged to attend locations of interest during different times of the day to determine the suitability of land for their intended use.

**Notice to Prospective Purchasers/Residents of
Rural Land in the Goulburn Mulwaree Local Government Area**

Goulburn Mulwaree Council supports the rights of persons to carry out legitimate rural and agricultural uses and practices on rural land.

Goulburn Mulwaree Council will not support any action to unreasonably interfere with the legitimate rural and agricultural use of the land, where such activities or uses are carried out in accordance with industry standards, relevant regulations or approvals. Council wishes to point out that some rural activities will have required formal consent of Council and/or Government Agencies.

Legitimate activities are not limited to those listed and prospective purchasers are advised that they should be aware of them at the time of purchasing land. Many rural and agricultural practices, by necessity, are carried out very early in the morning or late into the evening. Intending purchasers are advised that legitimate rural and agricultural uses of the land may include:

- Abattoir operations
- Intensive livestock farming
- Dairies
- Livestock waste disposal systems
- Stockyard activities.
- Animal husbandry practices (castration, dehorning, mulesing etc.)
- The presence of noisy animals, including crowing roosters
- Livestock movement on Council roads
- Clearing and land cultivation
- Bush fire hazard reduction burning
- Burning of stubble for cropping operations
- Construction of fire breaks
- Earthmoving including construction of dams, drains and contour banks
- Construction of access roads and tracks
- Pumping and irrigation
- Harvesting operations
- Grain receival operations
- Transportation of rural produce
- Fodder conservation
- Chaff cutting operations
- Silage productions
- The growing of any agricultural crop or pasture species which may produce detectable aromas or pollens e.g. canola & lucerne
- Slashing and mowing of vegetation
- Logging
- Spreading of fertilisers, including lime and gypsum
- Crop spraying by both aerial and ground operations
- Control and eradication of noxious weeds
- Authorised measures to control agricultural pests including baiting, ripping, fumigation and shooting
- Planting of trees and shrubs for woodblocks, windbreaks etc
- Fencing construction and erection
- Tourist facilities
- Manufacture and repair of agricultural machinery
- Processing of rural commodities
- Council Landfill Facilities
- Council Sewerage Treatment Works.

In addition to the above, Council also wishes to highlight the land management responsibilities. In particular weeds management that accompany the ownership of rural land. In this regard, it is advisable to become familiar with Council's 'Rural Living Handbook' to ensure these responsibilities are met. The handbook is available on Council's website at www.goulburn.nsw.gov.au/Planning/Plans-Strategies or in hard copy at Customer Service.



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

Contact: Planning & Environment

Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

SECTION 10.7 (2) PLANNING CERTIFICATE **ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Receipt No.: NA
Applicant's Reference: GMC
Certificate No: PLAN/0369/1920

DESCRIPTION OF PROPERTY

Address: Finlay Road GOULBURN NSW 2580
Legal Description: Lot 3 DP 1008818

1 Names of relevant planning instruments and DCP's

- (1) The name of each environmental planning instrument that applies to the development on the land.

State Environmental Planning Policies (SEPP)

SEPP No. 21 – Caravan Parks	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 33 – Hazardous and Offensive Development	SEPP (Exempt and Complying Development Codes) 2008
SEPP No. 36 – Manufactured Home Estates	SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 50 – Canal Estate Development	SEPP (Infrastructure) 2007
SEPP No. 55 – Remediation of Land	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 64 – Advertising and Signage	SEPP (Miscellaneous Consent Provisions) 2007
SEPP No. 65 - Design Quality of Residential Apartment Development	SEPP (State & Regional Development) 2011
SEPP No. 70 – Affordable Housing (Revised Schemes)	SEPP (State Significant Precincts) 2005
SEPP (Concurrences) 2018	SEPP (Affordable Rental Housing) 2009
SEPP (Primary Production and Rural Development) 2019	SEPP (Educational Establishments and Child Care Facilities) 2017
SEPP (Sydney Drinking Water Catchment) 2011	

Local Environmental Plan (LEP)

Goulburn Mulwaree Local Environmental Plan 2009

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless Secretary has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved).

Draft Amendments to the *Goulburn Mulwaree Local Environmental Plan 2009*

Draft *Goulburn Mulwaree Local Environmental Plan 2009* (Amendment RU6).

- *This amendment only affects land that is zoned as RU6 on the Goulburn Mulwaree Local Environmental Plan 2009, Land Zoning maps.*

Draft *Goulburn Mulwaree Local Environmental Plan 2009* (Amendment B2 Local Centre Review).

- *This amendment only affects land that is zoned as R2, B1, B2, B3, B4, B6, IN1, IN2 or RE2 on the Goulburn Mulwaree Local Environmental Plan 2009, Land Zoning maps.*

Draft State Environmental Planning Policies (SEPP's)

Draft SEPP Environment

Draft SEPP (State Significant Precincts) 2005 (Amendment)

Draft SEPP Remediation of Land (Amendment)

- (3) The name of each development control plan that applies to the carrying out of development on the land.

Goulburn Mulwaree Development Control Plan 2009

- (4) In this clause, proposed environmental planning instruments includes a planning proposal for a LEP or a draft environmental planning instrument.

2 Zoning and land use under relevant LEP's

- (a) The identity of the zone is RU2 Rural Landscape
under the *Goulburn Mulwaree Local Environmental Plan 2009*.
- (b) The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent.
- (c) The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent.
- (d) The purposes for which the plan or instrument provides that development is prohibited within the zone.

The answers for parts (b) to (d) are set out in the land use table below:

Zone RU2 Rural Landscape

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To protect, manage and restore areas with high conservation, scientific, cultural or aesthetic values.
- To protect and enhance the water quality of receiving watercourses and groundwater systems and reduce their degradation.
- To preserve environmentally sensitive land, including catchment areas, and prevent development likely to result in environmental harm.
- To minimise the potential for conflict between adjoining land uses.

2 Permitted without consent

Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Home occupations; Roads.

3 Permitted with consent

Agricultural produce industries; Aquaculture; Cellar door premises; Dwelling houses; Hardware and building supplies; Home industries; Kiosks; Landscaping material supplies; Markets; Plant nurseries; Roadside stalls; Rural supplies; Stock and sale yards; Timber yards; Any other development not specified in item 2 or 4.

4 Prohibited

Airports; Amusement centres; Attached dwellings; Boat building and repair facilities; Business premises; Camping grounds; Caravan parks; Dual occupancies; Exhibition homes; Exhibition villages; Feedlots; Freight transport facilities; Group homes; Heavy industrial storage establishments; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Passenger transport facilities; Registered clubs; Residential flat buildings; Restricted premises; Retail premises; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Service stations; Sex services premises; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies.

- (e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.
Yes.

There is a minimum allotment size of 100ha for the erection of a dwelling in certain rural and environmental zones pursuant to Part 4 of the *Goulburn Mulwaree Local Environmental Plan 2009*.

If you are unsure about the application of Part 4 for the erection of a dwelling under the *Goulburn Mulwaree Local Environmental Plan 2009*, you can contact Council at council@goulburn.nsw.gov.au. An application form for a dwelling entitlement report can be found on Council's website.

- (f) Whether the land includes or comprises critical habitat.

No. The land does not include or comprise critical habitat.

- (g) Whether the land is located in a heritage conservation area.

The land is not within a heritage conservation area.

- (h) Whether an item of environmental heritage is situated on the land.

An item of environmental heritage is not situated on the land.

2A Zoning and land use under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*

Not applicable to the Goulburn Mulwaree Local Government Area.

3 Complying development

Whether or not the land to which the certificate relates is land on which complying development may be carried out under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*?

Housing Code

No. Complying development under the Housing Code cannot be undertaken on the land due to the zoning of the land.

Low Rise Medium Density Housing Code

No. Complying development under the Low Rise Medium Density Housing Code cannot be undertaken on the land due to the zoning of the land.

Greenfield Housing Code

No. Complying development under the Greenfield Housing Code cannot be undertaken on the land due to the land not being within a Greenfield Housing Code Area Map under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Inland Code

No. Complying development under the Inland Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

Rural Housing Code

No. Complying development under the Rural Housing Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

Housing Alterations Code

No. Complying development under the Housing Alterations Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

General Development Code

No. Complying development under the General Development Code cannot be carried out on the land because the land is affected by the following exclusions:

The land is unsewered land to which *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

Commercial and Industrial Alterations Code

Yes. Complying development under the Commercial and Industrial Alterations Code can be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

No. Complying development under the Commercial and Industrial (New Buildings and Additions) Code cannot be carried out on the land due to the zoning of the land.

Container Recycling Facilities Code

No. Complying development under the Container Recycling Facilities Code cannot be undertaken on the land due to the zoning of the land.

Note: Complying development can be carried out on any other land under this code, if the conditions of s 5B.2(2) of the *State Environmental Planning Policy (Exempt and Complying Codes) 2008* are satisfied.

Subdivisions Code

Yes. Complying development under the Subdivisions Code can be carried out on the land.

Demolition Code

Yes. Complying development under the Demolition Code can be carried out on the land.

Fire Safety Code

Yes. Complying development under the Fire Safety Code can be carried out on the land.

Note. If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Commercial and Industrial Alterations Code or Commercial and Industrial (New Buildings and Additions) Code (within the meaning of the *State Environmental Planning Policy (Exempt and Complying*

Development Codes) 2008 applies, complying development may be carried out on any part of the lot that is not affected by the provisions of Clause 1.19 of that Policy.

4B Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

Not applicable to the Goulburn Mulwaree Local Government Area.

5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the *Mine Subsidence Compensation Act 1961*.

No.

6 Road widening and road realignment

Whether or not the land is affected by Road widening or road realignment under:

- (a) Division 2 of Part 3 of the *Roads Act 1993*; or
- (b) any environmental planning instrument; or
- (c) any resolution of the Council.

No.

7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by Policy:

- (a) adopted by the council, or
- (b) adopted by any other public authority,

that restricts development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Yes. All of the land is bush fire prone land. Additional controls apply in the *Goulburn Mulwaree Development Control Plan 2009*.

7A Flood related development controls information

- (1) Whether or not development on the land or part of the land for the purpose of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purpose of group homes or seniors housing) is subject to flood related development controls.

No.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

No.

8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.15 of the Act?

No.

9 Contribution plans

The name of each contributions plan applying to the land.

Goulburn Mulwaree Section 94 Development Contributions Plan 2009 and / or Section 94A Development Contributions Plan 2009

The land may be affected by any of the following plans under Section 64 of the *Local Government Act 1993*:

Development Servicing Plan for Water Supply, Sewerage and Stormwater 2017.

9A Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

No. Council is not aware that the land is biodiversity certified under Part 8 of the *Biodiversity Conservation Act 2016*.

Note. Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*.

10 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to the effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

No. Council has not been notified of a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* relating to the land.

Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016*.

10A Native vegetation clearing set asides

If the land contains a set aside area under Section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside area by the Local Land Services or it is registered in the public register under that section).

No. Council has not been notified that the land contains an area set aside under Section 60ZC of the *Local Land Services Act 2013*.

11 Bush fire prone land

Whether or not some or all of the land is bush fire prone land.

Yes. All of the land is bush fire prone land. Additional controls apply in the *Goulburn Mulwaree Development Control Plan 2009*.

12 Property vegetation plans

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force) applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

Council is not aware of a property vegetation plan under the *Native Vegetation Act 2003* relating to the land.

13 Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether an order under the *Trees (Disputes Between Neighbours) Act 2006* has been made to carry out work in relation to a tree on the land (but only if Council has been notified of the order)?

No, an order under the *Trees (Disputes Between Neighbours) Act 2006* has not been made.

14 Directions under Part 3A

Whether there is a direction by the Minister in force under the former Section 75P (2) (c1) of the Act.

No direction is in force.

15 Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

- (a) Whether or not Council is aware of a current site compatibility certificate (seniors housing), in respect of the proposed development on the land.

Council is not aware of any current site compatibility certificates (seniors housing) in respect of proposed development on the land.

- (b) Whether or not any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after October 2007 in respect of the land.

No terms referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* have been imposed as conditions of consent to a development application for the land granted after 11 October 2007.

16 Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether or not Council is aware of a valid site compatibility certificate in respect of proposed development on the land.

Council is not aware of any valid site compatibility certificate (infrastructure) or site compatibility certificate (schools or TAFE establishments) in respect of proposed development on the land.

17 Site compatibility certificates and conditions for affordable rental housing

- (1) Whether or not Council is aware of a current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

Council is not aware of any current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

- (2) Whether or not any terms of a kind referred to in clause 17 (1) or 38 (1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that have been imposed as a condition of consent to a development application in respect of the land.

No terms referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* have been imposed as conditions of consent to a development application in respect of the land.

18 Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) The date of any subdivision order that applies to the land.

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of *Environmental Planning and Assessment Regulation 2000*.

Not applicable.

19 Site verification certificates

Whether or not Council is aware of a current site verification certificate, in respect of the land.

Council is not aware of a current site verification certificate in respect of the land.

20 Loose-fill asbestos insulation

Whether or not the land includes any residential premises (as defined in Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on a register of residential premises that contain or have contained loose-fill asbestos insulation.

No the land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

21 Affected Building Notices and Building Product Orders

- (1) Whether or not there is any affected building notice of which Council is aware that is in force in respect to the land.

Council is not aware of any affected building notice that is in force in respect of the land.

- (2) (a) Whether there is any building product rectification order of which Council is aware that is in force in respect of the land and has not been fully complied with.

(a) Council is not aware of any affected building notice that is in force in respect of the land.

(b) Whether any notice of intention to make a building product rectification order of which Council is aware has been given in respect of the land and is outstanding.

(b) Council is not aware of any intention to make a building product rectification order in respect of the land and is outstanding.

Additional Matters

Note. The following matters are prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) Whether or not the land to which the certificate relates is significantly contaminated land within the meaning of that Act.

The land is not significantly contaminated as at the date this certificate is issued.

- (b) Whether or not the land to which the certificate relates is subject to a management order within the meaning of that Act.

The land is not subject to a management order as at the date this certificate is issued.

- (c) Whether or not the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of the Act.

The land is not the subject of an approved voluntary management proposal as at the date this certificate is issued.

- (d) Whether or not the land to which this certificate relates is subject to an ongoing maintenance order within the meaning of that Act.


The land is not subject to an ongoing maintenance order as at the date this certificate is issued.

- (e) Whether or not the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such statement has been provided at any time to the local authority issuing the certificate.

The land is not the subject of a site audit statement as at the date this certificate is issued.

Legislation and Environmental Planning Instruments including *Goulburn Mulwaree Local Environmental Plan 2009* and the *Standard Instrument (Local Environmental Plans) Order 2006* can be found at www.legislation.nsw.gov.au

Date of Certificate
09 October 2019


for **Warwick Bennett**
General Manager
Goulburn Mulwaree Council

**Notice to Prospective Purchasers/Residents of
Urban Land in the Goulburn Mulwaree Local Government Area**

Due to extensive growth and development within and alongside the urban areas of the Goulburn Mulwaree Local Government Area, non-residential land uses increasingly adjoin residential developments. These mixed land uses and zones have resulted in the potential for land use conflicts.

Goulburn Mulwaree Council supports the right of persons carrying out legitimate non-residential land use activities on urban land.

Council advises that whilst some land use activities will have formal consent from Council and/or other Government Agencies for operations, other activities may not require consent and are undertaken within the objectives of the land use zone.

Council will not support any action that will unreasonably interfere with the existing use or ongoing operation of land uses, particularly where such activities or uses are carried out in accordance with existing approvals, industry standards and relevant legislation. Many businesses and commercial enterprises carry out operations as required, early in the morning or late in the evening. These operations may involve vehicle movements, machinery noise and trade and supply activities which may impact upon the amenity of an area.

Prospective purchasers of land are encouraged to undertake their own enquiries into any operations or activities on adjoining, neighbouring or nearby properties that may cause noise or amenity impact. Intending purchasers are advised that legitimate land uses in urban areas may include, but are not limited to:

- Agricultural produce stores
- Building trade supply retailers
- Childcare centres and schools
- Concrete batching plants
- Equine training and stabling facilities
- Food businesses
- Home businesses
- Landscape supplies
- Medical practices and services
- Motor vehicle and/or heavy machinery workshops
- Motorsport facilities
- Nurseries
- Nursing homes and aged care facilities
- Petrol stations
- Public recreation facilities including aquatic centres, playgrounds and sporting fields
- Pubs and clubs
- Recycling facilities
- Retail suppliers/ shops
- Steel fabrication and engineering
- Transport depots
- Veterinary practices
- Vehicle retailers
- Waste management facilities
- Water and waste water treatment facilities
- Wholesalers

In addition to the above, prospective purchasers are encouraged to attend locations of interest during different times of the day to determine the suitability of land for their intended use.

**Notice to Prospective Purchasers/Residents of
Rural Land in the Goulburn Mulwaree Local Government Area**

Goulburn Mulwaree Council supports the rights of persons to carry out legitimate rural and agricultural uses and practices on rural land.

Goulburn Mulwaree Council will not support any action to unreasonably interfere with the legitimate rural and agricultural use of the land, where such activities or uses are carried out in accordance with industry standards, relevant regulations or approvals. Council wishes to point out that some rural activities will have required formal consent of Council and/or Government Agencies.

Legitimate activities are not limited to those listed and prospective purchasers are advised that they should be aware of them at the time of purchasing land. Many rural and agricultural practices, by necessity, are carried out very early in the morning or late into the evening. Intending purchasers are advised that legitimate rural and agricultural uses of the land may include:

- Abattoir operations
- Intensive livestock farming
- Dairies
- Livestock waste disposal systems
- Stockyard activities.
- Animal husbandry practices (castration, dehorning, mulesing etc.)
- The presence of noisy animals, including crowing roosters
- Livestock movement on Council roads
- Clearing and land cultivation
- Bush fire hazard reduction burning
- Burning of stubble for cropping operations
- Construction of fire breaks
- Earthmoving including construction of dams, drains and contour banks
- Construction of access roads and tracks
- Pumping and irrigation
- Harvesting operations
- Grain receival operations
- Transportation of rural produce
- Fodder conservation
- Chaff cutting operations
- Silage productions
- The growing of any agricultural crop or pasture species which may produce detectable aromas or pollens e.g. canola & lucerne
- Slashing and mowing of vegetation
- Logging
- Spreading of fertilisers, including lime and gypsum
- Crop spraying by both aerial and ground operations
- Control and eradication of noxious weeds
- Authorised measures to control agricultural pests including baiting, ripping, fumigation and shooting
- Planting of trees and shrubs for woodblocks, windbreaks etc
- Fencing construction and erection
- Tourist facilities
- Manufacture and repair of agricultural machinery
- Processing of rural commodities
- Council Landfill Facilities
- Council Sewerage Treatment Works.

In addition to the above, Council also wishes to highlight the land management responsibilities. In particular weeds management that accompany the ownership of rural land. In this regard, it is advisable to become familiar with Council's 'Rural Living Handbook' to ensure these responsibilities are met. The handbook is available on Council's website at www.goulburn.nsw.gov.au/Planning/Plans-Strategies or in hard copy at Customer Service.

0BLot 1 in DP1034565
and Lot 3 in DP1008818,
Corner of Dossie St and
Sloane St, Goulburn

APPENDIX

G

TITLES



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Report

LRS NSW

Sydney

Address: - Dossie Street, Goulburn

Description: - Lot 1 D.P. 1034565 and Lot 3 D.P. 1008818

As regards that part of Lot 1 D.P. 1034565 numbered (1) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.07.1926 (1926 to 1947)	Albert James Wheatley (Auctioneer) Leslie William Trevarthen Wheatley (Auctioneer) Aubrey Starr Wheatley (Grazier)	Book 1436 No. 219
26.08.1947 (1947 to 1984)	Goldsborough Mort and Company Limited	Book 2031 No. 958 Now Vol 12182 Fol 250
05.09.1984 (1984 to date)	# Council of the City of Goulburn\ Now # Goulburn City Council	Vol 12182 Fol 250 Now 1/1034565

Denotes current registered proprietor

As regards that part of Lot 1 D.P. 1034565 numbered (2) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
03.11.1924 (1924 to date)	Council of the Municipality of Goulburn Now Goulburn City Council (The sales from the Council to Elder's Properties may be defective in view of Deed of Confirmation Book 2905 No. 104)	Book 1367 No 526 (Book 2905 No 104 Deed of Confirmation) Now 1/1034565

Denotes current registered proprietor

As regards that part of Lot 1 D.P. 1034565 numbered (3) on the attached Cadastral Records Enquiry Report

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
07.09.1925 (1925 to 1937)	Willie Roy Wheatley (Grazier)	Book 1401 No. 768
23.10.1937 (1937 to 1947)	Francis Grigg (Grazier)	Book 1796 No. 317
08.09.1947 (1947 to 1963)	The Farmers and Graziers Co-Operative Grain Insurance and Agency Company Limited	Book 2032 No. 5
23.10.1963 (1963 to date)	# Council of the City of Goulburn\ Now # Goulburn City Council	Book 2681 No. 95 Now 1/1034565

Denotes current registered proprietor



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Leases and Easements as regards the whole of Lot 1 D.P. 1034565: - NIL

As regards Lot 3 D.P. 1008818

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
07.09.1925 (1925 to 1937)	Willie Roy Wheatley (Grazier)	Book 1401 No. 768
23.10.1937 (1937 to 1947)	Francis Grigg (Grazier)	Book 1796 No. 317
08.09.1947 (1947 to 1963)	The Farmers and Graziers Co-Operative Grain Insurance and Agency Company Limited Now The Farmers and Graziers Co-Operative Company Limited	Book 2032 No. 5
23.10.1963 (1963 to 1986)	Dalgety Farmers Limited	Book 3581 No. 419 Now 11/717598
02.07.1986 (1986 to 1989)	Charles David Pty Limited	11/717598
08.11.1989 (1989 to 1992)	Richard Ian Carter (Grazier) Jane Lethbridge Carter (Married Woman)	11/717598
10.03.1992 (1992 to 1998)	Peter Leslie Bladwell Merridee May Bladwell	11/717598 Now 51/810226
04.02.1998 (1998 to 2000)	James Peter Bladwell	51/810226 Now 3/1008818
06.04.2000 (2000 to date)	# Council of the City of Goulburn	3/1008818

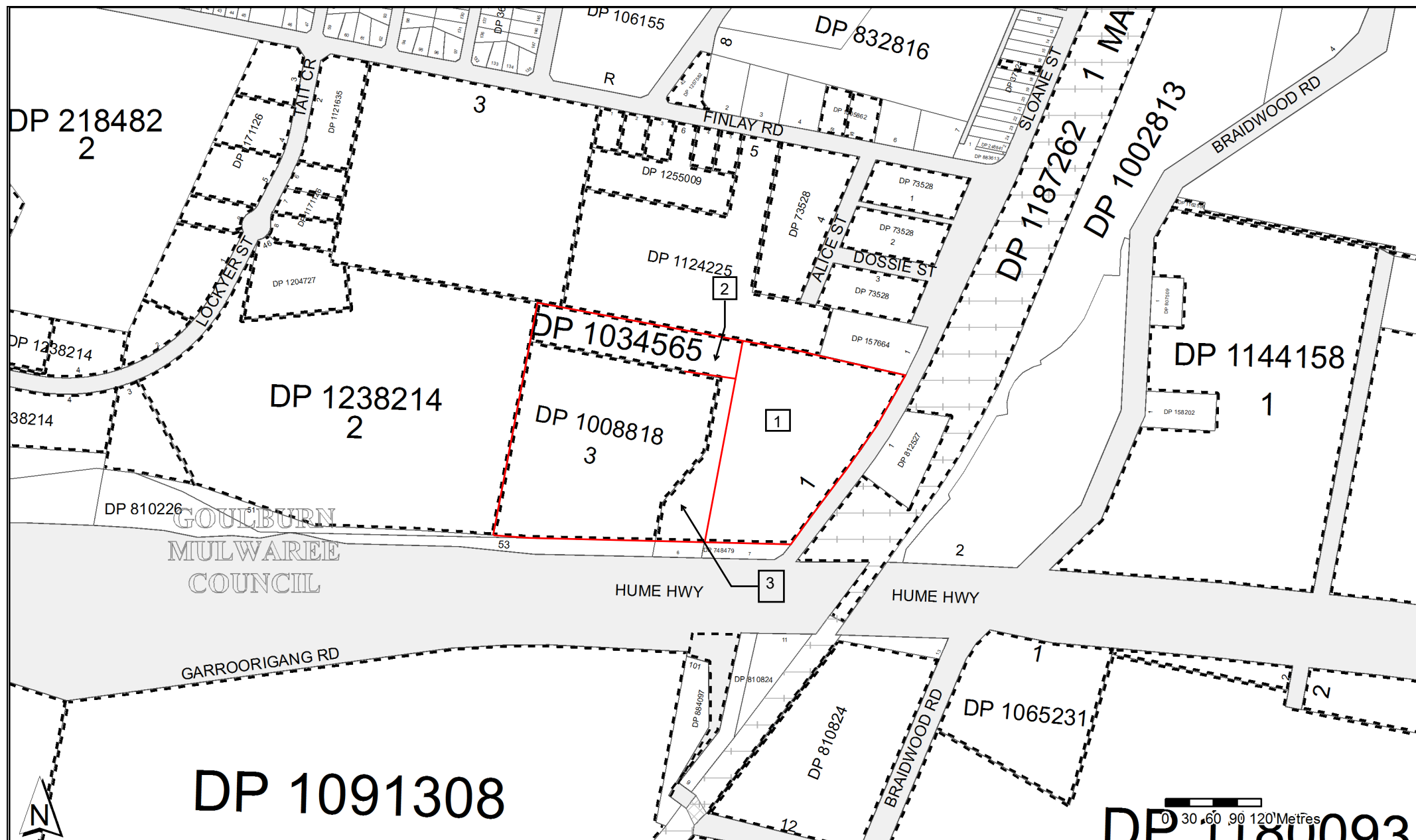
Denotes current registered proprietor

Leases: - NIL

Easements: -

- 23.12.1999 (D.P. 1008818) Easement for Transmission Line 20 metres wide

Yours Sincerely,
Mark Groll
1 November 2019



PLAN FORM Z

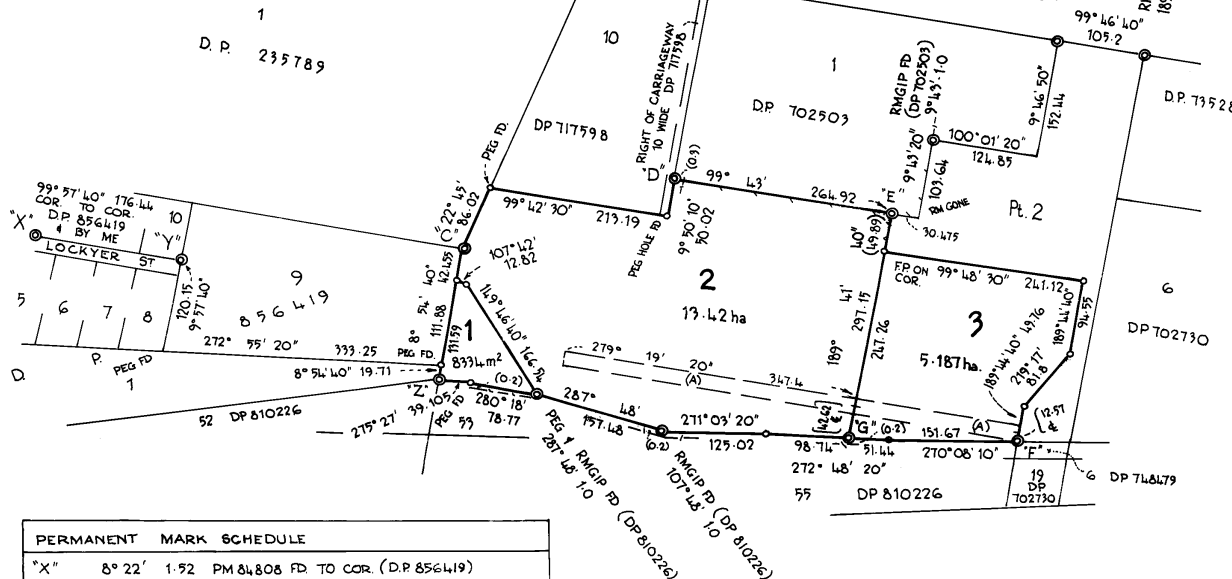
SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

Angela Daw

LEE, ANNE MARICIA ANDREW'S
 25 PIERSON ST, LOCKYER 5032
 BANK OFFICER

SCHEDULE OF REF. MARKS				
C	89° 53'	1.935	RMGIP FD (DP 218482)	
D	99° 12'	0.35	RMGIP FD (DP 235789)	
E	279° 43'	0.635	RMGIP FD (DP 235789)	
F	270° 08'	1.0	RMGIP FD (DP 702730)	
G	140° 56'	2.685	RMGIP PLACED	

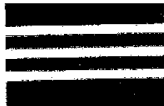
SURVEY PRACTICE REGULATIONS 1990, CLAUSE 32/2				
MARK	I.S.G. CO-ORDINATES		ZONE	ACC
	EASTING	NORTHING		
PM 84808	362 282.647	1180415.389	553	4
PM 84809	362 459.489	1180284.870	553	4
GARR. (P)	362 774.689	1180232.192	553	3
SOURCE I.S.G. CO-ORDINATES ADOPTED FROM S.C.I.M.S.				
8 DEC. 1999. Q 631.7-4 COMBINED SCALE FACTOR 0.99988				





10718

NEW SOUTH WALES



CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Application No. 45463



ID Vol. **10718** Fol. **45**
Edition issued 17-1-1968

10718 Fol. 45

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

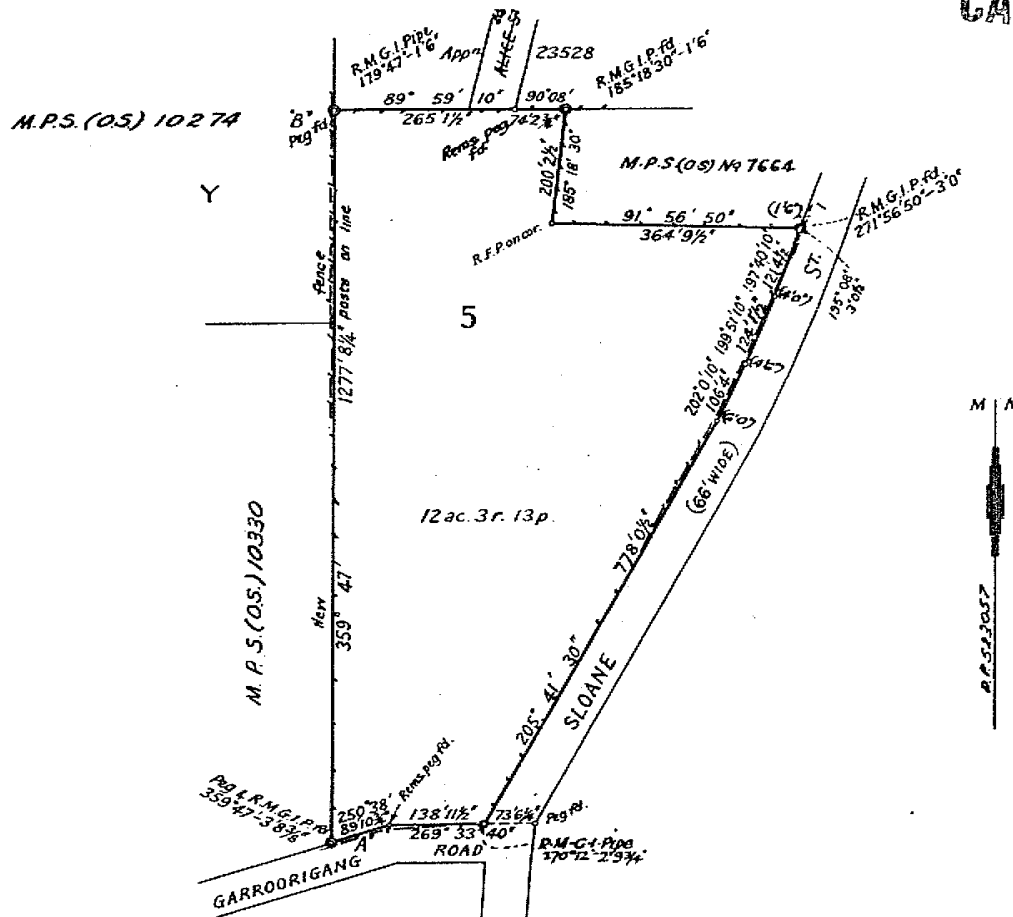
Witness *W. S. Allen*

J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND

CANCELLED



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 5 in Deposited Plan 523057 in the City of Goulburn Parish of Goulburn and County of Argyle being part of Portion 46 granted to John Archer Broughton on 29-5-1857.

FIRST SCHEDULE (continued overleaf)

GOLDSBROUGH MORT AND COMPANY LIMITED.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

J. Watson
Registrar General

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

This deed is cancelled as to the whole (ex road)
 New Certificates of Title have issued on 14/8/73
 for lots in Deprinted Plan No. 563206 as follows:-
 Lots 6 Vol. 12182 Fol. 250 respectively.

Jaworski
 REGISTRAR GENERAL



The residue of land in this folio comprises
 is road widening in
 DP 563206 entered 21/8/73.

Jaworski
 REGISTRAR GENERAL



NATURE

INSTRUMENT

NUMBER

DATE

ENTERED

Signature of Registrar-General

DP 563206

SECOND SCHEDULE (continued)

INSTRUMENT

NATURE

NUMBER

DATE

PARTICULARS

ENTERED

Signature of Registrar-General

CANCELLATION

The interest of the Council of the City of Goulburn
 in the addition to existing road shown on
 D.P. 563206

30.7.1973

Jaworski

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED



CIFICATE OF TITLE



12182250

NEW SOUTH WALES

AL PROPERTY ACT, 1900

Appln No. 45463

Prior Title Vol.10718 Fol.45

Vol. **12182** Fol. **250**

Edition issued 14-8-1973



I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson

Registrar General.

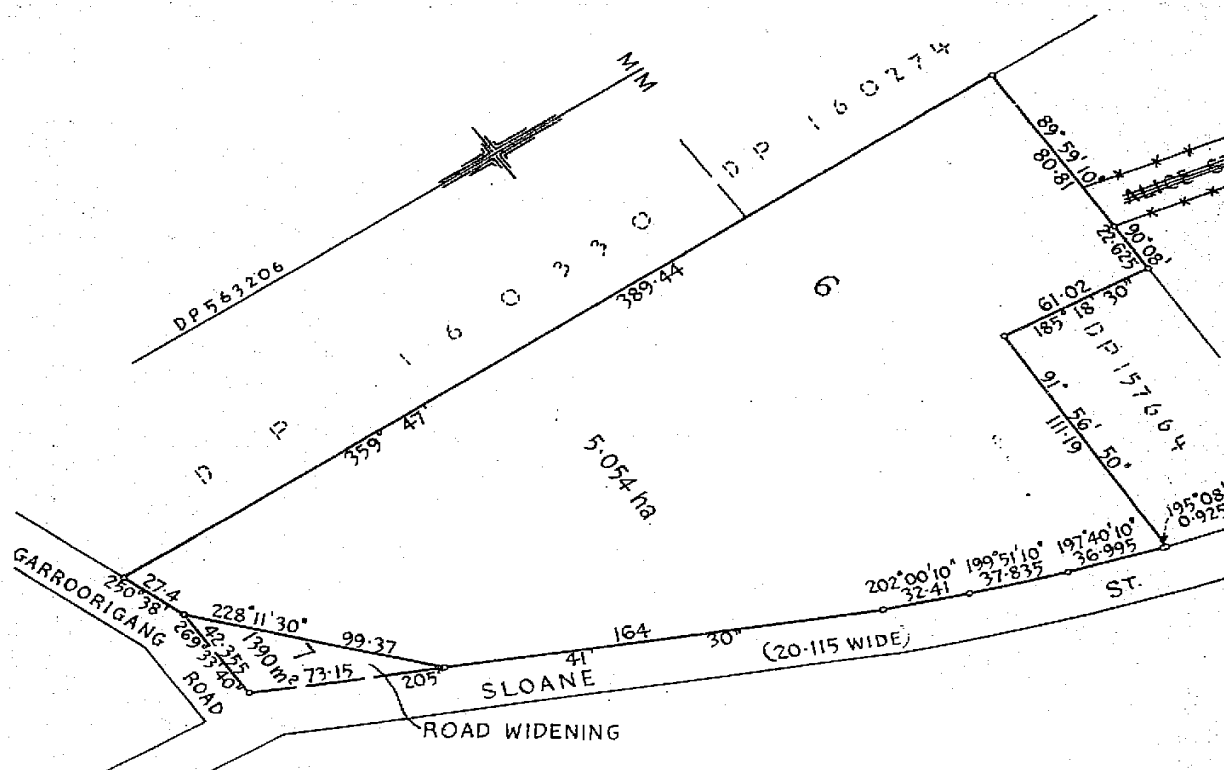


PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED

SEE AUTO FOLIO



S

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 6 in Deposited Plan 563206 in the City of Goulburn Parish of Goulburn and County of Argyle being part of Portion 46 granted to John Archer Broughton on 29-5-1857.

FIRST SCHEDULE

~~GOLDSBROUGH-MORTIMER COMPANY LIMITED.~~

SECOND SCHEDULE

GR 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

Jawatson
Registrar General

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TILES OFFICE.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

12182 250

(Page 1) Vol.

FIRST SCHEDULE (continued)

[illegible]

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

[illegible]

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

✓306616
DP. 702730
DP 74847



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/10/2019 9:27PM

FOLIO: 6/563206

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 12182 FOL 250

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/10/1991	Z757255	TRANSFER	FOLIO CANCELLED
16/8/2000	7025422	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

goulburn dossie st

PRINTED ON 31/10/2019



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/10/2019 9:27PM

FOLIO: 5/748479

First Title(s): OLD SYSTEM

Prior Title(s): 6/563206

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
17/8/1987	DP748479	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
23/10/1991	Z757255	TRANSFER	FOLIO CREATED EDITION 1
13/11/1991	E57502	DEPARTMENTAL DEALING	EDITION 2
20/11/2001	DP1034565	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

goulburn dossie st

PRINTED ON 31/10/2019



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/10/2019 9:27PM

FOLIO: 1/1034565

First Title(s): OLD SYSTEM

Prior Title(s): 5/748479 BK 1367 NO 526
BK 2681 NO 95 BK 2905 NO 104

Recorded	Number	Type of Instrument	C.T. Issue
20/11/2001	DP1034565	DEPOSITED PLAN	FOLIO CREATED EDITION 1
20/11/2001	CA85163	CONVERSION ACTION	
28/12/2001	8235326	DEPARTMENTAL DEALING	EDITION 2
14/9/2015	AJ811575	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

goulburn dossie st

PRINTED ON 31/10/2019



FOLIO: 1/1034565

SEARCH DATE	TIME	EDITION NO	DATE
31/10/2019	9:25 PM	2	28/12/2001

LAND

LOT 1 IN DEPOSITED PLAN 1034565
AT GOULBURN
LOCAL GOVERNMENT AREA GOULBURN MULWAREE
PARISH OF GOULBURN COUNTY OF ARGYLE
TITLE DIAGRAM DP1034565

FIRST SCHEDULE

GOULBURN CITY COUNCIL

(CA85163)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE BK1367 NO526 & BK2905 NO104
- 3 Z757255 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: DP1258615.

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/10/2019 9:28PM

FOLIO: 11/717598

First Title(s): OLD SYSTEM

Prior Title(s): CA7617

Recorded	Number	Type of Instrument	C.T. Issue
23/10/1985	CA7617	CONVERSION ACTION	FOLIO CREATED EDITION 1
2/7/1986	W401284	TRANSFER	EDITION 2
8/11/1989	Y687097	TRANSFER	EDITION 3
10/5/1990	Y989864	MORTGAGE	EDITION 4
4/7/1991	DP810226	DEPOSITED PLAN	
21/11/1991	Z930470	DISCHARGE OF MORTGAGE	
21/11/1991	Z930471	TRANSFER	
6/12/1991	E112148	DEPARTMENTAL DEALING	FOLIO CANCELLED
15/9/1999	6199107	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

goulburn dossie st

PRINTED ON 31/10/2019



W401284



REGISTRATION STAMP - 1.00

PAID 0 CHG



D

TRANSFER
REAL PROPERTY ACT, 1900

T

C 1 of 1	x
\$ 373	

R 1 of 1

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	11/117/98	WHOLE	Goulburn
TRANSFEROR Note (b)	DALGETY FARMERS LIMITED		

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 37,500.00
and transfers an estate in fee simple
in the land above described to the TRANSFEE

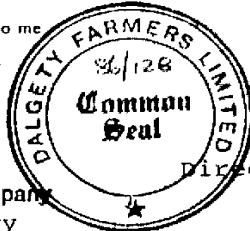
ESTATE Note (c)	TRANSFEE Note (d)	OFFICE USE ONLY
	CHARLES DAVID PTY LIMITED of Ground Floor, 159 Kent Street, Sydney.	S
TENANCY Note (e)	as joint tenants/tenants in common	

PRIOR ENCUMBRANCES
Note (f) subject to the following PRIOR ENCUMBRANCES 1.
2. 3.

DATE

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION
Note (g) Signed in my presence by the transferor who is personally known to me
THE COMMON SEAL OF DALGETY FARMERS LIMITED was hereunto affixed in accordance with the Articles of Association in the presence of :-
Name of Witness (BLOCK LETTERS) Assistant Company Secretary
Address and occupation of Witness



Signature of Transferor

Note (g) Signed in my presence by the transferee who is personally known to me

Signature of Witness
Name of Witness (BLOCK LETTERS)
Address and occupation of Witness

Signature of Transferee
CHRISTOPHER MADDET

TO BE COMPLETED BY LODGING PARTY
Notes (h) and (i)

LODGED BY	CT		OTHER		LOCATION OF DOCUMENTS	
					Herewith.	
					In L.T.O. with	
					Produced by	
Delivery Box Number	A.G.O. Box 3209 SYDNEY		Secondary Directions			
Checked	Passed	REGISTERED	- 19			
Signed	Extra Fee	- 2 JUL 1986		Delivery Directions		

OFFICE USE ONLY

CTLP

OFFICE USE ONLY

RP 13

STAMP DUTY



Y687097

TRANSFER
 REAL PROPERTY ACT, 1900

T	CB	1 of 1	X	R 1/2
	\$	44		

DESCRIPTION
 OF LAND
 Note (a)

251085 9421 04 240006653/03

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Identifier Folio 11/717598	WHOLE	Goulburn
CHARLES DAVID PTY. LIMITED		

ESTATE
 Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 80,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEEE

TRANSFEEE
 Note (d)

AN

RICHARD IAN CARTER of 214 Campbell Street Goulburn, 2580 and JANE LETHBRIDGE CARTER of the same place, his wife

OFFICE USE ONLY

JT2

TENANCY
 Note (e)

51.00

as joint tenants/tenants in common

PRIOR
 ENCUMBRANCES
 Note (f)

subject to the following PRIOR ENCUMBRANCES 1. 2. 3.

DATE 20-10-1987

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION
 Note (g)

Signed in my presence by the transferor who is personally known to me
 THE COMMON SEAL of CHARLES DAVID PTY LIMITED was hereto affixed with the authority of the Board in the presence of:



Name of Witness (BLOCK LETTERS)
 Director Secretary

Signature of Transferor

Note (g)

Signed in my presence by the transferee who is personally known to me

By Richard James Peterswald
 Solicitor for the Transferee

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferee

TO BE COMPLETED
 BY LODGING PARTY
 Notes (h)
 and (i)

OFFICE USE ONLY

LODGED BY		LOCATION OF DOCUMENTS	
GALLOWAY & CO.		CT	OTHER
Ref: Phone: 233-1011 Fax: 232-6491 Delivery BX 440 per LTO. Delivery 28A		1/	Herewith.
			In L.T.O. with
			Produced by
Checked EB 18	Passed	REGISTERED	-19
Signed	Extra Fee	Secondary Directions	
		Delivery Directions	CT 28A -

J + S



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/10/2019 9:27PM

FOLIO: 50/810226

First Title(s): OLD SYSTEM

Prior Title(s): 11/717598

Recorded	Number	Type of Instrument	C.T. Issue
26/6/1991	DP810226	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
6/12/1991	Z930471	TRANSFER	FOLIO CREATED EDITION 1
10/3/1992	E309986	DISCHARGE OF MORTGAGE	
10/3/1992	E309987	REQUEST	
10/3/1992	E309988	TRANSFER	EDITION 2
10/3/1992	E309989	MORTGAGE	
31/10/1994	U745587	DISCHARGE OF MORTGAGE	
31/10/1994	U745588	MORTGAGE	EDITION 3
4/2/1998	3772682	DISCHARGE OF MORTGAGE	
4/2/1998	3772683	TRANSFER	EDITION 4
4/2/1998	3772684	MORTGAGE	
23/12/1999	DP1008818	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

goulburn dossie st

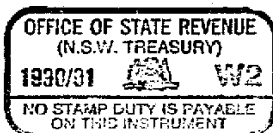
PRINTED ON 31/10/2019

RP 13

STAMP DUTY



Z
930471 T



TRANSFER

REAL PROPERTY ACT, 1900

T

	of		R ² / ₂
\$			

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio Identifier <u>11/717598</u> 51/810226	WHOLE part, being Lot 51 in DP810226	

TRANSFEROR
Note (b)

RICHARD IAN CARTER and JANE LETHBRIDGE CARTER

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 2,250.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES of 260 Elizabeth Street,
Surry Hills.

OFFICE USE ONLY

[Signature]
OVER

TENANCY
Note (e)

~~as joint tenants/tenants in common~~

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.
2. 3.

DATE 4th Sept 1991

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION
Note (g)

Signed in my presence by the transferor who is personally known to me

[Signature]
Signature of Witness

RICHARD JAMES PETERSWALD
Name of Witness (BLOCK LETTERS)

SOLICITOR GOULBURN
Address and occupation of Witness

[Signature]
Signature of Transferor

Note (g)

Signed in my presence by the transferee who is personally known to me

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Solicitor for the transferee
M.B. GALLAND

TO BE COMPLETED
BY LODGING PARTY
Notes (h)
and (i)

LODGED BY		LOCATION OF DOCUMENTS	
V. J. RALPH & CO. LAW STATIONERS LEVEL 19, M.L.C. CENTRE MARTIN PLACE, SYDNEY DX 347 SYDNEY FAX: 233 8645 PH: 233 8088 38W		CT	OTHER
			Herewith.
			In L.T.O. with
Ref: Delivery Box Number			Produced by
Checked	Passed	Secondary Directions	
Signed	Extra Fee		Delivery Directions

21 NOV 1991

AP 13
1985

INSTRUCTIONS FOR COMPLETION

This dealing should be marked by the Stamp Duties Division, Department of Finance before lodgment by hand at the Land Titles Office.

Typewriting and handwriting should be clear, legible and in permanent dense black or dark blue non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the parties to the dealing in the left-hand margin.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the parties and the attesting witnesses.

If it is intended to create easements, covenants, &c., use forms RP13A, RP13B, RP13C as appropriate.

Rule up all blanks.

The following instructions relate to the SIDE NOTES on the form.

(a) Description of land:

- (i) **TORRENS TITLE REFERENCE.** — For a manual reference insert the Volume and Folio (e.g., Vol. 8514 Fol. 126) — For a computer folio insert the folio identifier (e.g., 12/701924).
- (ii) **PART/WHOLE.** — If part only of the land in the folio of the Register is being transferred, delete the word "WHOLE" and insert the lot and plan number, portion, &c. See also sections 327 and 327AA of the Local Government Act, 1919.
- (iii) **LOCATION.** — Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Chullora. If the locality is not shown, insert the Parish and County, e.g., Ph. Lismore Co. Rous.

(b) Show the full name of the transferor(s).

(c) If the estate being transferred is a lesser estate than an estate in fee simple, delete "fee simple" and insert appropriate estate.

(d) Show the full name, address and occupation or description of the transferee(s).

(e) ~~Delete if only one transferee. If more than one transferee, delete either "joint tenants" or "tenants in common", and, if the transferees hold as tenants in common, state the shares in which they hold.~~

(f) In the memorandum of prior encumbrances, state only the registered number of any mortgage, lease, charge or writ to which this dealing is subject.

(g) Execution:

(i) Should there be insufficient space for the execution of this dealing, use an annexure sheet.

(ii) The certificate of corrected deed under the Real Property Act, 1900, must be signed by all parties to the transfer, each party to execute the dealing in the presence of an adult witness, not being a party to the dealing, to whom he/she is personally known. The solicitor for the transferee may sign the certificate on behalf of the transferee, the solicitor's name (not that of his/her firm), to be typewritten or printed adjacent to the signature. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

ATTORNEY (iii) If the transfer is executed by an attorney for the transferor/transferee pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his/her authority, e.g., "AB by his attorney (or receiver or delegate, as the case may be) XY pursuant to power of attorney registered Book No

AUTHORITY (iv) If the transfer is executed pursuant to an authority (other than specified in (iii)) the form of execution must indicate the statutory, judicial or other authority pursuant to which the transfer has been executed.

CORPORATION (v) If the transfer is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his/her position (e.g., director, secretary) in the corporation.

(h) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(i) The lodging party is to complete the **LOCATION OF DOCUMENTS** panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration, pbte for probate, L/A. for letters of administration, &c.

OFFICE USE ONLY

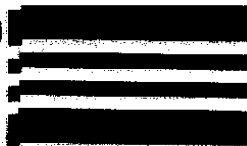
F. SCHEDULE DIRECTIONS

[illegible]

C/S

RP13

①



TRANSFER

Real Property Act, 1900



E
309988 U



§ 2



Office of State Revenue use only

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Folio Identifier 11/717598 being Part of Lot 50 D.P. 810226
now Folio Identifier 50/810226

(B) **LODGED BY**

L.T.O. Box

374

Name, Address or DX and Telephone

Westpac Banking Corporation
THE BANKING HOUSE, 228 PITT STREET
SYDNEY 2000 PHONE: 226-2611
DELIVERY BOX No. 374

REFERENCE (max. 15 characters): 272117230067

(C) **TRANSFEROR**

RICHARD IAN CARTER of "Charlton", Bungonia Road, Goulburn..
and JANE LETHBRIDGE CARTER of the same place his Wife.

(D) acknowledges receipt of the consideration of \$107,500.00

and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

(F) **TRANSFEE**



PETER LESLIE BLADWELL of "Quialigo", Windellama Road, Goulburn, and
MERRIDEE MAY BLADWELL of the same place his Wife.

(G) as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE OF EXECUTION 31.1.1992

Signed in my presence by the transferor who is personally known to me.

Signature of Witness

RICHARD JAMES PETERSWALD

Name of Witness (BLOCK LETTERS)

SOLICITOR, GOULBURN

Address of Witness

R. J. Carter
Signature of Transferor

Jane Carter
Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

By I.M. Cheetham,
Solicitor for the Transferee.

Signature of Transferee

REC 6
4

TRANSFER

New South Wales
Real Property Act 1900

3772683 F



Instructions for filling out
this form are available
from the Land Titles Office

Office of State Revenue use only

OFFICE OF STATE REVENUE
STAMP DUTY (N.S.W. TREASURY)
\$2 1ST REC N° 9003 27488

- (A) **LAND TRANSFERRED**
If appropriate, specify the
share or part transferred.

Folio Identifier 50/810226

- (B) **LODGED BY**

LTO Box

25 G

Name, Address or DX and Telephone SA

MTG CD

Reference (15 character maximum): 04876005 MPC HP

- (C) **TRANSFEROR** PETER LESLIE BLADWELL and MERRIDEE MAY BLADWELL

- (D) acknowledges receipt of the consideration of \$95,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple.

- (E) Encumbrances (if applicable): 1. 2. 3.

- (F) **TRANSFEE**

T
TS
(s/13 LGA)

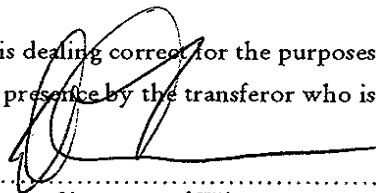
JAMES PETER BLADWELL

- (G)

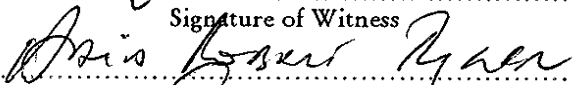
TW
(Sheriff)

TENANCY:

- (H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE
Signed in my presence by the transferor who is personally known to me.



Signature of Witness

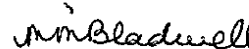


Name of Witness (BLOCK LETTERS)



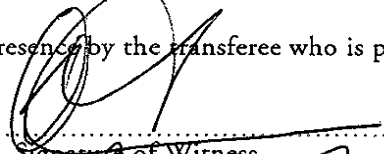
Address of Witness



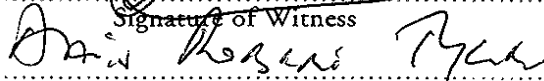


Signature of Transferor

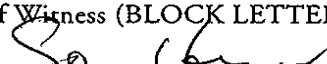
Signed in my presence by the transferee who is personally known to me.



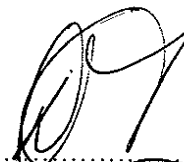
Signature of Witness



Name of Witness (BLOCK LETTERS)



Address of Witness



D. R. TYLER Signature of Transferee's Solicitor
8/11/98

If signed on the transferee's behalf by a solicitor or licensed
conveyancer, show the signatory's full name in block letters.



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

31/10/2019 9:27PM

FOLIO: 3/1008818

First Title(s): OLD SYSTEM

Prior Title(s): 50/810226

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
23/12/1999	DP1008818	DEPOSITED PLAN	FOLIO CREATED EDITION 1
6/4/2000	6696916	DISCHARGE OF MORTGAGE	
6/4/2000	6696917	TRANSFER	EDITION 2
1/4/2008	DP1121635	DEPOSITED PLAN	

*** END OF SEARCH ***

goulburn dossie st

PRINTED ON 31/10/2019



FOLIO: 3/1008818

SEARCH DATE	TIME	EDITION NO	DATE
31/10/2019	9:25 PM	2	6/4/2000

LAND

LOT 3 IN DEPOSITED PLAN 1008818
AT GOULBURN
LOCAL GOVERNMENT AREA GOULBURN MULWAREE
PARISH OF GOULBURN COUNTY OF ARGYLE
TITLE DIAGRAM DP1008818

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF GOULBURN

(T 6696917)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1008818 EASEMENT FOR TRANSMISSION LINE 20 METRE(S) WIDE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 3 DP1008818 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

goulburn dossie st

PRINTED ON 31/10/2019

Contact

31 Anvil Road
Seven Hills NSW 2147

Telephone: +612 8646 2000
Facsimile: +612 8646 2025

www.constructionsciences.net