



# **Douglas Partners**

*Geotechnics | Environment | Groundwater*

Report on  
Preliminary Site Investigation (Contamination)

Proposed Residential Rezoning  
2 Brisbane Grove Road, Brisbane Grove

Prepared for  
Davies Nominees (NSW) Pty Ltd at The Goulburn  
Property Trust

Project 201858.00  
May 2021

**Integrated Practical Solutions**





# Douglas Partners

Geotechnics | Environment | Groundwater

## Document History

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature		Date
Author		Peter Storey	13 May 2021
Reviewer		Dean Woods	13 May 2021



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## Executive Summary

Douglas Partners Pty Ltd (DP) has been engaged by Davies Nominees (NSW) Pty Ltd at The Goulburn Property Trust to complete this preliminary site investigation (contamination) (PSI) undertaken for a proposed residential rezoning for the site at 2 Brisbane Grove Road, Brisbane Grove (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with DP's proposal 201858.00.R.001.Rev0 dated 17 February 2021. DP understands that Hogan Planning are preparing a planning proposal to rezone the subject site into 2 hectare allotments. The site has been included within the Goulburn Mulwarree Council Urban Fringe Strategy which has recently been endorsed by the NSW Department of Planning, Industry and Environment (DPIE). DPIE requires that all planning proposals are accompanied with comprehensive reports equivalent to those of a development application (DA) standard.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed development.

The PSI included the following scope of works:

- Preparation of a list of Potential Areas of Environmental Concern (PAEC) through investigation of the site by the following methods:
  - o Review of local topographic, soil, geological, salinity and acid sulfate soils mapping;
  - o Review of available historical aerial photography for the site to identify land uses and changes in the land that may indicate a potential for contamination;
  - o Search of the NSW EPA contaminated land records to determine the existence of statutory notices current on any parts of the site, or adjacent land, under the Contaminated Land Management Act (1997) and licences (if any) under the Protection of the Environment Operations Act (1997);
  - o NSW Office of Water groundwater bore search;
  - o Summary of current and historic titles and Deposited Plans to identify previous owners that may indicate potentially contaminating activities that may have occurred on site; and
  - o Review of readily available Council records and Section 10.7 (formerly Section 149) certificate.
- Development of a preliminary conceptual site model (CSM); and
- Preparation of this PSI report.

Limited areas of the site that may be impacted by potential contamination were identified on the basis of the available desktop site information and a site walkover. The potential sources of contamination and associated CoPC were considered to be:

- S1: Fill: Associated with current buildings on the site, driveways and dam wall.
  - o COPC include metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc), total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.
- S2: Current site buildings.

- o COPC include asbestos containing materials (ACM), synthetic mineral fibres (SMF), lead (in paint) and PCB.

Whilst there is a risk of contamination associated with the fill, DP considers that due to the limited likely quantity of fill and the likely small amount of HBM potentially present, an intrusive investigation is not considered necessary at this stage. Nevertheless, it is recommended that a hazardous building material assessment and construction environment management plan incorporating an unexpected finds protocol be prepared and implemented during any future construction works at the site.

Should fill material be required to be disposed off-site, it must first be assessed in accordance with NSW EPA (2014) *Waste Classification Guidelines, Part 1: Classifying Waste*.

It is considered that the site would be suitable for the proposed residential subdivision following implementation of the above recommendations.

## Table of Contents

	<b>Page</b>
1. Introduction.....	1
2. Proposed Development.....	1
3. Scope of Works.....	2
4. Site Information .....	2
4.1 Site Identification.....	2
4.2 Site Description.....	3
5. Environmental Setting.....	4
6. Site History .....	6
6.1 Title Deeds.....	6
6.2 Historical Aerial Photography .....	6
6.3 Public Registers and Planning Records .....	7
6.4 Site History Integrity Assessment.....	8
6.5 Summary of Site History .....	8
7. Site Walkover .....	8
8. Preliminary Conceptual Site Model.....	9
9. Conclusions and Recommendations .....	12
10. References.....	12
11. Limitations .....	13
Appendix A: Drawings	
Appendix B: About This Report	
Appendix C: Site History Searches	
Appendix D: Historical Aerial Photographs	
Appendix E: Site Photographs	

## Report on Preliminary Site Investigation (Contamination) Proposed Residential Rezoning 2 Brisbane Grove Road, Brisbane Grove

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### 1. Introduction

Douglas Partners Pty Ltd (DP) has been engaged by Davies Nominees (NSW) Pty Ltd at The Goulburn Property Trust to complete this preliminary site investigation (contamination) (PSI) undertaken for a proposed residential rezoning for the site at 2 Brisbane Grove Road, Brisbane Grove (the site). The site is shown on Drawing 1, Appendix A.

The investigation was undertaken in accordance with DP's proposal 201858.00.R.001.Rev0 dated 17 February 2021. DP understands that Hogan Planning are preparing a planning proposal to rezone the subject site into 2 hectare allotments. The site has been included within the Goulburn Mulwarree Council Urban Fringe Strategy which has recently been endorsed by the NSW Department of Planning, Industry and Environment (DPIE). DPIE requires that all planning proposals are accompanied with comprehensive reports equivalent to those of a development application (DA) standard.

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed development.

This report must be read in conjunction with all appendices including the notes provided in Appendix B.

The following key guidelines were consulted in the preparation of this report:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]* (NEPC, 2013);
- NSW Department of Urban Affairs and Planning, *Managing Land Contamination Planning Guidelines SEPP 55–Remediation of Land*, 1998; and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

### 2. Proposed Development

DP understands that the site has been included within the Goulburn Mulwarree Council Urban Fringe Strategy. It is proposed that the site be subdivided into 2 hectare allotments for residential purposes. Further details about the proposed layout of the allotments were not available at the time of preparing this report.

### 3. Scope of Works

The PSI included the following scope of works:

- Preparation of a list of Potential Areas of Environmental Concern (PAEC) through investigation of the site by the following methods:
  - o Review of local topographic, soil, geological, salinity and acid sulfate soils mapping;
  - o Review of available historical aerial photography for the site to identify land uses and changes in the land that may indicate a potential for contamination;
  - o Search of the NSW EPA contaminated land records to determine the existence of statutory notices current on any parts of the site, or adjacent land, under the Contaminated Land Management Act (1997) and licences (if any) under the Protection of the Environment Operations Act (1997);
  - o NSW Office of Water groundwater bore search;
  - o Summary of current and historic titles and Deposited Plans to identify previous owners that may indicate potentially contaminating activities that may have occurred on site; and
  - o Review of readily available Council records and Section 10.7 (formerly Section 149) certificate.
- Development of a preliminary conceptual site model (CSM); and
- Preparation of this PSI report.

### 4. Site Information

#### 4.1 Site Identification

Site Address	2 Brisbane Grove Road, Brisbane Grove	
Legal Description	Lot 61, DP976708	Lot 73, DP976708
	Lot 62, DP976708	Lot 74, DP976708
	Lot 63, DP976708	Lot 75, DP976708
	Lot 64, DP976708	Lot 76, DP976708
	Lot 71, DP976708	Lot 77, DP976708
	Lot 72, DP976708	Lot 60, DP1090981
Area	34 ha	
Zoning	Zone RU6: Transition	
Local Council Area	Goulburn Mulwaree Council	
Current Use	Rural Residential and pastoral agriculture	

Surrounding Uses	North – Rural residential and pastoral agriculture East – Rural residential and pastoral agriculture South – Rural residential and pastoral agriculture West – Rural residential and pastoral agriculture
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## 4.2 Site Description

The site is a roughly trapezoid shaped parcel of land located approximately 5 km to the south of Goulburn. The site measures approximately 740 m by 530 m and is mostly undeveloped agricultural land. There is a residential property located in the approximate centre of the site, with a gravel surfaced track leading to the property. The site surface is low grass vegetation with occasional trees present. The site is predominantly flat with a small rounded hill in the south of the site where the residential property is located. The site is located at an elevation of approximately 640 m to 650 m Australian Height Datum (AHD).

The site location is shown in Figure 1 below.



**Figure 1: Site Location**



## 5. Environmental Setting

Regional Topography	The topography of the surrounding area is generally undulating with gentle slopes present to the east of the slopes. Larger hills are present to the north and generally flat land is located to the west of the site.
Site Topography	The site topography is generally flat, sloping down slightly towards the north and west.
Soil Landscape	<p>Reference to NSW Department of Planning Industry and Environment eSPADE website (<a href="https://www.environment.nsw.gov.au/eSpade2Webapp">https://www.environment.nsw.gov.au/eSpade2Webapp</a>, accessed 23 April 2021) indicated that the northern part of the site is mapped as being on the Collector Creek Soil Landscape and the southern part of the site is mapped as being on the Gundry Soil Landscape</p> <p>Typical soil in the Collector Creek Soil Landscape is described as being moderately deep, grey and mottle yellow mottled duplex soil.</p> <p>Typical soil in the Gundry Soil Landscape is described as being moderately deep acid or neutral, red, orange or yellow duplex soils. Red Podzolic soils are likely to occur on upper slopes, yellow podzolic soils in mid and lower slope positions and gleyed solodic soils in drainage lines.</p>
Geology	Goulburn 1:100,000 Geological Sheet 8828 indicates the site is underlain by Cainozoic aged alluvium deposits comprise gravel, sand and clay. The alluvium deposits are indicated to be underlain by undifferentiated Silurian aged limestone, shale, chert, quartzite and tuff.
Acid Sulfate Soils	Reference to the CSIRO's Atlas of Australian Acid Sulfate Soils online mapping portal, ( <a href="https://www.csiro.au/ASRIS">A S R I S - Atlas of Australian Acid Sulfate Soils (csiro.au)</a> ) indicates that the site has an extremely low probability of acid sulfate soils to be present.
Surface Water	A dam is present in the south east of the site. Numerous other dams are located in the surrounding area. The Mulwaree River is located approximately 360 m to the north of the site at its closest. The river flows towards the north and is located topographically down-gradient of the site.
Groundwater	The <i>Hydrogeological Landscape for the Hawkesbury Nepean Catchment Management Authority, Goulburn Region</i> (NSW DECCW, 2011) indicates that the site lies within the Mulwaree hydrogeological landscape (HGL). Typical lithologies within Mulwaree HGL are described as including sandstone interbedded with siltstone and mudstone, and rhyolitic to andesitic volcanic rocks. Aquifers within the HGL are described as unconfined with flow occurring primarily through fractures in the bedrock. Depth to water is indicated to be between 2 m to 8 m below ground level.

Registered Groundwater  
 Bores

A search of the publicly available registered groundwater bore database indicated that there are ten registered groundwater bores within 1 km of the site. A summary of available information for the registered bores is detailed below and further details are provided in Appendix C:

Bore ID Authorised Purpose Completion Year Status	Location Relative to Site	Final Depth (m)	Standing Water Level (m bgl)
GW035726 Stock – 1973, Current	On site	50.2	NA
GW026620 Stock, Domestic – 1966, Current	284m E	50.3	NA
GW104601 Stock, Domestic – 2002, Current	346m E	48	NA
GW103978 Domestic – 2000, Current	561m E	79	NA
GW102547 Domestic – 1987, Current	695m E	36.6	7.6
GW105557 Domestic – 2002, Current		72	11
GW105739 Stock, Domestic – 2004, Current	943m N	78	2
GW013807 Stock – 1958, Current	695m SW	29.9	NA
GW013909 Stock, Domestic – 1958, Current	702m S	73.2	14.3
GW051459 Domestic – 1980, Current	282m SE	73.2	NA

## 6. Site History

### 6.1 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 1.

**Table 1: Historical Title Deeds**

<b>Date of Acquisition and Term Held</b>	<b>Registered Proprietor(s) &amp; Occupations</b>	<b>Inferred Land Use</b>
02.09.1926 (1926 to 1938)	Pierre le. J Poidevin	Unknown – likely grazing
26.09.1938 (1938 to 1953)	Emily Frances Poidevin (Widow)	Unknown – likely grazing
04.08.1953 (1953 to 1960)	Francis Augustine Mooney (Grazier)	Grazing
26.05.1960 (1960 to 2005)	Anthony William Osborne Wilkinson (Accountant)	Unknown
14.01.2005 (2005 to 2019)	Peter Clifton Motors Pty Ltd Now Goulburn City Motor Group Pty Ltd	unknown
02.09.2019 (2019 to date)	# Davies Burrows Nominees Pty Ltd Now # Davies Nominees (NSW) Pty Ltd	unknown

Review of the historical title information indicated that the site has most likely been used for grazing and residential uses.

### 6.2 Historical Aerial Photography

Six historical aerial photographs were obtained from public databases. Extracts of the aerial photographs are included in Appendix D. A summary of key features observed for the site and surrounding land is presented in Table 2.

**Table 2: Summary of Historical Aerial Photographs**

Year	Site	Surrounding Land Use
1975	A residential dwelling was present on the site, multiple out-buildings were present as well as a driveway or access road entering from the northern boundary. Two dams were present in the southern end of the site. No water courses appeared on the site.	Surrounding land use was agricultural. Several residences could be seen on the surrounding land. The Mulwaree River was located to the north and the west of the site, about 300 m at its closest point.
1987	There were no significant changes to the previous photographs.	There were no significant changes to the previous photographs.  A small dam appeared approximately 400 m north east of the site.
1997	There were no significant changes to the previous photographs.	There were no significant changes to the previous photographs.
2006	There were no significant changes to the previous photographs.	There were no significant changes to the previous photographs.
2016	There were no significant changes to the previous photographs.	There were no significant changes to the previous photographs.
2020	There were no significant changes to the previous photographs.	There were no significant changes to the previous photographs.  Some bare earth appeared 200 m north east of the site.

### 6.3 Public Registers and Planning Records

EPA Notices	No Notices; accessed on 30 April 2021. The closest listing was for the Caltex Depot located at 13 Sloane Street, Goulburn, located approximately 1.2 km to the north of the site.
EPA Licences	No Notices; accessed on 30 April 2021
SafeWork NSW - Provided in Appendix C	A search of SafeWork NSW database on the Storage of Hazardous Chemicals did not locate any records pertaining to the site.
Planning Certificates – Provided in Appendix C	<p>Planning certificates for three of the twelve lots that comprise the site were obtained from Goulburn Mulwaree Council. The certificates are dated 29 March 2021. For each lot that a certificate was obtained, the following information was stated:</p> <p>The land was not significantly contaminated, subject to a management order, subject of an approved voluntary management proposal, subject to an ongoing</p>

management order, nor subject of a site audit statement, at the time the certificate was issued.

The land was not reported to contain loose fill asbestos.

The land was reported to be bush fire prone land.

The land was not located in bio-diversity certified land.

The site was not located in a mine subsidence or road widening/construction area.

## 6.4 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments/agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and/or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

## 6.5 Summary of Site History

The site history information suggests that the site was acquired by the current owner in 2019 from Goulburn City Motor Group Pty Ltd.

Information on historical aerial photographs indicate that the site has likely been used for agricultural uses and as a residential dwelling since at least 1975. Little to no change has occurred on the site since 1975 based on review of historical aerial photographs. There are no records of any previous site contamination assessments undertaken at the site and the site does not appear on the list of contaminated sites notified to the NSW EPA. There are no records of an environment protection licence for the site

## 7. Site Walkover

A site walkover was undertaken by an environmental scientist on 15 April 2021. The general site topography was consistent with that described in Section 5.1. The site layout appears to have remained unchanged from the 1975 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix E).

- The site was largely open grassland/paddock with sporadic trees and was thickly vegetated;

- A cluster of residential buildings, including a brick house and corrugated iron and timber carport/warehouse were located near the centre of the site on a small rounded hill. The buildings were surrounded by trees of moderate size. Possible fill material was observed in the vicinity of the buildings;
- The current driveway entering from the northern border was constructed mostly of fill and fill material was observed to be present along the sides of the driveway;
- An old container and stockyard were located north east of the residency, down gradient. The container was filled with miscellaneous waste material;
- A dam was located in the southern portion of the site. The dam wall appeared to be constructed from site won material, but the possibility of fill material in the dam wall cannot be discounted;
- The remnants of an old driveway were present along the northern and western sides of the residence and several berms of possible fill material were observed immediately west of this driveway, to north of the residence;
- The northern, western, and southern sides of the buildings contained sporadic bricks and tiles, indicating potential fill and an underground Telstra service was also noted on the north-western side of the building. The Telstra service was located in a concrete pit and appeared to be disconnected, though further observation was not possible due to the presence of long grass
- Two pump sheds were observed to be present beside the dam in the southern portion of the site. The sheds contained electrically powered pumps, with one of the sheds observed to be the pump house for the on-site groundwater bore detailed in Section 5. Both pumps appeared to be disused;
- There was no evidence of underground fuel storage tanks or above fuel storage tanks were noted during the site inspection;
- There was no evidence of stressed vegetation observed at the site; and
- Due to the age of the residence, there is a possibility of hazardous building materials including lead paint and asbestos containing material (ACM) being present in the buildings.

A selection of photographs taken during the site walkover are presented in Appendix E.

## 8. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e.: it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

### Potential Sources

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

- S1: Fill: Associated with current buildings on the site, driveways and dam wall.

- o COPC include metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc), total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.
- S2: Current site buildings.
  - o COPC include ACM, synthetic mineral fibres (SMF), lead (in paint) and PCB.

It is noted that the potential sources listed above are relatively minor and are likely limited to small areas of the site (e.g. the residential buildings and the driveway etc). Potential sources areas are shown on Drawing 1, Appendix A.

### Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [current residents];
- R2: Construction and maintenance workers;
- R3: End users [future site residents]; and

Adjacent land users are not considered to be receptors at this point due to the relatively minor nature of the potential sources and the distance of the sources to adjacent land users, in this case neighbouring residential properties are located at least 500 m away from potential sources.

The following potential environmental receptors have been identified:

- R4: Surface water [on site dam and Mulwree River located approximately 300 m to the north of the site];
- R5: Groundwater; and
- R6: Terrestrial ecology.

### Potential Pathways

The following potential pathways have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and/or vapours;
- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Contact with terrestrial ecology.

### Summary of Potentially Complete Exposure Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site,

via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 and S2) and receptors (R1 to R6) are provided in Table 3.

**Table 3: Summary of Potentially Complete Exposure Pathways**

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill, Metals, TRH, BTEX, PAH, OCP and asbestos	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater P6: Contact with terrestrial ecology	R1: Current users [current residents]; R2: Construction and maintenance workers; R3: End users [future site residents]; and R4: Surface water [on site dam and Mulwaree River located approximately 300 m to the north of the site]; R5: Groundwater; and R6: Terrestrial ecology.	Small areas of potential filling have been observed in isolated areas of the site. The source of the fill is not known and whilst there is a risk of contamination associated with the fill, DP considers due to the limited likely quantity of fill an intrusive investigation is not considered necessary at this stage.  It is recommended that a construction environment management plan incorporating an unexpected finds protocol be prepared and implemented during any future construction works at the site.
S2: Site buildings, asbestos, SMF, lead (in paint) and PCB	P1: Ingestion P2: Inhalation of dust P3: Surface water run-off P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater P6: Contact with terrestrial ecology	R1: Current users [current residents]; R2: Construction and maintenance workers; R3: End users [future site residents]; and R4: Surface water [on site dam and Mulwaree River located approximately 300 m to the north of the site]; R5: Groundwater; and R6: Terrestrial ecology.	There is the potential for hazardous building materials (HBM) to be present within site buildings. If buildings are to be demolished or altered, a HBM survey should be undertaken.  It is recommended that a construction environment management plan incorporating an unexpected finds protocol be prepared and implemented during any future construction works at the site.



## 9. Conclusions and Recommendations

Douglas Partners Pty Ltd (DP) was engaged by Davies Nominees (NSW) Pty Ltd at The Goulburn Property Trust to complete this preliminary site investigation (contamination) (PSI) undertaken for a proposed residential rezoning for the site at 2 Brisbane Grove Road, Brisbane Grove.

The objective of the PSI as to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed development.

Limited areas of the site that may be impacted by potential contamination were identified on the basis of the available desktop site information and a site walkover. The potential sources of contamination and associated CoPC were considered to be:

- S1: Fill: Associated with current buildings on the site, driveways and dam wall.
  - o COPC include metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc), total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.
- S2: Current site buildings.
  - o COPC include ACM, synthetic mineral fibres (SMF), lead (in paint) and PCB.

Whilst there is a risk of contamination associated with the fill, DP considers due to the limited likely quantity of fill and the likely small amount of HBM potentially present, an intrusive investigation is not considered necessary at this stage. Nevertheless, it is recommended that a hazardous building material assessment and construction environment management plan incorporating an unexpected finds protocol be prepared and implemented during any future construction works at the site.

Should fill material be required to be disposed off-site, it must first be assessed in accordance with NSW EPA (2014) *Waste Classification Guidelines, Part 1: Classifying Waste*.

It is considered that the site would be suitable for the proposed residential subdivision following implementation of the above recommendations.

## 10. References

- C. Hird (1983). *Goulbourn Soil Landscape Series Sheet SI 55-12 1:250 000*, Soil Conservation Service of N.S.W;
- NSW Department of Environment, Climate Change and Water (2011). *Hydrogeological Landscapes for the Hawkesbury Nepean Catchment Management Authority, Goulburn Region*, ;
- O.D. Thomas, A.J. Johnston, M.M. Scott, D.J. Pogson, L. Sherwin and G.P. MacRae (2002) *Goulburn 1:100,000 Geological Sheet 8828, Provisional 1st edition*, Geological Survey of New South Wales;

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.

NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

## 11. Limitations

Douglas Partners (DP) has prepared this report for this project at 2 Brisbane Grove Road, Brisbane Grove in accordance with DP's proposal dated 17 February 2021 and acceptance received from Kieran Davies of Davies Nominees (NSW) Pty Ltd at The Goulburn Property Trust dated 19 March 2021. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Davies Nominees (NSW) Pty Ltd at The Goulburn Property Trust for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

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## Douglas Partners Pty Ltd

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## Appendix A

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Drawings



**Locality Plan**

**LEGEND**

- Site Boundary
- Approximate Former Stockyard Location
- Fill Associated with the Driveway and Dam Wall
- Potential Fill Associated with the Dwelling Structures On-Site
- Dwelling Structures
- Dam Pumps (Disused)

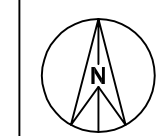


NOTE: Base drawing from Google Earth Pro



CLIENT: Davies Nominees (NSW) Pty Ltd at The Goulburn Property Trust	
OFFICE: Canberra	DRAWN BY: SDG
SCALE: As Shown	DATE: 10.05.2021

TITLE: **Site Features and Layout Plan**  
**Proposed Residential Rezoning**  
**2 Brisbane Grove Road, Brisbane Grove**



PROJECT No:	201858.00
DRAWING No:	1
REVISION:	0

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## **Appendix B**

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About This Report

# About this Report

# Douglas Partners



## Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

## Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

## Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

## Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

## Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

# *About this Report*

## **Site Anomalies**

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

## **Information for Contractual Purposes**

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

## **Site Inspection**

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

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## **Appendix C**

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Site History Searches





Our Ref: D21/057295

23 April 2021

Mr Elliott Luck  
Douglas Partners  
[Elliott.luck@douglaspartners.com.au](mailto:Elliott.luck@douglaspartners.com.au)

Dear Mr Luck

**RE SITE: DP976708 Lot 73 Brisbane Grove Rd, Brisbane Grove NSW 2580**

I refer to your site search request received by SafeWork NSW requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email [licensing@safework.nsw.gov.au](mailto:licensing@safework.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'G Draper'.

Gabriela Draper

Licensing Representative  
Licensing and Funds, Better Regulation  
SafeWork NSW

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
GLENDALE	Settlement Pond	65 Glendale DRIVE	Unclassified	Regulation under CLM Act not required	-32.93411399	151.6483695
GLENDALE	Former Service Station	334-342 Lake ROAD	Unclassified	Regulation under CLM Act not required	-32.92775076	151.6433463
GLENDALE	Woolworths Service Station	Stockland DRIVE	Service Station	Regulation under CLM Act not required	-32.93250548	151.6404097
GLENDENNING	7-Eleven Plumpton Service Station Glendenning	1 Dublin Street, corner Richmond ROAD	Service Station	Regulation under CLM Act not required	-33.73988232	150.8603323
GLENORIE	Caltex Glenorie Service Station	912 Old Northern ROAD	Service Station	Regulation under CLM Act not required	-33.60550946	151.0126731
GLENTHORNE	Caltex Taree Service Station	Manning River DRIVE	Service Station	Regulation under CLM Act not required	-31.94415251	152.4703511
GLOUCESTER	Caltex Service Station	141 Church STREET	Service Station	Regulation under CLM Act not required	-32.01222514	151.9579521
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	-34.75313166	149.725032
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

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
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
GRAFTON	Grafton Works Depot	26-28 Bruce STREET	Other Petroleum	Regulation under CLM Act not required	-29.67975507	152.9249357
GRAFTON	Former BP Service Station (Reliance Petroleum)	202 Queen STREET	Service Station	Regulation under CLM Act not required	-29.67645469	152.9423977
GRAFTON	Woolworths Petrol	75 - 77 Fitzroy Street Cnr of Duke STREET	Service Station	Regulation under CLM Act not required	-29.69221713	152.9343562
GRAFTON	Caltex Service Station	Corner Villiers St and Fitzroy STREET	Service Station	Regulation under CLM Act not required	-29.69296308	152.9366431
GRAFTON	BP Service Station (Reliance Petroleum)	14 Villiers (Cnr Fitzroy) STREET	Service Station	Regulation under CLM Act not required	-29.69345456	152.9373123
GRAFTON	Former Mobil Depot Grafton	2-16 Bruce STREET	Other Petroleum	Regulation under CLM Act not required	-29.68093591	152.9231289
GRAFTON	Caltex Service Station	179 Prince STREET	Service Station	Regulation under CLM Act not required	-29.68600117	152.9371093
GRANVILLE	Caltex Service Station	144 Parramatta ROAD	Service Station	Regulation under CLM Act not required	-33.83039605	151.0109216



Goulburn Mulwaree Council  
Locked Bag 22  
Goulburn NSW 2580

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

Contact: Planning & Environment

Douglas Partners  
PO Box 1487  
FYSHWICK ACT 2609

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

**Receipt No.:** 333288  
**Applicant's Reference:** na  
**Certificate No:** PLAN/1136/2021

### **DESCRIPTION OF PROPERTY**

**Address:** Allfarthing 2 Brisbane Grove Road BRISBANE GROVE NSW 2580  
**Legal Description:** Lot 76 DP 976708 Parish Goulburn

### **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)**

<i>SEPP No. 21 – Caravan Parks</i>	<i>SEPP (Building Sustainability Index: BASIX) 2004</i>
<i>SEPP No. 33 – Hazardous and Offensive Development</i>	<i>SEPP (Exempt and Complying Development Codes) 2008</i>
<i>SEPP No. 36 – Manufactured Home Estates</i>	<i>SEPP (Housing for Seniors or People with a Disability) 2004</i>
<i>SEPP No. 50 – Canal Estate Development</i>	<i>SEPP (Infrastructure) 2007</i>
<i>SEPP No. 55 – Remediation of Land</i>	<i>SEPP (Mining, Petroleum Production and Extractive Industries) 2007</i>
<i>SEPP No. 64 – Advertising and Signage</i>	<i>SEPP (Koala Habitat Protection) 2020</i>
<i>SEPP No. 65 - Design Quality of Residential Apartment Development</i>	<i>SEPP (State &amp; Regional Development) 2011</i>
<i>SEPP No. 70 – Affordable Housing (Revised Schemes)</i>	<i>SEPP (State Significant Precincts) 2005</i>
<i>SEPP (Concurrences and Consents) 2018</i>	<i>SEPP (Affordable Rental Housing) 2009</i>
<i>SEPP (Primary Production and Rural Development) 2019</i>	<i>SEPP (Educational Establishments and Child Care Facilities) 2017</i>
<i>SEPP (Koala Habitat Protection) 2021</i>	<i>SEPP (Sydney Drinking Water Catchment) 2011</i>

**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).

<b>Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i></b>
<p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (B6 Enterprise Corridor and Currawang)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects: Lot 12 DP 581011, Lot 1 DP 995523, Lot 1 DP 38459, Lots 1 and 2 DP 1196725, Lots 2-6 DP 38459, Lot 22 DP 1113506, Lots 1 and 2 DP 845895, Lots 1 and 2 DP 153553, Lot Y DP 160746, Lot 33 DP 1062014, Lot B DP 152471, Lot A DP 163373, Lot 1 DP 841582, Lot 43 DP 28002, Lot 1 DP 1062993, Lots 1 and 2 DP 28002, Lot B DP 332337, Lot 51 DP 419287, Lot 20 DP 522273, Lot 1 DP 17363, Lots 131,141, 150, 154, 190 and 204 DP750047, Lot 1 DP 1259043, and Lot 1 DP 590583</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (37 Ross Street and 23 Brewer Street, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 100 and 101 DP 1214244</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (Racecourse Drive, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 1 and 2 DP 1225883, Lots 2, 3, 4 and 5 DP 1047328, Lots 1 and 2 DP 1081406, Lots 11 and 12 DP 1184187, Lots 84, 85, 86, 87 and 88 DP 1090102, Lots 1 and 2 DP 1114744, Lots 81 and 82 DP 1061444, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 DP 1269481</i></li> </ul> <p>Proposed Natural Disasters Clause</p>
<b>Draft State Environmental Planning Policies (SEPP's)</b>
<p><i>Draft Environment SEPP</i></p> <p><i>ISEPP – Amendment – Health Infrastructure</i></p> <p><i>Explanation of Intended Effect - Housing Diversity SEPP includes the consolidation and amendment of three housing related SEPPs:</i></p> <ul style="list-style-type: none"> <li><i>SEPP (Affordable Rental Housing) 2009,</i></li> <li><i>SEPP (Housing for Seniors and People with a Disability) 2004, and</i></li> <li><i>SEPP No 70 – Affordable Housing (Revised Schemes).</i></li> </ul> <p><i>Explanation of Intended Effect - Agritourism and Small Scale Agricultural Development outlines proposed amendments to the:</i></p> <ul style="list-style-type: none"> <li><i>Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument LEP Order),</i></li> <li><i>State Environmental Planning Policy (Primary Production and Rural Development) 2019 (PPRD SEPP), and</i></li> <li><i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).</i></li> </ul> <p><i>Explanation of Intended Effect - Design and Place SEPP includes a proposal to:</i></p> <ul style="list-style-type: none"> <li><i>Repeal and replace SEPP No 65 – Design Quality of Residential Apartment Development and SEPP (Building Sustainability Index: BASIX) 2004 (BASIX SEPP), and</i></li> <li><i>Consolidate design and place requirements in other SEPPs in the future.</i></li> </ul>

- (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*

## SECTION 10.7 (2) PLANNING CERTIFICATE

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

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### 2 Zoning and land use under relevant LEP's

- (a) The identity of the zone is RU6 Transition  
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 RU6 Transition

##### 1 Objectives of zone

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

##### 2 Permitted without consent

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

##### 3 Permitted with consent

Backpackers' accommodation; Bed and breakfast accommodation; Cellar door premises; Dwelling houses; Farm stay accommodation; Home industries; Kiosks; Landscaping material supplies; Markets; Oyster aquaculture; Plant nurseries; Roadside stalls; Rural supplies; Tank-based aquaculture; Timber yards; Any other development not specified in item 2 or 4.

##### 4 Prohibited

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Business premises; Camping grounds; Caravan parks; Crematoria; Dual occupancies; Electricity generating works; Exhibition homes; Exhibition villages; Group homes; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Intensive plant agriculture; Livestock processing industries; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Passenger transport facilities; Pond-based aquaculture Recreation facilities (major); Registered clubs; Residential flat buildings; Restricted premises; Retail premises; Rural workers' dwellings; Sawmill or log processing works; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shop top housing; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; 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 10ha 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](mailto:council@goulburn.nsw.gov.au). An application form for a dwelling entitlement report can be found on Council's website.

## SECTION 10.7 (2) PLANNING CERTIFICATE

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(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.

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

Not applicable to the Goulburn Mulwaree Local Government Area.

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### 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 Housing Diversity Code

No. Complying development under the Low Rise Housing Diversity 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 identified as environmentally sensitive land.

**Note:** The Biodiversity Value Map & Threshold Tool potentially applies to the land, refer to the provisions of the *Biodiversity Conservation Act 2016*.

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 250m<sup>2</sup>).

#### 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 Inland Code applies to the land.

The land is identified as environmentally sensitive land.

**Note:** The Biodiversity Value Map & Threshold Tool potentially applies to the land, refer to the provisions of the *Biodiversity Conservation Act 2016*.

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 250m<sup>2</sup>).

## SECTION 10.7 (2) PLANNING CERTIFICATE

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### Housing Alterations Code

No. Complying development under the 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 250m<sup>2</sup>).

### 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 250m<sup>2</sup>).

### 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.

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#### **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.

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#### **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.

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#### **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



## SECTION 10.7 (2) PLANNING CERTIFICATE

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- (b) any environmental planning instrument; or
- (c) any resolution of the Council.

No.

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### 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.

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### 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.

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### 9 Contribution plans

The name of each contributions plan applying to the land.

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

\* The *Goulburn Mulwaree Local Infrastructure Contributions Plan 2021* (s.7.11 and s.7.12 plan) commences on 1 June 2021 and repeals the above two Plans upon its commencement.

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

The land is not affected by any of the plans under Section 64 of the *Local Government Act 1993*

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### 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.

## SECTION 10.7 (2) PLANNING CERTIFICATE

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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*.

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### 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*.

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### 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*.

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### 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.

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### 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.

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### 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.

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### 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:

## SECTION 10.7 (2) PLANNING CERTIFICATE

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- (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.

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### 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.

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### 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.

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### 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.

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### 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.

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### 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.

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.

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

## SECTION 10.7 (2) PLANNING CERTIFICATE

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### 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.

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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](http://www.legislation.nsw.gov.au)

**SECTION 10.7 (5) PLANNING CERTIFICATE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

At the date of this certificate, Council is aware of the following matters affecting the above mentioned land (other than those matters set out in Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*).

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**A** Does the land have frontage to a Classified Road and consequently affected by Clauses 3.3.6, 4.1.7, 6.4.2 and 6.4.3 of *Goulburn Mulwaree Development Control Plan 2009*?

No.

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**B** Is the land identified on the Height of Buildings Map and consequently affected by Clause 4.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**C** Is the land identified on the Floor Space Ratio Map and consequently affected by Clauses 4.4 and 4.5 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**D** Is the land located within 50 metres of a zone boundary and consequently affected by Clause 5.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**E** Is a permit required from Council to clear vegetation under Part 3 of *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*?

No. *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* does not apply to the land. For vegetation clearing on this land refer to Part 5A of the *Local Land Services Act 2013*.

**Note:** The requirements for approval of vegetation clearing are varied depending on the location and uses of the land and the intention of the clearing. The question above relates only to whether a permit is required from Council under *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

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**F** Is the land identified on the Urban Release Area Map and consequently affected by Part 6 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**G** Is the land identified on the Terrestrial Biodiversity Map and consequently affected by Clause 7.2 *Goulburn Mulwaree Local Environmental Plan 2009*?

Yes.

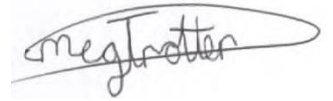
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**Information regarding loose-fill asbestos insulation**

Some residential homes located in the Goulburn Mulwaree local government area have been identified as potentially containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

A handwritten signature in black ink, appearing to read 'Warwick Bennett', enclosed within a hand-drawn oval.

**Date of Certificate**  
**29 March 2021**

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/Development/Plans-Strategies](http://www.goulburn.nsw.gov.au/Development/Plans-Strategies) or in hard copy at Customer Service.



Goulburn Mulwaree Council  
Locked Bag 22  
Goulburn NSW 2580

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

Contact: Planning & Environment

Douglas Partners  
PO Box 1487  
FYSHWICK ACT 2609

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

**Receipt No.:** 333292  
**Applicant's Reference:** NA  
**Certificate No:** PLAN/1147/2021

### **DESCRIPTION OF PROPERTY**

**Address:** Allfarthing 2 Brisbane Grove Road BRISBANE GROVE NSW 2580  
**Legal Description:** Lot 72 DP 976708 Parish Goulburn

### **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)**

<i>SEPP No. 21 – Caravan Parks</i>	<i>SEPP (Building Sustainability Index: BASIX) 2004</i>
<i>SEPP No. 33 – Hazardous and Offensive Development</i>	<i>SEPP (Exempt and Complying Development Codes) 2008</i>
<i>SEPP No. 36 – Manufactured Home Estates</i>	<i>SEPP (Housing for Seniors or People with a Disability) 2004</i>
<i>SEPP No. 50 – Canal Estate Development</i>	<i>SEPP (Infrastructure) 2007</i>
<i>SEPP No. 55 – Remediation of Land</i>	<i>SEPP (Mining, Petroleum Production and Extractive Industries) 2007</i>
<i>SEPP No. 64 – Advertising and Signage</i>	<i>SEPP (Koala Habitat Protection) 2020</i>
<i>SEPP No. 65 - Design Quality of Residential Apartment Development</i>	<i>SEPP (State &amp; Regional Development) 2011</i>
<i>SEPP No. 70 – Affordable Housing (Revised Schemes)</i>	<i>SEPP (State Significant Precincts) 2005</i>
<i>SEPP (Concurrences and Consents) 2018</i>	<i>SEPP (Affordable Rental Housing) 2009</i>
<i>SEPP (Primary Production and Rural Development) 2019</i>	<i>SEPP (Educational Establishments and Child Care Facilities) 2017</i>
<i>SEPP (Koala Habitat Protection) 2021</i>	<i>SEPP (Sydney Drinking Water Catchment) 2011</i>

**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).

<p><b>Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i></b></p> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (B6 Enterprise Corridor and Currawang)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects: Lot 12 DP 581011, Lot 1 DP 995523, Lot 1 DP 38459, Lots 1 and 2 DP 1196725, Lots 2-6 DP 38459, Lot 22 DP 1113506, Lots 1 and 2 DP 845895, Lots 1 and 2 DP 153553, Lot Y DP 160746, Lot 33 DP 1062014, Lot B DP 152471, Lot A DP 163373, Lot 1 DP 841582, Lot 43 DP 28002, Lot 1 DP 1062993, Lots 1 and 2 DP 28002, Lot B DP 332337, Lot 51 DP 419287, Lot 20 DP 522273, Lot 1 DP 17363, Lots 131,141, 150, 154, 190 and 204 DP750047, Lot 1 DP 1259043, and Lot 1 DP 590583</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (37 Ross Street and 23 Brewer Street, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 100 and 101 DP 1214244</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (Racecourse Drive, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 1 and 2 DP 1225883, Lots 2, 3, 4 and 5 DP 1047328, Lots 1 and 2 DP 1081406, Lots 11 and 12 DP 1184187, Lots 84, 85, 86, 87 and 88 DP 1090102, Lots 1 and 2 DP 1114744, Lots 81 and 82 DP 1061444, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 DP 1269481</i></li> </ul> <p>Proposed Natural Disasters Clause</p>
<p><b>Draft State Environmental Planning Policies (SEPP's)</b></p> <p><i>Draft Environment SEPP</i>  <i>ISEPP – Amendment – Health Infrastructure</i>  <i>Explanation of Intended Effect - Housing Diversity SEPP</i> includes the consolidation and amendment of three housing related SEPPs:</p> <ul style="list-style-type: none"> <li><i>SEPP (Affordable Rental Housing) 2009,</i></li> <li><i>SEPP (Housing for Seniors and People with a Disability) 2004, and</i></li> <li><i>SEPP No 70 – Affordable Housing (Revised Schemes).</i></li> </ul> <p><i>Explanation of Intended Effect - Agritourism and Small Scale Agricultural Development</i> outlines proposed amendments to the:</p> <ul style="list-style-type: none"> <li><i>Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument LEP Order),</i></li> <li><i>State Environmental Planning Policy (Primary Production and Rural Development) 2019 (PPRD SEPP), and</i></li> <li><i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).</i></li> </ul> <p><i>Explanation of Intended Effect - Design and Place SEPP</i> includes a proposal to:</p> <ul style="list-style-type: none"> <li><i>Repeal and replace SEPP No 65 – Design Quality of Residential Apartment Development and SEPP (Building Sustainability Index: BASIX) 2004 (BASIX SEPP), and</i></li> <li><i>Consolidate design and place requirements in other SEPPs in the future.</i></li> </ul>

- (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*

## SECTION 10.7 (2) PLANNING CERTIFICATE

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

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### 2 Zoning and land use under relevant LEP's

- (a) The identity of the zone is RU6 Transition  
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 RU6 Transition

##### 1 Objectives of zone

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

##### 2 Permitted without consent

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

##### 3 Permitted with consent

Backpackers' accommodation; Bed and breakfast accommodation; Cellar door premises; Dwelling houses; Farm stay accommodation; Home industries; Kiosks; Landscaping material supplies; Markets; Oyster aquaculture; Plant nurseries; Roadside stalls; Rural supplies; Tank-based aquaculture; Timber yards; Any other development not specified in item 2 or 4.

##### 4 Prohibited

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Business premises; Camping grounds; Caravan parks; Crematoria; Dual occupancies; Electricity generating works; Exhibition homes; Exhibition villages; Group homes; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Intensive plant agriculture; Livestock processing industries; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Passenger transport facilities; Pond-based aquaculture Recreation facilities (major); Registered clubs; Residential flat buildings; Restricted premises; Retail premises; Rural workers' dwellings; Sawmill or log processing works; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shop top housing; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; 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 10ha 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](mailto:council@goulburn.nsw.gov.au). An application form for a dwelling entitlement report can be found on Council's website.

## SECTION 10.7 (2) PLANNING CERTIFICATE

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(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.

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

Not applicable to the Goulburn Mulwaree Local Government Area.

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### 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 Housing Diversity Code

No. Complying development under the Low Rise Housing Diversity 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 identified as environmentally sensitive land.

**Note:** The Biodiversity Value Map & Threshold Tool potentially applies to the land, refer to the provisions of the *Biodiversity Conservation Act 2016*.

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 250m<sup>2</sup>).

#### 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 Inland Code applies to the land.

The land is identified as environmentally sensitive land.

**Note:** The Biodiversity Value Map & Threshold Tool potentially applies to the land, refer to the provisions of the *Biodiversity Conservation Act 2016*.

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 250m<sup>2</sup>).

## SECTION 10.7 (2) PLANNING CERTIFICATE

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### Housing Alterations Code

No. Complying development under the 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 250m<sup>2</sup>).

### 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 250m<sup>2</sup>).

### 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.

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#### **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.

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#### **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.

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#### **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

## SECTION 10.7 (2) PLANNING CERTIFICATE

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- (b) any environmental planning instrument; or
- (c) any resolution of the Council.

No.

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### 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*.

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### 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*.

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### 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.

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### 9 Contribution plans

The name of each contributions plan applying to the land.

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

\* The *Goulburn Mulwaree Local Infrastructure Contributions Plan 2021* (s.7.11 and s.7.12 plan) commences on 1 June 2021 and repeals the above two Plans upon its commencement.

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

The land is not affected by any of the plans under Section 64 of the *Local Government Act 1993*

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## SECTION 10.7 (2) PLANNING CERTIFICATE

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### 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*.

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### 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*.

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### 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*.

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### 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*.

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### 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.

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### 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.

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### 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.

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## SECTION 10.7 (2) PLANNING CERTIFICATE

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### 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.

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### 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.

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### 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.

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### 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.

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### 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.

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**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.

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**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.

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.

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

## SECTION 10.7 (2) PLANNING CERTIFICATE

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### 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.

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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](http://www.legislation.nsw.gov.au)

**SECTION 10.7 (5) PLANNING CERTIFICATE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

At the date of this certificate, Council is aware of the following matters affecting the above mentioned land (other than those matters set out in Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*).

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**A** Does the land have frontage to a Classified Road and consequently affected by Clauses 3.3.6, 4.1.7, 6.4.2 and 6.4.3 of *Goulburn Mulwaree Development Control Plan 2009*?

Yes.

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**B** Is the land identified on the Height of Buildings Map and consequently affected by Clause 4.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**C** Is the land identified on the Floor Space Ratio Map and consequently affected by Clauses 4.4 and 4.5 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**D** Is the land located within 50 metres of a zone boundary and consequently affected by Clause 5.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

Yes.

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**E** Is a permit required from Council to clear vegetation under Part 3 of *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*?

No. *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* does not apply to the land. For vegetation clearing on this land refer to Part 5A of the *Local Land Services Act 2013*.

**Note:** The requirements for approval of vegetation clearing are varied depending on the location and uses of the land and the intention of the clearing. The question above relates only to whether a permit is required from Council under *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

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**F** Is the land identified on the Urban Release Area Map and consequently affected by Part 6 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**G** Is the land identified on the Terrestrial Biodiversity Map and consequently affected by Clause 7.2 *Goulburn Mulwaree Local Environmental Plan 2009*?

Yes.

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**Information regarding loose-fill asbestos insulation**

Some residential homes located in the Goulburn Mulwaree local government area have been identified as potentially containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

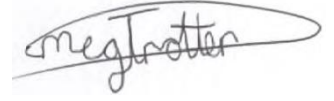
You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain

**SECTION 10.7 (2) & (5) PLANNING CERTIFICATE PLAN/1147/2021**

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advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.



**Date of Certificate**  
**29 March 2021**

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/Development/Plans-Strategies](http://www.goulburn.nsw.gov.au/Development/Plans-Strategies) or in hard copy at Customer Service.



Goulburn Mulwaree Council  
 Locked Bag 22  
 Goulburn NSW 2580

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

Contact: Planning & Environment

Douglas Partners  
 PO Box 1487  
 FYSHWICK ACT 2609

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

**Receipt No.:** 333287  
**Applicant's Reference:** na  
**Certificate No:** PLAN/1137/2021

**DESCRIPTION OF PROPERTY**

**Address:** Allfarthing 2 Brisbane Grove Road BRISBANE GROVE NSW 2580  
**Legal Description:** Lot 73 DP 976708 Parish Goulburn

**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)**

<i>SEPP No. 21 – Caravan Parks</i>	<i>SEPP (Building Sustainability Index: BASIX) 2004</i>
<i>SEPP No. 33 – Hazardous and Offensive Development</i>	<i>SEPP (Exempt and Complying Development Codes) 2008</i>
<i>SEPP No. 36 – Manufactured Home Estates</i>	<i>SEPP (Housing for Seniors or People with a Disability) 2004</i>
<i>SEPP No. 50 – Canal Estate Development</i>	<i>SEPP (Infrastructure) 2007</i>
<i>SEPP No. 55 – Remediation of Land</i>	<i>SEPP (Mining, Petroleum Production and Extractive Industries) 2007</i>
<i>SEPP No. 64 – Advertising and Signage</i>	<i>SEPP (Koala Habitat Protection) 2020</i>
<i>SEPP No. 65 - Design Quality of Residential Apartment Development</i>	<i>SEPP (State &amp; Regional Development) 2011</i>
<i>SEPP No. 70 – Affordable Housing (Revised Schemes)</i>	<i>SEPP (State Significant Precincts) 2005</i>
<i>SEPP (Concurrences and Consents) 2018</i>	<i>SEPP (Affordable Rental Housing) 2009</i>
<i>SEPP (Primary Production and Rural Development) 2019</i>	<i>SEPP (Educational Establishments and Child Care Facilities) 2017</i>
<i>SEPP (Koala Habitat Protection) 2021</i>	<i>SEPP (Sydney Drinking Water Catchment) 2011</i>



**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).

<p><b>Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i></b></p> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (B6 Enterprise Corridor and Currawang)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects: Lot 12 DP 581011, Lot 1 DP 995523, Lot 1 DP 38459, Lots 1 and 2 DP 1196725, Lots 2-6 DP 38459, Lot 22 DP 1113506, Lots 1 and 2 DP 845895, Lots 1 and 2 DP 153553, Lot Y DP 160746, Lot 33 DP 1062014, Lot B DP 152471, Lot A DP 163373, Lot 1 DP 841582, Lot 43 DP 28002, Lot 1 DP 1062993, Lots 1 and 2 DP 28002, Lot B DP 332337, Lot 51 DP 419287, Lot 20 DP 522273, Lot 1 DP 17363, Lots 131,141, 150, 154, 190 and 204 DP750047, Lot 1 DP 1259043, and Lot 1 DP 590583</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (37 Ross Street and 23 Brewer Street, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 100 and 101 DP 1214244</i></li> </ul> <p>Draft Goulburn Mulwaree Local Environmental Plan 2009 (Racecourse Drive, Goulburn)</p> <ul style="list-style-type: none"> <li><i>This amendment only affects Lots 1 and 2 DP 1225883, Lots 2, 3, 4 and 5 DP 1047328, Lots 1 and 2 DP 1081406, Lots 11 and 12 DP 1184187, Lots 84, 85, 86, 87 and 88 DP 1090102, Lots 1 and 2 DP 1114744, Lots 81 and 82 DP 1061444, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 DP 1269481</i></li> </ul> <p>Proposed Natural Disasters Clause</p>
<p><b>Draft State Environmental Planning Policies (SEPP's)</b></p> <p><i>Draft Environment SEPP</i></p> <p><i>ISEPP – Amendment – Health Infrastructure</i></p> <p><i>Explanation of Intended Effect - Housing Diversity SEPP</i> includes the consolidation and amendment of three housing related SEPPs:</p> <ul style="list-style-type: none"> <li><i>SEPP (Affordable Rental Housing) 2009,</i></li> <li><i>SEPP (Housing for Seniors and People with a Disability) 2004, and</i></li> <li><i>SEPP No 70 – Affordable Housing (Revised Schemes).</i></li> </ul> <p><i>Explanation of Intended Effect - Agritourism and Small Scale Agricultural Development</i> outlines proposed amendments to the:</p> <ul style="list-style-type: none"> <li><i>Standard Instrument (Local Environmental Plans) Order 2006 (Standard Instrument LEP Order),</i></li> <li><i>State Environmental Planning Policy (Primary Production and Rural Development) 2019 (PPRD SEPP), and</i></li> <li><i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).</i></li> </ul> <p><i>Explanation of Intended Effect - Design and Place SEPP</i> includes a proposal to:</p> <ul style="list-style-type: none"> <li><i>Repeal and replace SEPP No 65 – Design Quality of Residential Apartment Development and SEPP (Building Sustainability Index: BASIX) 2004 (BASIX SEPP), and</i></li> <li><i>Consolidate design and place requirements in other SEPPs in the future.</i></li> </ul>

- (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*

## SECTION 10.7 (2) PLANNING CERTIFICATE

- (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 RU6 Transition 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 RU6 Transition

##### 1 Objectives of zone

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

##### 2 Permitted without consent

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

##### 3 Permitted with consent

Backpackers' accommodation; Bed and breakfast accommodation; Cellar door premises; Dwelling houses; Farm stay accommodation; Home industries; Kiosks; Landscaping material supplies; Markets; Oyster aquaculture; Plant nurseries; Roadside stalls; Rural supplies; Tank-based aquaculture; Timber yards; Any other development not specified in item 2 or 4.

##### 4 Prohibited

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Business premises; Camping grounds; Caravan parks; Crematoria; Dual occupancies; Electricity generating works; Exhibition homes; Exhibition villages; Group homes; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Intensive plant agriculture; Livestock processing industries; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Passenger transport facilities; Pond-based aquaculture Recreation facilities (major); Registered clubs; Residential flat buildings; Restricted premises; Retail premises; Rural workers' dwellings; Sawmill or log processing works; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shop top housing; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; 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 10ha 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](mailto:council@goulburn.nsw.gov.au). An application form for a dwelling entitlement report can be found on Council's website.

## SECTION 10.7 (2) PLANNING CERTIFICATE

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(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 situated on the land, refer to Clause 5.10 and Schedule 5 of *Goulburn Mulwaree Local Environmental Plan 2009*.

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

Not applicable to the Goulburn Mulwaree Local Government Area.

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### 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 Housing Diversity Code

No. Complying development under the Low Rise Housing Diversity 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 contains or comprises a heritage item that is listed under an environmental planning instrument.

The land is identified as environmentally sensitive land.

**Note:** The Biodiversity Value Map & Threshold Tool potentially applies to the land, refer to the provisions of the *Biodiversity Conservation Act 2016*.

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 250m<sup>2</sup>).

#### 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 Inland Code applies to the land.

The land contains or comprises a heritage item that is listed under an environmental planning instrument.

The land is identified as environmentally sensitive land.

## SECTION 10.7 (2) PLANNING CERTIFICATE

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**Note:** The Biodiversity Value Map & Threshold Tool potentially applies to the land, refer to the provisions of the *Biodiversity Conservation Act 2016*.

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 250m<sup>2</sup>).

### Housing Alterations Code

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

The land contains or comprises a heritage item that is listed under an environmental planning instrument.

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 250m<sup>2</sup>).

### 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 contains or comprises a heritage item that is listed under an environmental planning instrument.

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 250m<sup>2</sup>).

### Commercial and Industrial Alterations Code

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

The land contains or comprises a heritage item that is listed under an environmental planning instrument.

### 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

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

The land contains or comprises a heritage item that is listed under an environmental planning instrument.

### Demolition Code

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

The land contains or comprises a heritage item that is listed under an environmental planning instrument.

### Fire Safety Code

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

The land contains or comprises a heritage item that is listed under an environmental planning instrument.

## SECTION 10.7 (2) PLANNING CERTIFICATE

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**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.

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### **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.

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### **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.

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### **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.

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### **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.

**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*.

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## SECTION 10.7 (2) PLANNING CERTIFICATE

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### 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.

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### 9 Contribution plans

The name of each contributions plan applying to the land.

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

\* The *Goulburn Mulwaree Local Infrastructure Contributions Plan 2021* (s.7.11 and s.7.12 plan) commences on 1 June 2021 and repeals the above two Plans upon its commencement.

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

The land is not affected by any of the plans under Section 64 of the *Local Government Act 1993*

---

### 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*.

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### 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*.

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## SECTION 10.7 (2) PLANNING CERTIFICATE

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### 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.

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### 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.

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## SECTION 10.7 (2) PLANNING CERTIFICATE

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### 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.

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### 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.

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### 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.

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### 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.

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.

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



## SECTION 10.7 (2) PLANNING CERTIFICATE

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### 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.

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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](http://www.legislation.nsw.gov.au)

**SECTION 10.7 (5) PLANNING CERTIFICATE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

At the date of this certificate, Council is aware of the following matters affecting the above mentioned land (other than those matters set out in Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*).

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**A** Does the land have frontage to a Classified Road and consequently affected by Clauses 3.3.6, 4.1.7, 6.4.2 and 6.4.3 of *Goulburn Mulwaree Development Control Plan 2009*?

Yes.

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**B** Is the land identified on the Height of Buildings Map and consequently affected by Clause 4.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**C** Is the land identified on the Floor Space Ratio Map and consequently affected by Clauses 4.4 and 4.5 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**D** Is the land located within 50 metres of a zone boundary and consequently affected by Clause 5.3 of *Goulburn Mulwaree Local Environmental Plan 2009*?

Yes.

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**E** Is a permit required from Council to clear vegetation under Part 3 of *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*?

No. *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* does not apply to the land. For vegetation clearing on this land refer to Part 5A of the *Local Land Services Act 2013*.

**Note:** The requirements for approval of vegetation clearing are varied depending on the location and uses of the land and the intention of the clearing. The question above relates only to whether a permit is required from Council under *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

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**F** Is the land identified on the Urban Release Area Map and consequently affected by Part 6 of *Goulburn Mulwaree Local Environmental Plan 2009*?

No.

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**G** Is the land identified on the Terrestrial Biodiversity Map and consequently affected by Clause 7.2 *Goulburn Mulwaree Local Environmental Plan 2009*?

Yes.

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**Information regarding loose-fill asbestos insulation**

Some residential homes located in the Goulburn Mulwaree local government area have been identified as potentially containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

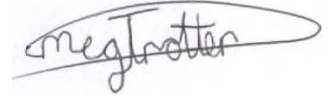
You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain

**SECTION 10.7 (2) & (5) PLANNING CERTIFICATE PLAN/1137/2021**

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advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.



**Date of Certificate**  
**29 March 2021**

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**

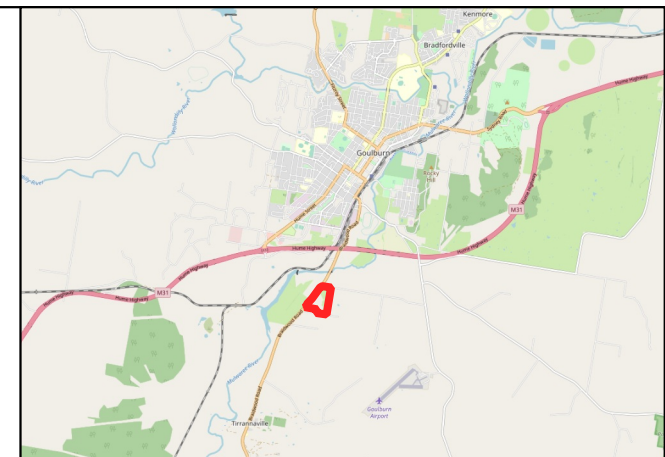
Goulburn Mulwaree Council supports the rights of persons to carry out legitimate rural and agricultural uses and practices on rural land.

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/Development/Plans-Strategies](http://www.goulburn.nsw.gov.au/Development/Plans-Strategies) or in hard copy at Customer Service.



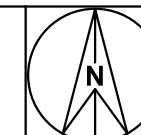
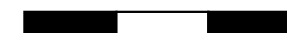
LOCALITY MAP

Notes:  
 1. Basemap from maps.google.com.au (accessed 30 April 2021)  
 2. GW Bore locations shown are approximate only

Legend

- Approximate Groundwater Bore Location
- Approximate Site Boundary
- 1 km Site Boundary Buffer

0 250 500 750 m



# WaterNSW

## Work Summary

### GW013807

Licence: 10WA114827

Licence Status: CURRENT

Authorised Purpose(s): STOCK  
Intended Purpose(s): IRRIGATION

Work Type: Bore

Work Status:

Construct.Method: Cable Tool

Owner Type: Private

Commenced Date:  
Completion Date: 01/10/1958

Final Depth: 29.90 m  
Drilled Depth: 29.90 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property: EDLUND 12 Harrington Lane  
BRISBANE GROVE 2580 NSW

GWMA: -  
GW Zone: -

Standing Water Level  
(m):

Salinity Description: 501-1000 ppm  
Yield (L/s):

### Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: ARGYLE	GOULBURN	106 750015
Licensed: ARGYLE	GOULBURN	Whole Lot 106/976708

Region: 10 - Sydney South Coast

CMA Map: 8828-3N

River Basin: 212 - HAWKESBURY RIVER  
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: (Unknown)

Northing: 6146305.000  
Easting: 746623.000

Latitude: 34°47'44.4"S  
Longitude: 149°41'44.3"E

GS Map: -

MGA Zone: 55

Coordinate Source: GD.,ACC.MAP

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Threaded Steel	-0.30	29.90	152			Seated on Bottom
1	1	Opening	Slots	18.30	29.90	152		1	

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
16.50	18.00	1.50	Fractured	13.70		0.10			
21.50	22.90	1.40	Fractured	13.70		0.76			
27.10	28.90	1.80	Fractured	12.50		1.52			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.46	0.46	Soil	Soil	
0.46	1.22	0.76	Clay Yellow Cream Plastic	Clay	
1.22	3.96	2.74	Clay Light Brown Plastic Gravel	Clay	

3.96	6.40	2.44	Granite Pink Soft Decomposed	Granite	
6.40	10.36	3.96	Granite Light Brown White Decomposed Rock Loose	Granite	
10.36	14.33	3.97	Granite Dark Grey Decomposed	Granite	
14.33	16.46	2.13	Granite White Decomposed	Granite	
16.46	17.07	0.61	Granite Decomposed Water Supply Rock Dark Brown Bands	Granite	
17.07	17.98	0.91	Quartz Loose Gravel Water Supply Rock Bands Interlayere	Quartz	
17.98	19.81	1.83	Volcanic Rock Light Brown Hard	Volcanic	
19.81	21.49	1.68	Clay White Gravel Rock Small Seams	Clay	
21.49	23.16	1.67	Volcanic Rock Broken Formation Water Supply	Volcanic	
23.16	24.69	1.53	Volcanic Rock Hard	Volcanic	
24.69	27.13	2.44	Granite Light Brown Decomposed Soft	Granite	
27.13	28.04	0.91	Granite Grey Decomposed Water Supply	Granite	
28.04	28.96	0.92	Volcanic Rock Broken Formation Water Supply	Volcanic	
28.96	29.87	0.91	Volcanic Rock Light Brown Solid	Volcanic	

\*\*\* End of GW013807 \*\*\*

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.



# WaterNSW

## Work Summary

### GW013909

Licence: 10WA114828

Licence Status: CURRENT

Authorised Purpose(s): STOCK,DOMESTIC  
Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Cable Tool

Owner Type: Private

Commenced Date:  
Completion Date: 01/09/1958

Final Depth: 73.20 m  
Drilled Depth: 73.20 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property: WITENDEN Aisha 34 Harringtons  
Lane BRISBANE GROVE 2580  
NSW

Standing Water Level 14.300  
(m):

GWMA: -  
GW Zone: -

Salinity Description:  
Yield (L/s): 1.210

### Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: ARGYLE	GOULBURN	1/735388 (28)
Licensed: ARGYLE	GOULBURN	Whole Lot 1/735388

Region: 10 - Sydney South Coast

CMA Map: 8828-3N

River Basin: 212 - HAWKESBURY RIVER  
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: Unknown

Northing: 6146207.000  
Easting: 746824.000

Latitude: 34°47'47.4"S  
Longitude: 149°41'52.3"E

GS Map: -

MGA Zone: 55

Coordinate Source: GD.,ACC.MAP

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Threaded Steel	-0.50	50.30	152			
1	1	Opening	Slots	16.80	17.10	152		1	

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
18.00	19.80	1.80	Fractured	14.30		0.06			
60.40	70.00	9.60	Fractured	14.30		0.88			
70.10	73.10	3.00	Fractured	14.30		1.21			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.46	0.46	Soil	Soil	
0.46	2.44	1.98	Clay White Yellow Gravel	Clay	
2.44	5.18	2.74	Clay Light Brown Gravel Hard Packed	Clay	

5.18	8.53	3.35	Granite Pink Grey White Decomposed	Granite	
8.53	9.45	0.92	Granite Yellow White Decomposed	Granite	
9.45	10.06	0.61	Granite Yellow White Decomposed, Rock Loose	Granite	
10.06	13.72	3.66	Granite Yellow Decomposed	Granite	
13.72	14.02	0.30	Clay White	Clay	
14.02	15.54	1.52	Granite Cream Decomposed	Granite	
15.54	17.98	2.44	Granite Yellow Decomposed	Granite	
17.98	19.81	1.83	Granite White Decomposed Hard Packed Water Bearing	Granite	
19.81	23.77	3.96	Granite Cream Decomposed	Granite	
23.77	27.43	3.66	Granite White Yellow Decomposed	Granite	
27.43	28.65	1.22	Granite Dark Brown Sandy Decomposed Some, Quartzite Fine	Granite	
28.65	32.92	4.27	Granite Yellow Decomposed	Granite	
32.92	40.84	7.92	Granite White Decomposed	Granite	
40.84	45.11	4.27	Granite White Decomposed Some	Granite	
45.11	47.85	2.74	Granite White Decomposed, Harder Formation	Granite	
47.85	49.99	2.14	Granite White Decomposed Firm Soapy	Granite	
49.99	56.39	6.40	Granite White Grey Decomposed Soapy	Granite	
56.39	60.35	3.96	Rock White Cream Some	Rock	
60.35	64.92	4.57	Granite Light Grey Slightly Decomposed Soapy Water Supply	Granite	
64.92	69.95	5.03	Granite Dark Grey Soft Decomposed Water Supply, Broken Formation	Granite	
69.95	70.10	0.15	Rock Light Cream Very Hard	Rock	
70.10	73.15	3.05	Granite Greyish Green Slightly Decomposed Water Supply, Broken Formation	Granite	
45.11	47.85	2.74		Unknown	

## Remarks

19/11/2012: Nat Carling, 19-Nov-2012; Removed duplicate rows in driller's log & added cadastre.

\*\*\* End of GW013909 \*\*\*

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# WaterNSW

## Work Summary

**GW026620**

**Licence:** 10WA114836

**Licence Status:** CURRENT

**Authorised Purpose(s):** STOCK,DOMESTIC  
**Intended Purpose(s):** GENERAL USE

**Work Type:** Bore open thru rock

**Work Status:**

**Construct.Method:**

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 01/02/1966

**Final Depth:** 50.30 m  
**Drilled Depth:** 50.30 m

**Contractor Name:** (None)

**Driller:**

**Assistant Driller:**

**Property:** N/A NSW

**Standing Water Level**  
(m):

**GWMA:** -  
**GW Zone:** -

**Salinity Description:** 1001-3000 ppm  
**Yield (L/s):**

### Site Details

**Site Chosen By:**

County	Parish	Cadastre
<b>Form A:</b> ARGYLE	GOULBURN	28
<b>Licensed:</b> ARGYLE	GOULBURN	Whole Lot //

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-3N

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** (Unknown)

**Northing:** 6146949.000  
**Easting:** 747912.000

**Latitude:** 34°47'22.4"S  
**Longitude:** 149°42'34.3"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GD.,ACC.MAP

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Threaded Steel	-0.20	42.50	152			Driven into Hole

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
18.90	18.90	0.00	(Unknown)						
31.40	33.20	1.80	Fractured	11.60					
47.90	50.30	2.40	Fractured	10.10		0.81			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	15.24	15.24	Clay Red	Clay	
15.24	18.90	3.66	Shale	Shale	
18.90	27.43	8.53	Clay	Clay	
27.43	31.39	3.96	Shale Red	Shale	
31.39	33.22	1.83	Shale Grey Water Bearing	Shale	

33.22	35.05	1.83	Shale Grey Or Mudstone	Shale	
35.05	36.58	1.53	Mudstone	Mudstone	
36.58	50.29	13.71	Shale Coarse Layers Water Supply	Shale	
15.24	18.90	3.66	Sandstone	Sandstone	

**\*\*\* End of GW026620 \*\*\***

**Warning To Clients:** This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

# WaterNSW

## Work Summary

**GW035726**
**Licence:** 10WA114884

**Licence Status:** CURRENT

**Authorised Purpose(s):** STOCK  
**Intended Purpose(s):** STOCK

**Work Type:** Bore open thru rock

**Work Status:**
**Construct.Method:** Rotary Air

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 01/09/1973

**Final Depth:** 50.20 m  
**Drilled Depth:** 50.30 m

**Contractor Name:** (None)

**Driller:**
**Assistant Driller:**
**Property:** N/A NSW

**Standing Water Level**  
**(m):**
**GWMA:** -  
**GW Zone:** -

**Salinity Description:** Fresh  
**Yield (L/s):**

### Site Details

**Site Chosen By:**

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> ARGYLE	GOULBURN	77
<b>Licensed:</b> ARGYLE	GOULBURN	Whole Lot //

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-3N

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**
**Grid Zone:**
**Scale:**
**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** (Unknown)

**Northing:** 6146871.000  
**Easting:** 747376.000

**Latitude:** 34°47'25.4"S  
**Longitude:** 149°42'13.3"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GD.,ACC.MAP

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel  
 Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Welded Steel	-0.60	40.20	152			Driven into Hole
1	1	Opening	Slots	33.80	39.80	152		1	

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
33.80	35.00	1.20	(Unknown)	18.20		0.32			
39.30	39.90	0.60	Fractured	14.60		0.51			
45.70	47.50	1.80	Fractured	10.90		0.69			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.91	0.91	Topsoil	Topsoil	
0.91	8.83	7.92	Topsoil Clay	Topsoil	
8.83	35.96	27.13	Clay Grey Slate Decomposed Seams Water Supply	Clay	

35.96	39.31	3.35	Slate Grey Hard	Slate	
39.31	40.23	0.92	Slate Grey Decomposed Water Supply	Slate	
40.23	50.29	10.06	Slate Grey Hard Bands Quartz Water Supply	Slate	

**\*\*\* End of GW035726 \*\*\***

**Warning To Clients:** This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

# WaterNSW

## Work Summary

**GW051459**
**Licence:** 10WA114964

**Licence Status:** CURRENT

**Authorised Purpose(s):** DOMESTIC  
**Intended Purpose(s):** STOCK, DOMESTIC

**Work Type:** Bore open thru rock

**Work Status:**
**Construct.Method:** Rotary Air

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 01/09/1980

**Final Depth:** 73.20 m  
**Drilled Depth:** 73.20 m

**Contractor Name:** (None)

**Driller:**
**Assistant Driller:**
**Property:** N/A NSW

**Standing Water Level**  
**(m):**
**GWMA:** -  
**GW Zone:** -

**Salinity Description:** Good  
**Yield (L/s):**

### Site Details

**Site Chosen By:**

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> ARGYLE	GOULBURN	L95 (28)
<b>Licensed:</b> ARGYLE	GOULBURN	Whole Lot //

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-3N

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**
**Grid Zone:**
**Scale:**
**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** (Unknown)

**Northing:** 6146402.000  
**Easting:** 747618.000

**Latitude:** 34°47'40.4"S  
**Longitude:** 149°42'23.3"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GD.,ACC.MAP

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Welded Steel	-0.30	22.60	165			Driven into Hole

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
48.80	49.10	0.30	Fractured	15.20		0.12			
62.50	62.80	0.30	Fractured	15.20		0.32			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.30	0.30	Topsoil	Topsoil	
0.30	2.40	2.10	Clay	Clay	
2.40	22.60	20.20	Shale Soft	Shale	
22.60	48.80	26.20	Slate Hard	Slate	
48.80	73.20	24.40	Slate Water Supply	Slate	

**\*\*\* End of GW051459 \*\*\***

**Warning To Clients:** This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.



# WaterNSW

## Work Summary

### GW102547

Licence: 10WA115237

Licence Status: CURRENT

Authorised Purpose(s): DOMESTIC  
Intended Purpose(s): DOMESTIC

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:  
Completion Date: 01/01/1987

Final Depth: 36.60 m  
Drilled Depth:

Contractor Name: (None)

Driller:

Assistant Driller:

Property: HAVEN RISE 91 Brisbane Grove Rd  
BRISBANE GROVE 2580 NSW

Standing Water Level 7.600  
(m):

GWMA: -  
GW Zone: -

Salinity Description:  
Yield (L/s): 0.300

### Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: Licensed: ARGYLE	UNKNOWN GOULBURN	Whole Lot 36//976708

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: Unknown

Northing: 6147398.000  
Easting: 748408.000

Latitude: 34°47'07.4"S  
Longitude: 149°42'53.3"E

GS Map: -

MGA Zone: 55

Coordinate Source: Unknown

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	P.V.C.	0.00	0.00	152			

### Remarks

01/01/1987: Form A Remarks:  
DATA FROM AG APPLICATION ONLY

\*\*\* End of GW102547 \*\*\*

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data

is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

# WaterNSW

## Work Summary

**GW103978**

**Licence:** 10WA115234

**Licence Status:** CURRENT

**Authorised Purpose(s):** DOMESTIC  
**Intended Purpose(s):** STOCK, DOMESTIC

**Work Type:** Bore

**Work Status:**

**Construct.Method:** Rotary

**Owner Type:**

**Commenced Date:**  
**Completion Date:** 20/09/2000

**Final Depth:** 79.00 m  
**Drilled Depth:** 79.00 m

**Contractor Name:** Bungendore Water Bores

**Driller:** Daniel Robert Hill

**Assistant Driller:**

**Property:** RIDLEY Lot 6 Brisbane Grove Rd  
GOULBURN 2580 NSW

**GWMA:** -  
**GW Zone:** -

**Standing Water Level**  
(m):  
**Salinity Description:**  
**Yield (L/s):**

### Site Details

**Site Chosen By:**

**County**  
**Form A:** ARGYLE  
**Licensed:** ARGYLE

**Parish**  
GOULBURN  
GOULBURN

**Cadastre**  
6//247927  
Whole Lot 6//247927

**Region:** 10 - Sydney South Coast

**River Basin:** - Unknown  
**Area/District:**

**CMA Map:**

**Grid Zone:**

**Scale:**

**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** Unknown

**Northing:** 6147213.000  
**Easting:** 748246.000

**Latitude:** 34°47'13.5"S  
**Longitude:** 149°42'47.1"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	79.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	79.00				Q:2.500m3
1	1	Casing	Pvc Class 9	-0.40	79.00	165			Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Vertical	36.00	72.00	165		0	Sawn, PVC Class 9, SL: 150.0mm, A: 2.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
36.00	38.00	2.00	Unknown	20.00		0.25	40.00		
57.00	58.00	1.00	Unknown	120.00		0.20	60.00		
66.00	68.00	2.00	Unknown	20.00		0.17	79.00	01:00:00	

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	36.00	36.00	BROWN PINK WHITE DECOMPOSED	Shale	

			SHALE		
36.00	54.00	18.00	BROWN HARD SHALE	Shale	
54.00	79.00	25.00	GREY SILTSTONE/QUARTZ	Siltstone	

\*\*\* End of GW103978 \*\*\*

**Warning To Clients:** This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

# WaterNSW

## Work Summary

**GW104601**

**Licence:** 10WA115292

**Licence Status:** CURRENT

**Authorised Purpose(s):** STOCK,DOMESTIC  
**Intended Purpose(s):** STOCK, DOMESTIC

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:**

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 25/03/2002

**Final Depth:**  
**Drilled Depth:** 48.00 m

**Contractor Name:** Bungendore Water Bores

**Driller:** Daniel Robert Hill

**Assistant Driller:**

**Property:** N/A NSW

**Standing Water Level**  
(m):

**GWMA:** -  
**GW Zone:** -

**Salinity Description:**  
**Yield (L/s):** 1.010

### Site Details

**Site Chosen By:**

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> ARGYLE	GOULBURN	LT67 DP976708
<b>Licensed:</b> ARGYLE	GOULBURN	Whole Lot 67//976708

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-3N

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**

**Grid Zone:**

**Scale:**

**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** (Unknown)

**Northing:** 6147059.000  
**Easting:** 747996.000

**Latitude:** 34°47'18.7"S  
**Longitude:** 149°42'37.4"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	48.00	0			Unknown

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
31.00	32.00	1.00	Unknown			0.25			
40.00	42.00	2.00	Unknown			1.01			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.50	1.50	SOIL/CLAYS	Soil	
1.50	29.00	27.50	YELLOW RED SOFT SHALE	Shale	
29.00	48.00	19.00	BLUE GREY SHALES/QUARTZ BANDS	Shale	

**\*\*\* End of GW104601 \*\*\***

**Warning To Clients:** This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

# WaterNSW

## Work Summary

**GW105557**
**Licence:** 10WA115348

**Licence Status:** CURRENT

**Authorised Purpose(s):** STOCK,DOMESTIC  
**Intended Purpose(s):** STOCK, DOMESTIC

**Work Type:** Bore

**Work Status:**
**Construct.Method:** Rotary

**Owner Type:**
**Commenced Date:**  
**Completion Date:** 28/10/2002

**Final Depth:** 72.00 m  
**Drilled Depth:** 72.00 m

**Contractor Name:** Bungendore Water Bores

**Driller:** Daniel Robert Hill

**Assistant Driller:**
**Property:** READ 111 Brisbane Grove Rd  
 BRISBANE GROVE 2580 NSW

**GWMA:** -  
**GW Zone:** -

**Standing Water Level:** 11.000  
 (m):

**Salinity Description:** Good  
**Yield (L/s):** 1.000

### Site Details

**Site Chosen By:**

County	Parish	Cadastre
<b>Form A:</b> ARGYLE	GOULBURN	37 976708
<b>Licensed:</b> ARGYLE	GOULBURN	Whole Lot 37//976708

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-3N

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**
**Grid Zone:**
**Scale:**
**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** (Unknown)

**Northing:** 6147420.000  
**Easting:** 748429.000

**Latitude:** 34°47'06.6"S  
**Longitude:** 149°42'54.1"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** Unknown

### Construction

 Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel  
 Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	72.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	72.00				Graded, Q:2.000m3
1	1	Casing	Pvc Class 9	-0.50	72.00	160			Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Vertical	54.00	72.00	160		0	PVC Class 9, SL: 120.0mm, A: 2.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
54.00	56.00	2.00	Unknown	11.00		0.25	60.00		
64.00	68.00	4.00	Unknown	11.00		1.00	72.00		

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	6.00	6.00	WEATHERED SHALE	Shale	
6.00	29.00	23.00	FRACTURED VOLCANICS	Volcanic	
29.00	38.00	9.00	RED SOFT VOLCANIC	Volcanic	

38.00	72.00	34.00	SILTSTONES	Siltstone
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## Remarks

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01/03/2005: Previous Lic No: 10BL134090

10/11/2010: Karla Abbs 10-Nov-2010; Removed invalid codes and updated drillers log

**\*\*\* End of GW105557 \*\*\***

**Warning To Clients:** This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.



# WaterNSW

## Work Summary

**GW105739**
**Licence:** 10WA115384

**Licence Status:** CURRENT

**Authorised Purpose(s):** STOCK,DOMESTIC  
**Intended Purpose(s):** STOCK, DOMESTIC

**Work Type:** Bore

**Work Status:** Supply Obtained

**Construct.Method:** Down Hole Hamm

**Owner Type:** Private

**Commenced Date:**  
**Completion Date:** 26/02/2004

**Final Depth:** 78.00 m  
**Drilled Depth:** 78.00 m

**Contractor Name:** Bungendore Water Bores

**Driller:** Daniel Robert Hill

**Assistant Driller:**
**Property:** GARROORIGANG 209 Braidwood  
 Rd GOULBURN 2580 NSW

**Standing Water Level** 2.000  
 (m):

**GWMA:** -  
**GW Zone:** -

**Salinity Description:**  
**Yield (L/s):** 0.488

### Site Details

**Site Chosen By:**

<b>County</b>	<b>Parish</b>	<b>Cadastre</b>
<b>Form A:</b> ARGYLE	GOULBURN	1//1065231
<b>Licensed:</b> ARGYLE	GOULBURN	Whole Lot 1//1065231

**Region:** 10 - Sydney South Coast

**CMA Map:** 8828-3N

**River Basin:** 212 - HAWKESBURY RIVER  
**Area/District:**
**Grid Zone:**
**Scale:**
**Elevation:** 0.00 m (A.H.D.)  
**Elevation Source:** (Unknown)

**Northing:** 6148315.000  
**Easting:** 747982.000

**Latitude:** 34°46'38.0"S  
**Longitude:** 149°42'35.6"E

**GS Map:** -

**MGA Zone:** 55

**Coordinate Source:** GIS - Geogra

### Construction

 Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel  
 Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	14.00	250			Down Hole Hammer
1		Hole	Hole	14.00	78.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	78.00				Graded, Q:2.000m3
1	1	Casing	Pvc Class 9	0.00	0.78	160			Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Vertical	0.00	0.00	219		0	Sawn, Steel
1	1	Casing	Steel	0.00	0.14	219			Driven into Hole, Welded
1	1	Opening	Slots - Vertical	24.00	78.00	160		0	Sawn, PVC Class 9, SL: 120.0mm, A: 2.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
28.00	31.00	3.00	Unknown	2.00		0.13		00:30:00	
37.00	39.00	2.00	Unknown	2.00		0.01			
69.00	72.00	3.00	Unknown	2.00		0.21		01:00:00	

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	5.00	5.00	soil, clays	Soil	
5.00	18.00	13.00	gravel sands, large	Gravel	
18.00	78.00	60.00	volcanic, blud grey	Volcanic	

## Remarks

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11/11/2009: updated from original form A

**\*\*\* End of GW105739 \*\*\***

**Warning To Clients:** This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

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## **Appendix D**

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Historical Aerial Photographs

















Earth

 <b>Douglas Partners</b> Geotechnics   Environment   Groundwater	CLIENT: Davies Nominees (NSW) Pty Ltd at The Goulburn Property Trust		TITLE: <b>Aerial Photograph 2020</b> <b>Proposed Residential Rezoning</b> <b>2 Brisbane Grove Road, Brisbane Grove</b>		PROJECT No: 201858.00
	OFFICE: Canberra	DRAWN BY: SDG			PLATE No: D6
	SCALE: NTS	DATE: 04.05.2021			REVISION: 0

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## **Appendix E**

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Site Photographs



**Photo 1: View of the site looking to the north-east**



**Photo 2: View of the site looking to the north**



<b>Site Photographs</b>		PROJECT:	201858
<b>2 Brisbane Grove</b>		Plate	1
<b>Brisbane Grove, NSW</b>		REV:	A
Client	Davies Nominees (NSW) Pty Ltd	DATE:	06-May-21



**Photo 3: View of the site looking to the south-east**



**Photo 4: View of the site looking to the east**



<b>Site Photographs</b>		PROJECT:	201858
<b>2 Brisbane Grove</b>		Plate	2
<b>Brisbane Grove, NSW</b>		REV:	A
Client	Davies Nominees (NSW) Pty Ltd	DATE:	06-May-21



**Photo 5: View of the site looking to the south-east**



**Photo 6: View of the dam wall in the southern portion of the site**



<b>Site Photographs</b>		PROJECT:	201858
<b>2 Brisbane Grove</b>		Plate	3
<b>Brisbane Grove, NSW</b>		REV:	A
Client	Davies Nominees (NSW) Pty Ltd	DATE:	06-May-21



**Photo 7: View of residential property**



**Photo 8: View of shed adjacent to the residential property**



<b>Site Photographs</b>		PROJECT:	201858
<b>2 Brisbane Grove</b>		Plate	4
<b>Brisbane Grove, NSW</b>		REV:	A
Client	Davies Nominees (NSW) Pty Ltd	DATE:	06-May-21



**Photo 9: View of potential filling by the residential property**



**Photo 10: View of livestock yard area**



<b>Site Photographs</b>		PROJECT:	201858
<b>2 Brisbane Grove</b>		Plate	5
<b>Brisbane Grove, NSW</b>		REV:	A
Client	Davies Nominees (NSW) Pty Ltd	DATE:	06-May-21



Photo 11: View of livestock yard area



Photo 12: View of gravel driveway



<b>Site Photographs</b>		PROJECT:	201858
2 Brisbane Grove		Plate	6
Brisbane Grove, NSW		REV:	A
Client	Davies Nominees (NSW) Pty Ltd	DATE:	06-May-21





**Photo 13: View of fill material adjacent to gravel driveway**



**Photo 14: View of old driveway by the residential property**



<b>Site Photographs</b>		PROJECT:	201858
<b>2 Brisbane Grove</b>		Plate	7
<b>Brisbane Grove, NSW</b>		REV:	A
Client	Davies Nominees (NSW) Pty Ltd	DATE:	06-May-21



**Photo 15: View of disconnected Telstra service**

<b>Site Photographs</b>		PROJECT:	201858
<b>2 Brisbane Grove</b>		Plate	8
<b>Brisbane Grove, NSW</b>		REV:	A
Client	Davies Nominees (NSW) Pty Ltd	DATE:	06-May-21