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Report on
Preliminary Site Investigation

Proposed Performing Arts Centre
Lots 11, 17 and 21 Section 2 D. P. 758468, Goulburn,
NSW

Prepared for
Brewster Hjorth Architects

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Integrated Practical Solutions





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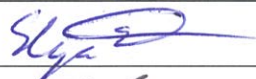

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Executive Summary

This report presents the results of a preliminary site investigation (PSI) undertaken for a proposed performing arts centre at Lots 11, 17 and 21 Section 2 D. P. 758468, Goulburn, NSW (the site). The investigation was commissioned in an email dated 29 July 2016 by Ms Amie Botjes of Brewster Hjorth Architects and was undertaken in accordance with Douglas Partners' proposal CAN160100 dated 19 May 2016. This PSI will support the planning application for the proposed development of the site as a performing arts centre (i.e. equivalent to a commercial/industrial land use). It is understood that, as part of the proposed development, the eastern portion of the building will be demolished and a new building constructed on the footprint.

The objectives of the PSI were to:

- Assess the potential for contamination at the site based on past and present site uses;
- Identify potential areas of environmental concern (PAEC);
- Determine the contaminants of concern; and
- Comment on the need for further investigation and/or management (if required) in order to determine the compatibility of the site for the proposed development of the site as a performing arts centre (i.e. equivalent to a commercial/industrial residential land use).

This PSI comprised a review of historical information and a site walkover to identify potential sources of contamination.

The site comprises a rectangular shaped area of approximately 1,200 m² occupied almost entirely by a building (known as the former Town Hall) with an asphalted car park in the eastern portion of the site. The site appears to be approximately level at 640 mAH.

The site is bounded by Auburn Street to the west, commercial properties to the north and south, and commercial and local government properties to the east. The surrounding land uses are commercial in all directions with some open space to the north.

The site history review and walkover indicated that the site has been occupied by the western portion of the building (former Town Hall) since 1889. The eastern portion of the building was likely constructed in the 1930's. An asphalted car park was constructed to the east of the building likely also during the 1930's. The areas around the building within the site are all paved with hardstand concrete or asphalt surfaces. Two small structures, possibly garages or storage sheds, were noted in the eastern portion of the site in the 1961 aerial photograph. One of the structures was extended and the second structure partly no longer visible in the 1967 aerial photograph. The first structure and the smaller section of the second structure were visible until the 1987 aerial photograph.

The building was used as the Town Hall holding the Goulburn Council Chambers from its construction until the 1990's or 2000's after which it became a community centre. A garage at the entrance of the basement off the small car park was noted to have been a vehicle maintenance area during the buildings use as the Council Chambers.

At the time of the walkover the basement of the building was used as storage for various items including cans of paint, office furniture and equipment, and clothes. The garage was also used partly as storage for items including a lawn mower, a container of oil (1 L) and of fuel (5 L) for the lawn

mower and household cleaning supplies. It was considered that most of the items stored in these areas were inert and non-hazardous. The cans of paint were in a small quantity, on a hardstand surface and appeared to be generally disused. The containers of oil and fuel were also in a small quantity and on a hardstand surface. Therefore these were considered unlikely to have impacted the site.

No asbestos-containing material was noted during the site walkover. However, considering the construction age of the building and the information from the site interview, there is the possibility of asbestos-containing material used in the kitchen and toilets. Buried services were noted at the site and under the building.

It is understood that the eastern portion of the building constructed in the 1930s will be demolished as part of the redevelopment of the site.

Based on observations made during the site history review and site walkover the main sources of potential contamination are considered to be:

- Potential impacts from filling associated with the building, former small structures, paved areas and asphalted car park. Potential contaminants associated with fill from unknown and contaminated sources are: metals: arsenic (As), cadmium (Cd), chromium (Cr), copper (Cu), lead (Pb), mercury (Hg), nickel (Ni), zinc (Zn); total recoverable hydrocarbons (TRH); benzene, toluene, ethylbenzene, xylene (BTEX); polycyclic aromatic hydrocarbons (PAH); polychlorinated biphenyls (PCB); organochloride pesticides (OCP); organophosphate pesticides (OPP); phenols and asbestos.
- Potential impacts from a former vehicle maintenance area. Potential contaminants associated with vehicle maintenance are: Pb, TRH, BTEX, PAH and phenols.
- Potential impacts from buried services and hazardous building materials on the site. Potential contaminants associated with buried services are asbestos-containing materials (ACM).

Areas that may be impacted by potential contamination were identified on the basis of the available site information and site walkover. Based on the findings of the assessment, the potential for gross contamination to be present within the site is considered to be low.

The results of the PSI indicate that the site is generally suitable for the intended community land use as a performing arts centre (i.e. equivalent to a commercial/industrial land use) subject to a limited intrusive subsurface investigation in accessible areas and beneath the eastern portion of the building to be demolished to determine the extent (if any) of potential contamination at the site including:

- Soil sampling across areas of the site targeting the unknown filling and the former vehicle maintenance area.

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Report on Preliminary Site Investigation

Proposed Performing Arts Centre

Lots 11, 17 and 21 Section 2 D. P. 758468, Goulburn, NSW

1. Introduction

This report presents the results of a preliminary site investigation (PSI) undertaken for a proposed performing arts centre at Lots 11, 17 and 21 Section 2 D. P. 758468, Goulburn, NSW (the site). The investigation was commissioned in an email dated 29 July 2016 by Ms Amie Botjes of Brewster Hjorth Architects and was undertaken in accordance with Douglas Partners' proposal CAN160100 dated 19 May 2016. This PSI will support the planning application for the proposed development of the site as a performing arts centre (i.e. equivalent to a commercial/industrial land use). It is understood that, as part of the proposed development, the eastern portion of the building will be demolished and a new building constructed on the footprint.

The objectives of the PSI were to:

- Assess the potential for contamination at the site based on past and present site uses;
- Identify potential areas of environmental concern (PAEC);
- Determine the contaminants of concern; and
- Comment on the need for further investigation and/or management (if required) in order to determine the compatibility of the site for the proposed development of the site as a performing arts centre (i.e. equivalent to a commercial/industrial residential land use).

This PSI comprised a review of historical information and a site walkover to identify potential sources of contamination.

This report must be read in conjunction with the notes *About this Report* which are included in Appendix A.

2. Scope of Work

The following scope of work was conducted for the investigation:

- A desktop study of available maps and plans;
- Review of site history information incorporating:
 - o A search of the Contaminated Land Register for notices issued under the CLM and POEO Acts;
 - o A search of the dangerous good database held by SafeWork NSW;
 - o Review of section 149 planning certificate;
 - o Review of historical land titles with respect to the Deposited Plan (D.P.) to identify previous site owners; and

- o A review of selected historical aerial photography archived with the ACT Planning and Land Authority.
- Site walkover by an environmental engineer; and
- Preparation of this report presenting the findings of the PSI, identification of potential sources of contamination, and an assessment of the need for further investigations and/or management.

3. Site Identification and Description

3.1 Site Identification

The site identification information is summarised as follows:

Table 1: Site Identification Details

Item	Details
Site Owner	The Borough of Goulburn
Site Address	163 Auburn Street, Goulburn NSW
Current land use	Community Centre
Lot and Deposited Plan (see Drawing 1, Appendix B)	Lots 11,17 and 21 Section 2 D.P. 758468
Territory Plan Zoning	B3: Commercial Core
Council	Goulburn Mulwaree City Council
Approximate Site Area	1,200 m ²
Proposed future land-use	Performing arts centre

3.2 Site Layout and Description

The general layout of the site is provided on Drawing 1, Appendix B. The site comprises a rectangular shaped area occupied almost entirely by a building (known as the former Town Hall) with an asphalted car park in the eastern portion of the site. The site appears to be approximately level at 640 mAHD.

The site is bounded by Auburn Street to the west, commercial properties to the north and south, and commercial and local government properties to the east. The surrounding land uses are commercial in all directions with some open space to the north.

4. Regional Soils, Geology and Hydrogeology

4.1 Regional Soils

Reference to the 1:250 000 Soil Landscape Series Sheet 5512 (Ref 1) indicated that the site is mapped as being on the Bullamalita Soil Group.

The Bullamalita Soil Group is characterised by footslopes and valley floors of late Silurian sediments and volcanics. Relief varies between 20 m and 50 m with slopes of less than 10%. Generally soils are acid to neutral yellow duplex soils with bleached A2 horizons similar to soloths with minor red podzolic soils on uplands. The soil group has significant gullying.

4.2 Regional Geology

Reference to the Goulburn 1:100 000 Geology of Goulburn Geological Series Sheet 8828 (Ref 2) indicates that the site is underlain by Cainozoic units which overlie the Mount Fairy Group of late Silurian Age. The Cainozoic units typically comprise unconsolidated alluvial quartzose sand and polymictic gravel, silcrete and quartz-and iron-cemented sandstone and conglomerate. The Mount Fairy Group typically comprises rhyolite to dacite flows and intrusives, dacitic tuff and breccia, rhyodacitic ignimbrite, pyroxene andesite, basalt, mafic volcanic breccia, felsic and mafic volcanoclastic conglomerate and sandstone, quartzose sandstone, siltstone, shale and limestone.

4.3 Hydrogeology

The nearest surface water receptor is the Mulwaree River approximately 450 m to the east of the site. The regional groundwater flow is considered likely to be eastwards towards the Mulwaree River. A map of the hydrogeology within the Goulburn area was unable to be obtained.

4.4 Groundwater Bore Search

A search of the groundwater bore database was conducted through the NSW Department of Primary Industries. Based on the database, there are approximately 18 groundwater abstraction bores registered within a 1 kilometre radial search area of the site. Further information was available through the database for all 18 bores as follows:

Table 2: Groundwater Bores

Groundwater Bore Number	Distance to site (m)	Private/Public	Groundwater Usage	Depth (m)	Depth to standing water level (m)
GW108150	130 E	Unknown	Test bore (recreation)	55	3.5
GW110282	190 E	Private	Test bore	84	4
GW112619	300 S	Private	Monitoring bore	9	4.8

GW112620	300 S	Private	Monitoring bore	9	Unknown
GW112621	300 S	Private	Monitoring bore	9	Unknown
GW101186	400 NE	Private	Recreation	91	6
GW107840	560 E	Private	Monitoring bore	7	5
GW105017	560 W	Private	Test bore (industrial)	61	Unknown
GW107843	670 S	Unknown	Monitoring bore	7.5	5
GW107842	670 S	Unknown	Monitoring bore	7.5	5
GW026413	710 S	Private	Irrigation (recreation)	17.7	Unknown
GW107841	730 S	Unknown	Monitoring bore	5	1.4
GW026414	790 E	Private	Irrigation Recreation	20.1	Unknown
GW100588	800 E	Unknown	Recreation, Irrigation	54	Unknown
GW108115	800 SE	Unknown	Test bore (recreation)	81	Unknown
GW105234	860 E	Private	Domestic	107	Unknown
GW047748	960 NE	Private	Recreation	15.2	Unknown
GW071524	970 S	Private	Monitoring bore	6.5	5.3

It noted that based on the inferred groundwater flow direction to the east following the topography, there are two registered bores between the site and Mulwaree River located approximately 130 m and 190 m downgradient of the site.

5. Site History

The following sections describe the methodology and outcomes of the brief site history review.

5.1 Regulatory Notice Search Under the CLM and POEO Acts

A search on 3 August 2016 for Statutory Notices issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operation Act 1997* (POEO) available on the NSW Environment Protection Agency (EPA) website indicated that there have been no notices issued on the subject Lots.

5.2 NSW SafeWork Records Search

A search of the NSW SafeWork's records of the Stored Chemical Information Database (SCID) (letter dated 14 September 2016, refer to Appendix C) indicated that there are no records held for 163 Auburn Street, Goulburn, NSW under the current SCID.

5.3 Section 149 (2 and 5) Planning Certificate

The Section 149 Certificate was obtained for Lot 17 which comprises the majority of the site. The site is located within the local government area of Goulburn Mulwaree City Council. Lot 17 Section 2 in Deposited Plan 758468 is zoned as B3 Commercial Core.

According to the Section 149 (2 and 5) Planning Certificate, the 'land to which this certificate relates is:

- (a) Not significantly contaminated land within the meaning of that Act
- (b) Not subject to a management order within the meaning of that Act
- (c) Not subject of an approved voluntary management proposal within the meaning of that Act
- (d) Not subject to an ongoing maintenance order within the meaning of that Act
- (e) Not subject of a site audit statement within the meaning of that Act

The Section 149 (2 and 5) Planning Certificate is included in Appendix C.

5.4 Historical Title Search

A historical title deed search was undertaken to cover approximately the past 100 years and has been summarised in this section. Determination of the ownership or occupancy of the property, including company names, can assist in the identification of previous land uses and therefore assists in establishing potentially contaminating activities. The land title certificates are included in Appendix C.

The site is currently owned by the Borough of Goulburn, who were registered as proprietors in 1899. Ownership of the property prior to this time is not available.

The historical deed search also noted two crown reserves registered on 21 January 1893 and 6 January 1920 and revoked on 6 February 1920 and 21 January 1921, respectively. Other events noted included an Addition Dedicated for Town Hall Site registered on 24 December 1920, the Council of the Municipality of Goulburn appointed Trustees on 24 March 1921 and the issue of Computer Title on 12 July 2007.

5.5 Historical Aerial Photography

Historical aerial photographs from five periods of photography, archived by the NSW Planning and Information were reviewed (refer to Aerial Photograph Plates D1 to D5 in Appendix D). Aerial photographs examined were as follows:

- 9 January 1961 (Run 16, 1:6,000, B/W);
- 2 April 1967 (Run 5, 1:53,500, B/W);

- 14 October 1978 (Run 3, 1:16,000, B/W);
- 7 March 1987 (Run 5, 1:40,000, B/W);
- 21 January 1997 (Run 4, 1:50,000, Colour).

The historical aerial photographs were examined for signs of potential areas of environmental concern such as planting patterns, previous structures which may have subsequently been removed, existing structures, stripped soil or areas of fill or disturbance or other signs of a potentially contaminating nature. The findings of the review are summarised below and have been illustrated on Drawing 1, Appendix B:

1961 Aerial Photograph (Plate D1):

- The building (Town Hall) had been constructed on the site and appeared to comprise of two separate buildings next to each other;
- Two small structures were noted within the car park in the eastern portion of the site, possibly garages or storage sheds;
- Auburn Street was constructed to the west of the site; and
- The town of Goulburn had been developed around the site.

1967 Aerial Photograph (Plate D2):

- The site and surrounding area remained generally the same as the *1961 Aerial Photograph*;
- An extension is noted to one of the small structures in the eastern portion of the site; and
- The second small structure appeared to have been partly removed.

1978 Aerial Photograph (Plate D3):

- The site and surrounding area remained generally the same as the *1967 Aerial Photograph*.

1987 Aerial Photograph (Plate D4):

- The site and surrounding area remained generally the same as the *1978 Aerial Photograph*.

1997 Aerial Photograph (Plate D5):

- The site and surrounding area remained generally the same as the *1987 Aerial Photograph*; and
- The small structure in the eastern portion of the site appeared to have been removed.

5.6 Underground Services

A Dial Before you Dig (DBYD) search was conducted to access available services plans to give an indication of potential conduit lines for migration of contamination off-site. The services within or at the boundary of the site were noted as follows:

- Sewer:
 - One line is aligned along the southern boundary of the site; and
 - A second line branches from this to cross through the site in a north to south orientation.
- Gas:
 - One line is aligned along the eastern boundary of the site.

- Electricity:
 - One line is aligned along the eastern boundary; and
 - A second line is aligned along the northern boundary.
- Telecommunications:
 - Internet and phone lines run along the eastern boundary of the site;
 - Internet lines also run along the northern boundary of the site; and
 - An internet and phone line crosses through into the centre of the site in an east to west orientation and a second line crosses through the southern portion of the site in an east to west orientation.

5.7 Information from Goulburn Mulwaree Council

The Goulburn Mulwaree Council heritage advisor, Ms Louise Thom, produced a document on the known history of the building (the former Town Hall). The building was designed by prominent architect E.C. Manfred designed in 1887. The building was noted to be of high local heritage significance.

After a brief inspection the Goulburn Mulwaree Council noted that it appeared the existing building was built in two stages. The EC Manfred building opened in 1889 comprising the front two segments of the building (the western portion of the building). The extension to the building (the eastern portion of the building) was designed by the son of EC Manfred and completed in the 1930s. It was considered possible that internal alterations to the earlier building may have occurred at that time.

5.8 Site Interview

Mr Paul Jones from the Goulburn Mulwaree Council was interviewed on 28 September 2016. Mr Jones noted the following:

- Prior to the sites current use as a community centre, it had been occupied by the Goulburn Council Chambers since its opening in 1889 to the 1990's or 2000's;
- There was no known asbestos-containing building material used at the site, however, there was the possibility of asbestos used in the toilets and the kitchen;
- A garage located at the entrance of the basement in the building was once used as a vehicle maintenance area during the Council Chambers time;
- There was no knowledge of any fuel storage or heating oil fired boiler located at the site at any time; and
- There was also no knowledge of any chemical storage on the site such as pesticides and herbicides at any time.

6. Site Walkover

A site walkover was undertaken on 28 September 2016. The site walkover was undertaken to check and identify (where possible) the likely presence, or otherwise, of potential sources of contamination with reference to the site history review, and to identify and comment on additional potential sources of contamination which were encountered/observed. Drawing 2 (Appendix B) and Photographs 1 to 13

(Appendix E) show the layout of the site. The findings of the site walkover are also shown on Drawing 2, Appendix B.

The site walkover confirmed that the site is currently occupied by a large building, accessed off Auburn Street, and a small car park area located to the east of the building. The western portion of the building was noted to be the part of the building constructed in 1889 and the eastern portion of the building was noted as the 1930's extension. Chimneys were noted on the roof of the building. The difference in brick colour and architectural style can be observed; see Photographs 1 and 2, Appendix E.

The building comprised a basement area for storage and access to services (i.e. sewer, air conditioning, water, stormwater and electrical). It was noted that the floor of the basement was a concrete hardstand. The items stored in the basement included cans of paint that ranged in volumes from 4 L to 12 L (the cans generally appeared to be disused and a number were empty), office furniture including chairs, filing cabinets, tables and boxes, clothes, Christmas decorations, shopping trolleys, a walking frame, and containers of water; see Photographs 3 to 6, Appendix E.

The garage/small storage area was noted to the east of the entrance to the basement. This was used to park cars and for storage of a lawn mower, a container of engine oil (1 L) and a container of fuel (5 L) for the lawn mower, household cleaning supplies, a vacuum cleaner, and an empty container. Insulation was also noted, however, it did not appear to consist of asbestos-containing material; see Photographs 7 to 9, Appendix E.

The small car park located to the east of the building was asphalted. All areas within the site around the building consisted of concrete and asphalt hardstand surfaces; see Photograph 10, Appendix E

Inside the building on the ground level (original building and extension) there appeared to be offices, common areas, a kitchen and toilets. The original part of the building had a further two levels above the first floor. The second floor appeared to consist of more offices. Access the third floor was restricted however was understood to be disused; see Photographs 11 to 13, Appendix E.

No asbestos-containing material was noted during the site walkover. Buried services were noted at the site. It is noted that the insulation observed in the garage did not appear to be asbestos containing material.

The site is bounded by the Goulburn Court House to the east, Auburn Street to the west, commercial buildings to the south, and a post office and old commercial building to the east. Next to the old commercial building to the east a possible fuel tank was observed, however, this was considered to be downgradient of the site. The surrounding land uses are commercial in all directions with some open space to the north. It is considered that the potential for migration of contaminants onto the site from current adjacent land uses is low.

7. Potential for Contamination

The site history review and walkover indicated that the site has been occupied by the western portion of the building (former Town Hall) since 1889. The eastern portion of the building was likely constructed in the 1930's. An asphalted car park was constructed to the east of the building likely also

during the 1930's. The areas around the building within the site are all paved with hardstand concrete or asphalt surfaces. Two small structures, possibly garages or storage sheds, were noted in the eastern portion of the site in the 1961 aerial photograph. One of the structures was extended and the second structure partly no longer visible in the 1967 aerial photograph. The first structure and the smaller section of the second structure were visible until the 1987 aerial photograph.

The building was used as the Town Hall holding the Goulburn Council Chambers from its construction until the 1990's or 2000's after which it became a community centre. A garage at the entrance of the basement off the small car park was noted to have been a vehicle maintenance area during the buildings use as the Council Chambers.

At the time of the walkover the basement of the building was used as storage for various items including cans of paint, office furniture and equipment, and clothes. The garage was also used partly as storage for items including a lawn mower, a container of oil (1 L) and of fuel (5 L) for the lawn mower and household cleaning supplies. It was considered that most of the items stored in these areas were inert and non-hazardous. The cans of paint were in a small quality, on a hardstand surface and appeared to be generally disused. The containers of oil and fuel were also in a small quality and on a hardstand surface. Therefore these were considered unlikely to have impacted the site.

No asbestos-containing material was noted during the site walkover. However considering the construction date of the building and the information from the site interview, there is the possibility of asbestos-containing materials being used in the kitchen and toilets. Buried services were noted at the site and under the building.

It is understood that the eastern portion of the building constructed in the 1930s will be demolished as part of the redevelopment of the site.

Based on observations made during the site history review and site walkover the main sources of potential contamination are considered to be:

- Potential impacts from filling associated with the building, former small structures, paved areas and asphalted car park. Potential contaminants associated with fill from unknown and contaminated sources are: metals: arsenic (As), cadmium (Cd), chromium (Cr), copper (Cu), lead (Pb), mercury (Hg), nickel (Ni), zinc (Zn); total recoverable hydrocarbons (TRH); benzene, toluene, ethylbenzene, xylene (BTEX); polycyclic aromatic hydrocarbons (PAH); polychlorinated biphenyls (PCB); organochloride pesticides (OCP); organophosphate pesticides (OPP); phenols and asbestos.
- Potential impacts from a former vehicle maintenance area. Potential contaminants associated with vehicle maintenance are: Pb, TRH, BTEX, PAH and phenols.
- Potential impacts from buried services and hazardous building materials on the site. Potential contaminants associated with buried services are asbestos-containing materials (ACM).

Potential sources of contamination observed on site are shown on Drawings 1 and 2, Appendix B. However, it should be noted that other fill areas not identifiable on aerial photographs or via surface walkover, could be present.

8. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding potential 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).

8.1 Potential Contamination Sources

Based on Section 7 the potential contamination sources are as follows:

S1 – Filling (metals, TRH, BTEX, PAH, PCB, OCP, OPP, phenols and asbestos)

S2 – Former vehicle maintenance area (Pb, TRH, BTEX, PAH and phenols)

S3 – Buried service infrastructure and hazardous building materials (asbestos, Pb, PCB and SMF)

8.2 Potential Receptors

8.2.1 Human Health Receptors

Potential human health receptors include the following:

R1 – Current users (community).

R2 – Construction and maintenance workers.

R3 – End users (community).

R4 – Land users in adjacent areas (commercial and local government).

8.2.2 Environmental Receptors

Potential environmental receptors include the following:

R5 – Groundwater.

Considering the site is covered by a building and hardstand surfaces, and surrounding land uses are either commercial or local government, it is considered very unlikely that terrestrial ecology and the nearest surface water receptor (Mulwaree River) would be significant environmental receptors.

8.3 Potential Pathways

Potential pathways for contamination present include the following:

P1 – Ingestion and dermal contact.

P2 – Inhalation of dust and/or vapours.

P3 – Surface water run-off.

P4 – Leaching of contaminants and vertical migration into groundwater.

P5 – Lateral migration of groundwater providing baseflow to watercourses.

P6 – Direct contact with terrestrial ecology.

There are a number of underground services that cross through the site. However, there are no identified sources of mobile contamination such as hydrocarbons and associated vapours that could migrate onto the site along the preferential pathways.

8.4 Summary of Potential Complete Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human, water or environmental receptors from contamination sources on or in the vicinity of the site, via transport pathways (potential complete pathways). The possible pathways between the above sources (S1, S2 and S3) and receptors (R1 to R5) are provided below in Table 4.

Table 4: Summary of Potential Complete Pathways

Source	Transport Pathway	Receptor	Comments
S1 – Filling: metals, TRH, BTEX, PAH, PCB, OCP, OPP, phenols and asbestos.	P1 – Ingestion and dermal contact. P2 – Inhalation of dust and/or vapours.	R1 – Current users (community). R2 – Construction and maintenance workers. R3 – End users (community).	A limited intrusive investigation in accessible areas and beneath the eastern portion of the building to be demolished is required to assess possible contamination including chemical testing of the soils. See Note 1.
S2 – Former vehicle maintenance area: Pb, TRH, BTEX, PAH and phenols	P2 – Inhalation of dust and/or vapours.	R4 – Land users in adjacent areas (commercial and local government).	
	P4 – Leaching of contaminants and vertical migration into groundwater.	R5 – Groundwater.	
S3 – Hazardous building materials and buried service infrastructure Asbestos, lead, PCB and SMF.	P1 – Ingestion and dermal contact. P2 – Inhalation of dust and/or vapours.	R1 – Current users (community). R2 – Construction and maintenance workers. R3 – Final end users (community).	If the building is to be refurbished or demolished in the future a pre-demolition hazardous building materials survey of the building is recommended prior to the demolition of the building. For any future development a construction environmental management plan (CEMP) is recommended and should include an "unexpected finds protocol" to address potential bonded ACM encountered and a "safe working methodology" if disturbance of the underground infrastructure is proposed

1. It is proposed that leachability testing will be undertaken only if a viable complete pathway between on-site soil contamination and groundwater is identified. Should testing indicate a viable complete pathway between on-site soil contamination and groundwater via a leachable migration pathway then leachability testing (ASLP) may be required.
2. The nearest surface water receptors Mulwaree River approximately 450 m to the east of the site. Should testing indicate a viable complete pathway between on-site soil contamination and surface water, testing of surface water may be required.

9. Conclusions and Recommendations

Areas that may be impacted by potential contamination were identified on the basis of the available site information and site walkover. Based on the findings of the assessment, the potential for gross contamination to be present within the site is considered to be low.

The results of the PSI indicate that the site is generally suitable for the intended community land use as a performing arts centre (i.e. equivalent to a commercial/industrial land use) subject to a limited intrusive subsurface investigation in accessible areas and beneath the eastern portion of the building to be demolished to determine the extent (if any) of potential contamination at the site including:

- Soil sampling across areas of the site targeting the unknown filling and the former vehicle maintenance area.

10. References

- 1 NSW Department of Land and Water Conservation (2000): *Soil Landscape Series Sheet 5512* 1:250 000 scale map.
- 2 Bureau of Mineral Resources (1992): *Geology of Goulburn Geological Series Sheet 8828*, 1:100 000 scale map.

11. Limitations

Douglas Partners (DP) has prepared this report for Lots 11, 17 and 21 Section 2 D. P. 758468, Goulburn, NSW in accordance with DP's proposal dated 19 May 2016, and acceptance from Brewster Hjorth Architects 29 July 2016. This report is provided for the exclusive use of the Brewster Hjorth Architects 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.

DP's advice is based upon the conditions observed at the site surface during this investigation. The accuracy of the advice provided by DP in this report may be affected by unobserved variations in ground conditions across the site. The advice may also be limited by budget constraints imposed by others or by site accessibility.

Asbestos-containing materials (ACM) have not been detected by observation on the surface of the site. The possible presence of hazardous building materials (HBM) including ACM, cannot be precluded in unobserved or untested parts of the site and hence no warranty can be given that HBM is not present.

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.

The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the environmental components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

Douglas Partners Pty Ltd

Appendix A

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.

Appendix B

Drawing 1 – Site Historical Observations
Drawing 2 – Site Observations and Features



Locality Plan

LEGEND

- Approximate Site Boundary
- Building portion opened in 1889
- Building extension built in the 1930s
- Former vehicle maintenance area
- Small structure, possible garage or shed, noted in the 1967 to 1978 Aerial Photographs
- Extension to small structure, possible garage or shed, noted in the 1978 to 1997 Aerial Photographs
- Small structure, possible garage or shed, noted in the 1967 to 1997 Aerial Photographs
- Section of small structure, possible garage or shed, noted in the 1967 Aerial Photograph only



NOTE: Base drawing from maps.six.nsw.gov.au





Locality Plan

LEGEND

- Approximate Site Boundary
- Building portion opened in 1889
- Building extension built in the 1930s
- Approximate area of garage/small storage area
- Approximate area of basement
- Approximate Photo Location Direction



NOTE: Base drawing from maps.six.nsw.gov.au



Appendix C

Site History Searches



SafeWork NSW

SafeWork NSW

92-100 Donnison Street, Gosford, NSW, 2250

Locked Bag 2906, Lisarow, NSW, 2252 |

Customer Service Centre 13 10 50

licensing@safework.nsw.gov.au | www.safework.nsw.gov.au

Our Ref: D16/669410

Your ref: Elyse Storr

14 September 2016

Attention: Elyse Storr
Douglas Partners
Unit 2
73 Sheppard St
Hume ACT 2604

Dear Mr Storr,

RE SITE: 163 Auburn St Goulburn NSW

I refer to your site search request received by SafeWork NSW on 6 September 2016 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 our Customer Service Centre on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely,


Brent Jones
Customer Service Officer
Customer Service Centre - Operations
SafeWork NSW

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141
(Ph: 0412 199 304)

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

Summary of Owners Report

LPI

Sydney

Address: - 163 Auburn Road Goulburn

Description: - Lot 17 Section 2 D.P. 758468

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
12.5.1899 (1899 to Date)	# The Borough of Goulburn	Vol 1281 Fol 135 Now Auto Consol 1281-135

Denotes Current Registered Proprietors

Easements & Leases: - NIL

Yours Sincerely
James McDonnell
26 August 2016

Locality : GOULBURN

Cadastral Records Enquiry Report

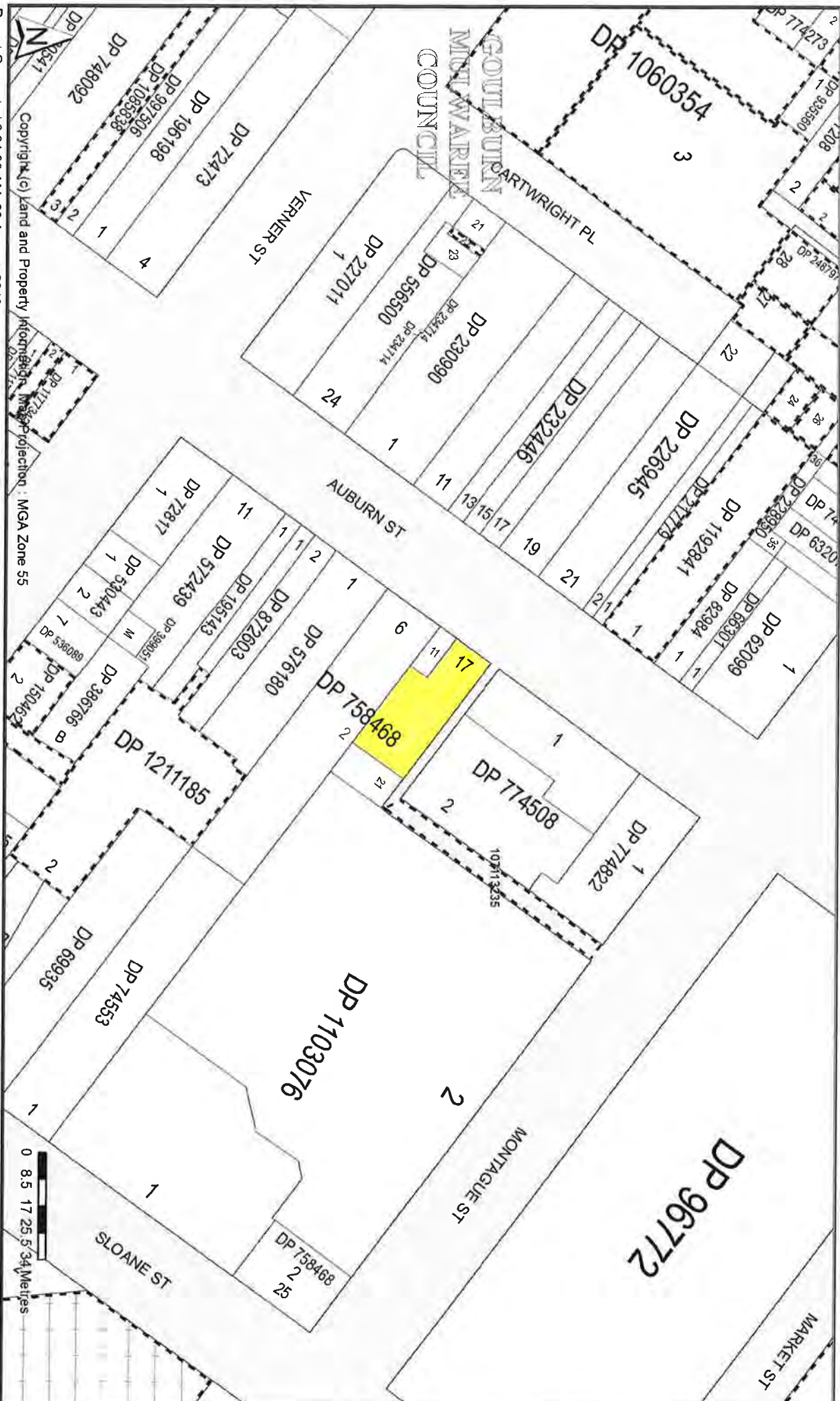
Requested Parcel : Lot 17 Section 2 DP 758468

LGA : GOULBURN MULWARRIE

Parish : GOULBURN

Identified Parcel : Lot 17 Section 2 DP 758468

County : ARGYLE



Copyright (c) Land and Property Information, Map Projection : MGA Zone 55

GOULBURN.

Plan

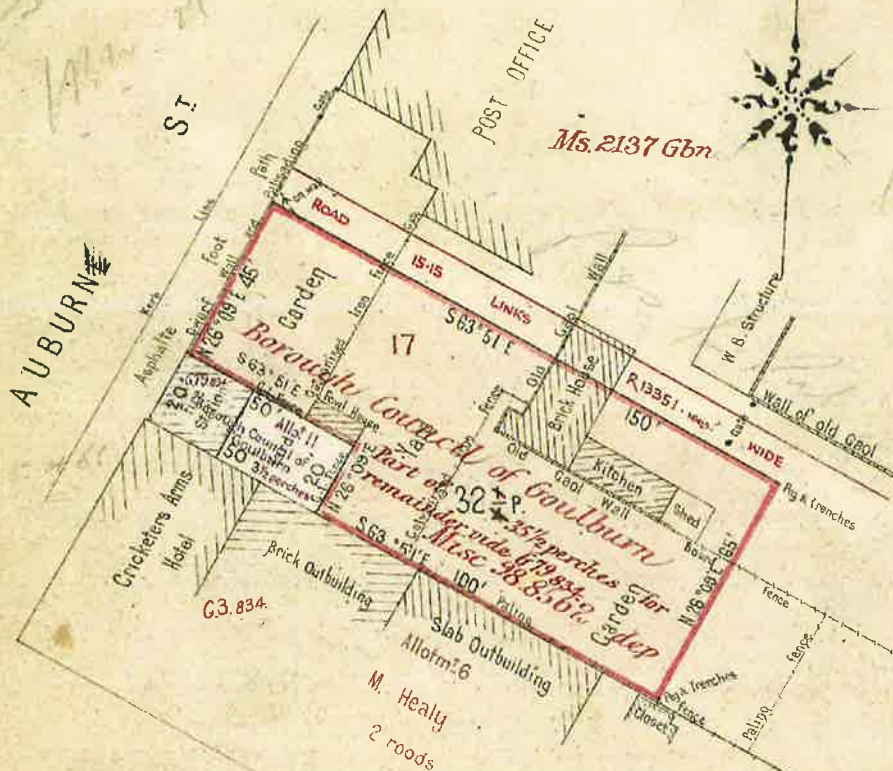
of Allotment 17 Section 2 City of Goulburn —

PARISH OF GOULBURN COUNTY OF ARGYLE

Being proposed site for a Town Hall.

SCALE 40 FEET TO AN INCH

Part of Town Hall Site for remainder see G79 834
Dedicated 18th Nov^r 90 vide Misc 90.16546



PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

Found for Descp...

Deed Issued... Tracing to R.G. 15-298

Examined & Certified
C. B. Williams 24 June 87
Examined
M. B. Armstrong
24 June 1887

Plan approved 2 Sep 87
J. G. Dalquest

Azimuth taken from Auburn Street
Situated within the Municipality of Goulburn

I hereby certify that I in person made and on the 2nd March 1887
completed the survey represented on this plan on which are written
the bearings and the lengths of the lines measured by me and I —
declare that the Survey has been executed in accordance with the
regulations published for the guidance of Licensed Surveyors —
and the practice of the Surveyor General's Department.

S. W. Alexander

Licensed Surveyor

Transmitted to the District Surveyor with my letter of 21st March N^o 87.9

C.103.834

103.834

Act 1887
City Field Book
Filed
Passed
24 June 1887

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/8/2016 8:26AM

FOLIO: AUTO CONSOL 1281-135

Recorded	Number	Type of Instrument	C.T. Issue
21/9/1994		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 1281-135	

PARCELS IN CONSOL ARE:
11/2/758468, 17/2/758468.

23/11/2010	AF895415	DEPARTMENTAL DEALING
20/5/2011	AG246412	DEPARTMENTAL DEALING

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 1281-135

SEARCH DATE	TIME	EDITION NO	DATE
26/8/2016	8:25 AM		

VOL 1281 FOL 135 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT GOULBURN
LOCAL GOVERNMENT AREA GOULBURN MULWAREE
PARISH OF GOULBURN COUNTY OF ARGYLE
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

THE BOROUGH OF GOULBURN

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- * 2 DEDICATED AS A SITE FOR A TOWN HALL - SEE CROWN GRANT VOL 1281 FOL 135
- * 3 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- * 4 THE LAND IS DEDICATED FOR A PUBLIC PURPOSE

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT 11 SEC. 2 IN DP758468
LOT 17 SEC. 2 IN DP758468

TITLE DIAGRAM

CROWN PLAN 79.834
CROWN PLAN 103.834.

*** END OF SEARCH ***

Goulburn

PRINTED ON 26/8/2016

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141
(Ph: 0412 199 304)

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

Summary of Owners Report

LPI

Sydney

Address: - 163 Auburn Road Goulburn

Description: - Lots 11 & 21 Section 2 D.P. 758468

Search as regards Lot 11 Section 2 D.P. 758468

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
12.5.1899 (1899 to Date)	# The Borough of Goulburn	Vol 1281 Fol 135 Now Auto Consol 1281-135

Denotes Current Registered Proprietors

Easements & Leases: - NIL

Search as regards Lot 21 Section 2 D.P. 758468

In is noted that the title to this land is Crown Title

We are aware of the following events

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
21.1.1893	With Crown Reserve 17164 for Public Buildings	Revoked 6.2.1920
6.2.1920	Crown Reserve R53773 for Addition to Town Hall Site	Revoked 21.1.1921
24.12.1920	Dedicated for Town Hall Site (Addition)	
24.3.1921	The Council of the of Municipality of Goulburn appointed Trustees	
12.7.2007 (2007 to date)	Issue of Computer Title 21/2/758468	21/2/758468

Denotes Current Registered Proprietors

Easements & Leases: - NIL



Yours Sincerely
James McDonnell
7 October 2016

Locality : GOULBURN

Cadastral Records Enquiry Report

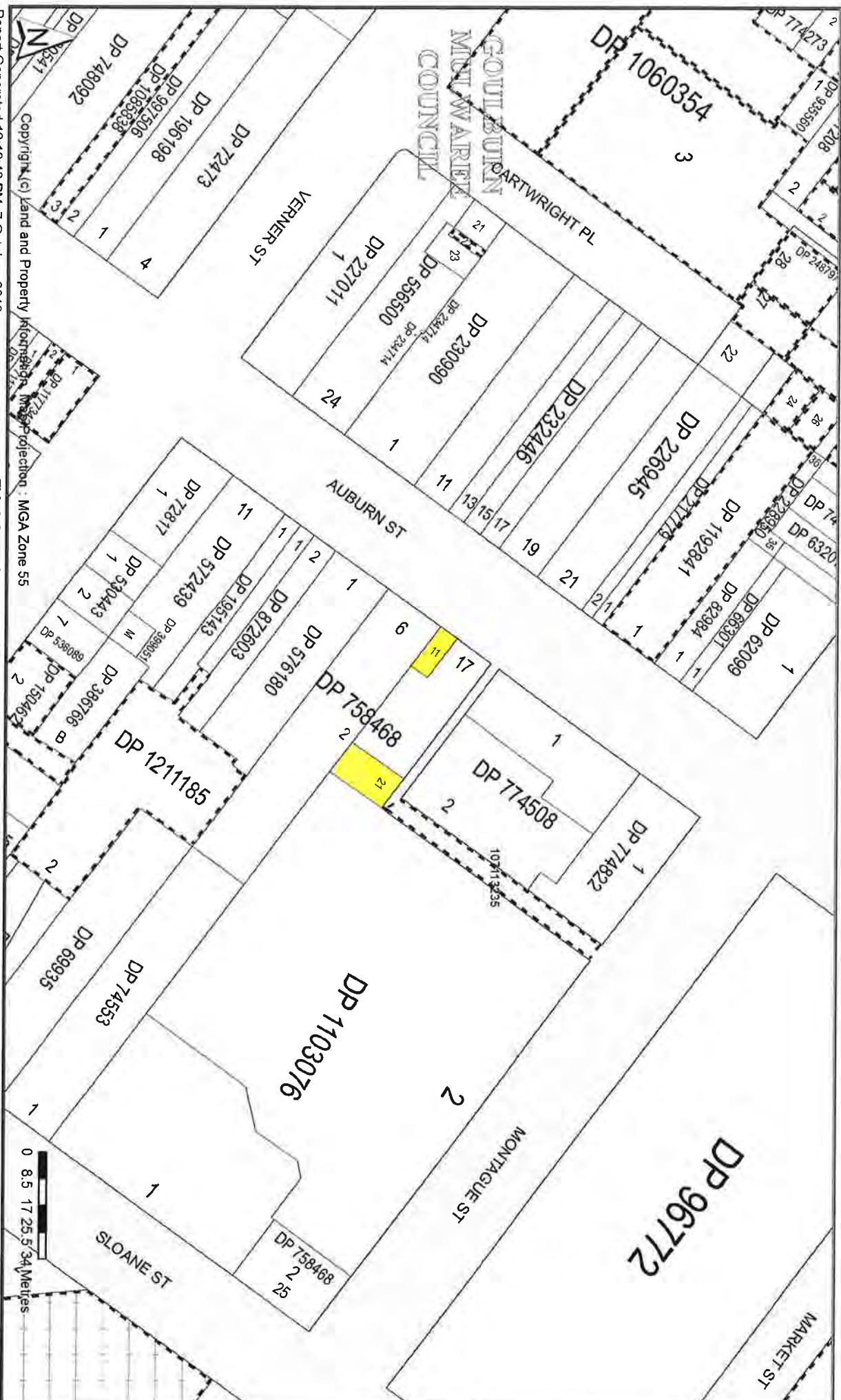
Requested Parcel : Lot 17 Section 2 DP 758468

LGA : GOULBURN MULWAREE

Parish : GOULBURN

Identified Parcel : Lot 17 Section 2 DP 758468

County : ARGYLE



Applied for a rate for a Fire-engine. Shewing

Delivered 15th Nov 20

STREET

Deed Registered Vol 459, Page 187
issued to Burroughs County of
Oklahoma as trustee of the Station
Site, Cancelled by Registrar
General Plate No 15, Title

79. 834

NO ADDITIONS OR DELETIONS TO BE MADE

Dead Island
Apr 15, 298
Hes. 3-4-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1

0-79834

Transmitted to the Surgeon General
With my letter of 17th Dec^r of May 1860

E. H. Cline, Licensed Surveyor

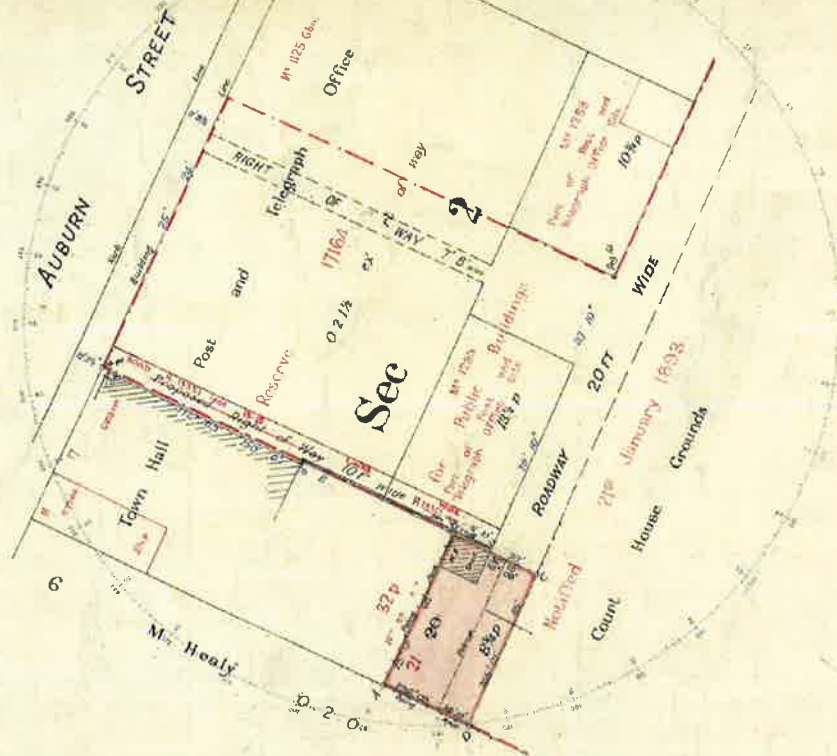
Within Nepean and Wangagamba Rivers Storage Catchment Area

Municipality of Goulburn

Paper LB 16 2916

PLAN OF ALLOT. 20, SEC. 2
County of Argyle Parish of Goulburn
LAND DISTRICT OF GOULBURN LAND BOARD DISTRICT OF GOULBURN
Resumed Area No Pastoral Holding, Eastern Division.
Applied for under the Section of the Crown Lands Act of 1907 by
City of Goulburn

Within the boundaries of the City of Goulburn proclaimed 21st January 1893
Within Res 17164 For Public Buildings Notified 21st January 1893 Revoked 6th Feb^y 1920.
Measured for an addition to Town Hall Site
R 53,773 from Sale 53,774 Lease generally for Addition to Town Hall Site Notified 6th Feb^y 1920. Rev^d 28-1-21
Town Hall Site (Addition) Dedicated 24th December 1920. Transfer to City of Goulburn 21/3/24 Rev^d 1925



Asimuth taken from XY
Field Book Vol. 744 Folio 53

Reference to Corners				
Corner	Bearing	Dist.	Angle	Ref. to
A				
B				
C				
D				

Reference to Traverse		
Line	Bearing	Distance

I hereby certify that I in person made and on the 1st July 1916 completed the survey represented on this plan on which are shown the bearings and lengths of the lines measured by me, and I declare that the survey has been carried out in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

PLAN MICROFILMED
NO ADDITIONS OR AMENDMENTS TO BE MADE

John R. Baker Licensed Surveyor
Subscribed to this plan at my house at 13th July 1916 No 63
Further 5th - Licensed Staff
Calculation Book No 631, folio 53
Checked and Corrected *John R. Baker*
Examined - *John R. Baker* 11/7/1916
Plan approved McCampbell 11/7/1916
Deputy Commissioner in Charge

Scale 40 feet to an inch

118-834

cat No 6118.834

[408]

Department of Lands,
Sydney, 31st January, 1893.**RESERVES FROM SALE FOR DRAINAGE.**

HIS Excellency the Governor, with the advice of the Executive Council, directs it to be notified that, in pursuance of the provisions of the 101st section of the Crown Lands Act of 1884, the land specified in the Schedule appended hereto shall be reserved from sale for drainage, and is hereby reserved accordingly.

HENRY COPELAND.

EASTERN DIVISION.**LAND DISTRICT OF GOULBURN.**

No. 17,160. County of Argyle, parish of Goulburn, city of Goulburn, containing an area of 2 roods. The Crown Lands within the boundaries of allotment 9 of section 23,—shown on plan catalogued G. 6-834.

In lieu of reserve for drainage, notified under general notice of 24th December, 1861, cancelled this day.
[Ms. 92-4,520 Dep.]

CENTRAL DIVISION.**LAND DISTRICT OF NARRABRI.**

No. 17,127. County of Baradine, parish of Talluba, town of Pilliga, containing an area of 5 acres 1 rood 8 perches. The Crown Lands within the following boundaries: Commencing at the intersection of the northern side of Dangar-street with the eastern side of Narran-street; thence by part of that side of the latter street bearing northerly to the south side of Pilliga-street; thence by part of that side of that street bearing easterly to the western side of George-street; thence by part of that side of that street bearing southerly to the northern side of Dangar-street aforesaid; and thence by part of that side of that street bearing westerly, to point of commencement.

The above includes section 3.
[Ms. 92-9,511 Dep.]

No. 17,128. County of Baradine, parish of Talluba, town of Pilliga, containing an area of 5 acres 1 rood 8 perches. The Crown Lands within the following boundaries: Commencing at the intersection of the north side of Dangar-street with the eastern side of George-street; thence by part of that side of the latter street bearing northerly to the south side of Pilliga-street; thence by part of that side of that street bearing easterly to the western side of Wangan-street; thence by part of that side of that street bearing southerly to the northern side of Dangar-street; and thence by part of that side of that street bearing westerly, to point of commencement.

The above includes section 4.
[Ms. 92-9,511 Dep.]

No. 17,129. County of Baradine, parish of Talluba, town of Pilliga, containing an area of 5 acres 1 rood 8 perches. The Crown Lands within the following boundaries: Commencing at the intersection of the northern side of Walgett-street with the eastern side of George-street; thence by part of that side of the latter street bearing northerly to the southern side of Dangar-street; thence by part of that side of that street bearing easterly to the western side of Wangan-street; thence by part of that side of that street bearing southerly to the northern side of Walgett-street aforesaid; and thence by part of that side of that street bearing westerly, to point of commencement.

The above includes section 9.
[Ms. 92-9,511 Dep.]

No. 17,130. County of Baradine, parish of Talluba, town of Pilliga, containing an area of 5 acres 1 rood 8 perches. The Crown Lands within the following boundaries: Commencing at the intersection of the northern side of Queen-street with the eastern side of Wangan-street; thence by part of that side of the latter street bearing northerly to the southern side of Walgett-street; thence by part of that side of that street bearing easterly to the western side of Baradine-street; thence by part of that side of that street bearing southerly to the northern side of Queen-street aforesaid; and thence by part of that side of that street bearing westerly, to point of commencement.

The above includes section 16.
[Ms. 92-9,511 Dep.]

No. 17,131. County of Baradine, parish of Talluba, town of Pilliga, containing an area of 5 acres 1 rood 8 perches. The Crown Lands within the following boundaries: Commencing at the intersection of the southern side of Queen-street with the eastern side of Wangan-street; thence by part of that side of the former street bearing easterly to the western side of Baradine-street; thence by part of that side of that street bearing southerly to the northern side of Prince-street; thence by part of that side of that street bearing westerly to the eastern side of Wangan-street aforesaid; and thence by part of that side of that street bearing northerly, to point of commencement.

The above includes section 19.
[Ms. 92-9,511 Dep.]

[410]

Department of Lands,
Sydney, 31st January, 1893.**RESERVES FROM SALE FOR PUBLIC BUILDINGS.**

HIS Excellency the Governor, with the advice of the Executive Council, directs it to be notified that, in pursuance of the provisions of the 101st section of the Crown Lands Act of 1884, the land specified in the Schedule appended hereto shall be reserved from sale for public buildings, and is hereby reserved accordingly.

HENRY COPELAND.

EASTERN DIVISION.**LAND DISTRICT OF BRAIDWOOD.**

No. 17,139. County of St. Vincent, parish of Boyle, village of Jembaicumbene, containing an area of about 5½ acres. The Crown Lands within the boundaries of section 2,—as shown on approved design of village of Jembaicumbene.

[Ms. 92-4,195 Dep.]

No. 17,137. County of St. Vincent, parish of Boyle, village of Jembaicumbene, containing an area of about 1 acre. The Crown Lands within the boundaries of allotments 9 and 10 of section 3,—as shown on approved design of village of Jembaicumbene.

[Ms. 92-4,195 Dep.]

No. 17,138. County of St. Vincent, parish of Boyle, village of Jembaicumbene, containing an area of about 2½ acres. The Crown Lands within the boundaries of section 21,—as shown on the approved design of village of Jembaicumbene.

[Ms. 92-4,195 Dep.]

LAND DISTRICT OF GOULBURN.

No. 17,164. County of Argyle, parish of Goulburn, city of Goulburn, containing an area of about 3½ acres. The Crown Lands within the following boundaries: Commencing at the north-west corner of allotment 6 of section 2, on the south-eastern side of Auburn-street; and bounded thence by that side of that street north-easterly to Montague-street; thence by the south-western side of that street south-easterly to Sloane-street; thence by the north-western side of that street south-westerly to the north-east corner of allotment 5 of section 2 aforesaid; and by the north-eastern boundaries of that allotment and allotment 6, to the point of commencement (exclusive of allotments 11, 12, 16, and 17 previously dedicated),—being the northern part of section 2.

The above is in lieu of reserve of general notice of 24th December, 1861, cancelled this day.
[Ms. 92-4,520 Dep.]

CENTRAL DIVISION.**LAND DISTRICT OF NARRABRI.**

No. 17,133. County of Baradine, parish of Talluba, town of Pilliga, containing an area of 1 acre. The Crown Lands within the boundaries of allotments 4 and 5 of 2 roods each of section 10,—as shown on plan catalogued P. 5-2,232.

[Ms. 92-9,511 Dep.]

No. 17,134. County of Baradine, parish of Talluba, town of Pilliga, containing an area of 1 acre. The Crown Lands within the boundaries of allotments 9 and 10 of 2 roods each of section 2,—as shown on plan catalogued P. 4-2,232.

[Ms. 92-9,511 Dep.]

[420]

Department of Lands,
Sydney, 31st January, 1893.**RESERVE FROM SALE FOR HOSPITAL SITE.**

HIS Excellency the Governor, with the advice of the Executive Council, directs it to be notified that, in pursuance of the provisions of the 101st section of the Crown Lands Act of 1884, the land specified in the Schedule appended hereto shall be reserved from sale for hospital site, and is hereby reserved accordingly.

HENRY COPELAND.

CENTRAL DIVISION.**LAND DISTRICT OF NARRABRI.**

No. 17,132. County of Baradine, parish of Talluba, town of Pilliga, containing an area of about 2 acres 19 perches. The Crown Lands within the following boundaries: Commencing at the intersection of the northern side of Dangar-street with the eastern side of Wangan-street; thence by part of that side of the latter street bearing northerly to the south side of Pilliga-street; thence by part of that side of that street bearing easterly 4 chains; thence by a line bearing southerly and parallel to Wangan-street aforesaid to the northern side of Dangar-street aforesaid; and thence by part of that side of that street bearing westerly, to point of commencement.

The above includes part of section 5.
[Ms. 92-9,511 Dep.]

NOTIFICATION SETTING APART CROWN LANDS FOR AN ORIGINAL HOMESTEAD FARM—continued.

HOMESTEAD FARM AREA No. 1,101.

CENTRAL DIVISION.

LAND DISTRICT OF NARRANDERA, AND CARRATHOOL SHIRE.

County.	Parish.	Area of Homestead Farm.	Capital Value for first period of 10 years.	Annual Rent for first period of 10 years.	Survey Fee.	Nature and Estimated Value of Improvements.	Nearest Town and distance therefrom.	Character of Land, Soil, Timber, &c., Water Supply.
Cooper	Diegar	82 Acres. 761	£ 2 s. d. 1,523 0 0	£ 2 s. d. 38 1 0	£ 15 0 0	Fencing, £18 6s.; small vine iron-roofed house and outbuildings, £180; tank, £40 8s. 7d.; the property of M. T. Minkelson. Clearing, £37 10s. Blagbarking, £25 10s. Crown property.	17 miles from town and railway station of Griffith. Five miles from railway at Yenda.	Level and gently sloping from main road; deep red loamy soil country, with hard gritty strip along extreme north-eastern boundary; thick forest country of green and dead pine, oak, yarran, and old-ringed box with green oakum; water is now conserved by a tank of 2,500 yards and a rock which fills a natural waterhole. Rainfall, about 17 inches per annum. Almost wholly suitable for wheat-growing. N. 2,545-1,864, M. 1920-510.

NOTE.—The included reserve from sale or lease under section 906 of the Crown Lands Consolidation Act, 1912, is hereby revoked, also the included part (761 acres) of Homestead Farm Area No. 622, notified 24th February, 1915. The values of improvements stated above are approximate only and subject to adjustment after inspection.

[5277]

Department of Lands,
Sydney, 6th February, 1920.

RESERVES FROM SALE AND LEASE
GENERALLY.

IT is hereby notified that, in pursuance of the provisions of the 28th and 29th sections of the Crown Lands Consolidation Act, 1913, the Crown Lands hereunder described shall be reserved from sale for the public purposes hereinafter respectively specified, and reserved and exempted from lease generally, and they are hereby reserved and exempted accordingly.

W. G. ASHFORD, Minister for Lands.

EASTERN DIVISION.

For Public Recreation and Show Ground.

LAND DISTRICT OF LISMORE, AND TERANIA SHIRE.

Nos. 53,759 from sale (53,760 from lease generally). County of Roue, parish of Terania, containing an area of about 12 acres. The Crown Lands within the following boundaries: Commencing on the right bank of Calico Creek, at the most easterly south-east corner of portion 73; thence by a southern and eastern boundary of that portion west and south-easterly to a point 10 chains in rectangular distance from the southern boundary of portion 73 aforesaid; thence east to Calico Creek; and by that creek upwards, to the point of commencement.

NOTE.—Includes the area covered by reserve 45,424 from sale, notified 29th June 1910; reserve 48,534 from lease other than annual lease, notified 5th February, 1913, which are revoked this day.

[Ms. 1920-105]

CENTRAL DIVISION.

For Commonage.

LAND DISTRICT OF WYALONG, AND WYALONG MUNICIPALITY.

Nos. 53,761 from sale (53,762 from lease generally). Counties of Bland and Gipps, parishes of Mugga and Wyalong, containing an area of about 270 acres. The Crown Lands within the following boundaries: Commencing on the west side of a road 150 links wide at the north-east corner of portion 229, parish of Mugga; and bounded thence by the north boundary of that portion west; thence by a line partly formed by the west boundaries of portions 229, 230, 231, 242, 241, 240, 239, 238, 183, 184, 185, 186, 187, and 188 south to the

south-west corner of the latter portion; thence by part of the north and west boundaries of the town lands at Wyalong, notified 28th June, 1894, west and south to meet the westerly prolongation of the south side of Gilbert-street, town of Wyalong; by that prolongation west to its intersection with the west boundary of the suburban lands, notified 10th April, 1897; by that boundary north to meet the south-easterly prolongation of the north-east boundary of portion 818, parish of Wyalong; by that prolongation and boundary north-westerly to the south-east side of a road 150 links wide; by that side of that road north-easterly to its intersection with the north boundary of the suburban lands at Wyalong aforesaid; by that boundary east to a point north of the north-east corner of portion 229 aforesaid; and by a line south, to the point of commencement,—exclusive of any land legally held under mining titles and of portions 247 and 228, parish of Mugga.

[Ms. 1919-10,957]

EASTERN DIVISION.

For Travelling Stock and Camping.

LAND DISTRICT OF DUNGOO, AND WALLAROBRA SHIRE.

Nos. 53,767 from sale (53,768 from lease generally). County of Durham, parish of Tillegga, containing an area of about 24 acres. The Crown Lands bounded by portions 48, 129, a line east from the north-east corner of portion 129, portions 100, 105, and a line west to south-east corner of portion 48.

[Ms. La. 1919-21,273]

For Sanitary Depot.

METROPOLITAN LAND DISTRICT, AND HORNSBY SHIRE.

Nos. 53,771 from sale (53,772 from lease generally). County of Cumberland, parish of South Colah, containing an area of 6 acres. The Crown Lands within the boundaries of measured portion 466,—as shown upon plan catalogued C. 3,186-2,030.

[Ms. 1920-1,107]

For Town Hall Site (Addition).

LAND DISTRICT OF GOULBURN, AND GOULBURN MUNICIPALITY.

Nos. 53,773 from sale (53,774 from lease generally). County of Argyle, parish of Goulburn, city of Goulburn, containing an area of 8½ perches. The Crown Lands within the boundaries of allotment 21, section 2. Plan G. 118-834.

[Ms. 1919-14,035]

[4718]

Department of Lands,
Sydney, 24th December, 1920.**NOTIFICATION OF DEDICATION OF LANDS FOR PUBLIC PURPOSES UNDER THE CROWN LANDS
CONSOLIDATION ACT, 1913, AND THE PUBLIC TRUSTS ACT, 1897.**

AN abstract of the intended dedication of the various areas of Crown Lands described in the Schedule hereto, for the public purposes therein mentioned, having been duly laid before both Houses of Parliament of the State of New South Wales, in accordance with the provisions of the 24th section of the Crown Lands Consolidation Act, 1913, and the 8th section of the Public Trusts Act, 1897, it is hereby notified that the various areas of Crown Lands hereinbefore mentioned, and as more particularly described in the Schedule hereto are hereby dedicated for the respective public purposes specified in connection therewith.

[Ms. 1920-18,528]

P. F. LOUGHLIN, Minister for Lands.

SCHEDULE.

List No. 6 of 1920.

Place.	County.	Portion.	Allotment.	Section.	Locality.	Area.	Purpose of intended Dedication.	No. of Papers.	Cat. No. of Plans.
Brown's Creek	Bathurst	64	---	---	Parish of Beaufort	a. r. p. 2 0 3	Public School Site (addition)	Misc. 1920-2,245	B. 4,500-2, C.O.
Coff's Harbour	Fitzroy	113, 114, & 116.	---	---	Suburbs of Coff's Harbour.	24 1 31 (about).	Show Ground	Misc. 1920-20,157	F. 1,000-2, 110 H. (red edging and F. 2,000-1, 110).
Goulburn	Argyle	---	---	---	City of Grafton	0 0 32	Town Hall Site (addition)	Misc. 1920-2,200	G. 115-201
Grahamstown and Shepardsdown.	Wynyard	---	---	---	Parishes of Endera and Calafat.	8 1 0 (about).	Public Road	Misc. 1910-223-29	R. 10,000-1, 110 C.
Hawarden	Kennedy	---	---	---	Parish of Hawarden	39 0 0 (about).	Public Road	Misc. 1910-497-3	R. 10,000-1, 110 C.
Maraburn	Cumberland	---	1 to 8	38	Parish of Manly Cove	2 2 27 (about).	Public Recreation	Misc. 1920-2,244	M. 5,400 Sy.
Narellan	Do	---	---	---	Village of Narellan	0 1 26½	Public Road	Misc. 1910-200-7	R. 14,000-1, 110 C.

* Being the surface land of such area and 40 feet below the same and no more.

[4806]

Department of Lands,
Sydney, 24th December, 1920.**FORFEITURE OF A SUBURBAN HOLDING.**

IT is hereby notified that the Suburban Holding specified hereunder is declared forfeited in accordance with the provisions of the Crown Lands Consolidation Act, 1913.

The forfeiture to take effect at the expiration of thirty clear days from this date.

P. F. LOUGHLIN, Minister for Lands.

LAND DISTRICT OF WYALONG.

No. of S.H.	Lessee.	Date of Application.	Area.	Portion No.	County.	Parish.	Date of Notification.	Annual Rent.	Reason for Forfeiture.	Papers.	Shire or Municipality.
110-11	Broad, William Charles David.	12 Dec., 1918	a. r. p. 5 0 0	789	Gloucester	Wyalong	21 July, 1919	£ s. d. 0 16 0	Non-payment of Rent.	Atm. 1920-2,000	Bland Shire.

[4718]

Department of Lands,
Sydney, 24th December, 1920.**NOTIFICATION OF ADDITION TO HOLDING.**

IT is hereby notified that, in pursuance of the provisions of section 163 of the Crown Lands Consolidation Act, 1913, the portion of land particularised in the Schedule hereunder is added to and now forms part of the holding mentioned in such Schedule at the capital value stated.

P. F. LOUGHLIN, Minister for Lands.

SCHEDULE.

Papers.	Portion.	Parish.	County.	District.	Area.	Capital value per acre of added area.	Date from which addition takes effect.	Added to—	New Area of Holding.	Future annual payment on Holding.	Shire.
C.R. 2000-10,125	57 and old tramway route.	Nalyra	Forbes	Great Hill	a. r. p. 17 1 21	£ s. d. 1 4 0	5 Aug., 1920	H.S. 1911-4 (portion 88, G. F. Rumble).	a. r. p. 204 0 31	£ s. d. 7 0 6	Waddie.

Lands Department Notices.

[6387]

Department of Lands,
Sydney, 24th March, 1921.

IT is hereby notified, for public information, that, in accordance with the provisions of the Public Trusts Act, 1897, His Excellency the Governor, with the advice of the Executive Council, has been pleased to approve of the appointment of the undermentioned gentlemen and bodies as Trustees respectively of the portions of land hereinafter particularised, namely:—

Reserve No. 33,732, at Chilcott's Grass (Tregeagle), area 12½ acres, notified 11th January, 1902, for Public Recreation:—
Messrs. John Joseph Buckley, Joseph Wilson, George Vidler (in lieu of Messrs. T. B. Taylor, L. T. Jung, and S. Falkner, resigned).
[Misc. 1921-1,122]

Reserve No. 23,988, at Cooperbrook, area 15 acres, notified 18th April, 1893, for Public Recreation:—
Daniel Edward Newton Lee, Esq. (in lieu of Mr. W. J. E. Newton, deceased).
[Misc. 1921-1,284]

Reserves Nos. 52,553, 52,555, 52,557, and 52,559, areas 251 acres, 179½ acres, about 42½ acres, and about 310 acres respectively, notified 21st December, 1917, for Public Recreation, being the Lawson Group of Blue Mountain Sight Reserves:—

Laurence McBrain, Esq. (in lieu of Mr. T. Savage, resigned).
[Misc. 1921-1,230]

Reserve No. 13, at Nambucca Heads, area 33 acres, notified 19th June, 1886, for Public Recreation:—
Edwin John Dalley, Esq. (in lieu of Mr. J. E. Butler, resigned).
[Misc. 1921-1,204]

Reserves Nos. 54,031 and 54,033, at Bulga, parish of Myall, county of Macquarie, areas 20 acres and 1 rood 20 perches, notified 30th July, 1920, for Public Recreation and Public Hall Site, respectively:—

Messrs. Edwin Charles Cooper, William Gilfillan, Clement George Whitbread, George Alfred Longworth, Joseph Edward John Andrews.
[Misc. 1921-1,263]

Reserve No. 54,191, at Burgooney Siding, parish of Tibeado, county of Dowling, area 2 roods 33 perches, notified 1st October, 1920, for Public Hall Site:—
Messrs. Thomas Edmund Alexander, William Goodfellow, William Edgar Foster.
[Clos. Sett. 1920-12,339]

The portion of reserve No. 45,450, at Morrisset, notified 8th July, 1910, set apart for Church of England Burial Ground:—
John Learmonth, Esq. (in lieu of Mr. G. R. Edwards, resigned).
[Misc. 1921-635]

Reserve No. 46,070, at Lavington, area 9 acres 1 rood 26 perches, notified 30th November, 1910, for Public Recreation:—

Messrs. Henry Hague, Samuel Heathwood (in lieu of Messrs. P. Pearall and W. Moffatt, resigned).
[Misc. 1921-1,513]

Reserve No. 54,227, at Larbert, parish of Larbert, county of Murray, area about 35 acres, notified 22nd October, 1920, for Public Recreation:—

Messrs. William Roberts, Charles Snow, John Richard Stephens, William John Stephens, Archibald Ernest Basingthwaite.
[Misc. 1921-1,402]

Reserve No. 54,376, at Tamworth, parish of Tamworth, county of Inglis, area 1 rood, notified 21st January, 1921, for Ambulance Station:—

Messrs. Albert Jasper Crengh, Percival Harold Pothrick, William Green.
[Misc. 1921-1,149]

No. 43, 24 MARCH, 1921.—8,

Reserve No. 53,833, at Hornsby, parish of South Colah, county of Cumberland, area about 10 acres, notified 19th March, 1920, for Hospital Site:—

Messrs. John Sutton, Paul Allen James, Richard Allen, Robert Vicars, John William Langston.
[Misc. 1921-750]

Reserve No. 51,148, at Nowendoc, notified 24th November, 1915, for Public Hall:—

George Samuel Margery, Esq. (in lieu of Mr. R. H. Mullins, resigned).
[Misc. 1921-757]

Reserve No. 54,424, at Karnah, parish of Tarean, county of Gloucester, area 1 acre 1 rood 8 perches, notified 11th February, 1921, for Public Recreation:—

Messrs. Maynard Johnson, William Frederick Gizzard, Aaron Alfred Yates, Alfred James Thornton.
[Misc. 1921-1,701]

Reserve No. 54,181, at Condoholin, area 39 acres 1 rood, notified 24th September, 1920, for Public Recreation:—

Henry Clements Moulder, Esq. (in lieu of Mr. J. Reynolds, resigned).
[Misc. 1921-1,723]

Reserve No. 54,366, at Springwood, parish of Ellon, county of Bourke, area 10 acres, notified 14th January, 1921, for Public Recreation:—

Messrs. Frederick John Rateliff, Edward Arthur Boncham, David Prentice, Jacob Brown, Edward John Bell, James Baker, George Rateliff.
[Misc. 1920-10,871]

Reserve No. 54,113, at Rylstone, parish of Rylstone, county of Roxburgh, area 20½ perches, notified 20th August, 1920, for Mechanics Institute Site (Addition):—

Messrs. William Ernest Lovegrove, Lachlan McLachlan, Maurice William Hayward, Goodwin Spies Hall, John Moubrey Macdonald, Norman William Hansard, John Robert Fletcher.
[Misc. 1921-1,436]

Reserve No. 51,400, at Torrington, area 40 acres 2 roods, notified 31st March, 1916, for Racecourse:—
Bertrand Charles Hawkins, Esq. (in lieu of Mr. C. Martin, removed).
[Misc. 1920-12,679]

Reserve No. 54,350, parish of Yuline, county of Bland, area 1 acre, notified 14th January, 1921, for Public Hall Site:—

The Council of the Shire of Weddin.
[Misc. 1921-1,268]

Land at Goulburn, area 8½ perches, dedicated 24th December, 1920, for Town Hall Site (Addition):—

The Council of the Municipality of Goulburn.
[Misc. 1921-061]

Reserve No. 54,387 at Queanbeyan, parish of Queanbeyan, county of Murray, area 3 roods, notified 28th January, 1921, for site for Shire Council Chambers:—

The Council of the Shire of Yerrawulmla.
[Misc. 1920-13,676]

Reserve No. 15,419, at Lindfield, known as Killara Recreation Reserve, area 10 acres, notified 2nd April, 1892, for Public Recreation:—

The Council of the Shire of Ku-ring-Gai (in lieu of Messrs. J. G. Lockley, J. G. Edwards, R. C. Brewster, H. H. Rice, J. H. Sanderson, and R. J. Nosworthy, resigned).
[Misc. 1921-1,367]

P. F. LOUGHLIN, Minister for Lands.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

7/10/2016 3:09PM

FOLIO: 11/2/758468

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

Prior Title(s): VOL 1281 FOL 135

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
23/3/1990		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
21/9/1994		CONVERTED TO AUTO CONSOL 1281-135	CONSOL CREATED CT NOT ISSUED
14/12/1995		AMENDMENT: TITLE DIAGRAM	

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/8/2016 8:26AM

FOLIO: AUTO CONSOL 1281-135

Recorded	Number	Type of Instrument	C.T. Issue
21/9/1994		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 1281-135	

PARCELS IN CONSOL ARE:

11/2/758468, 17/2/758468.

23/11/2010	AF895415	DEPARTMENTAL DEALING
20/5/2011	AG246412	DEPARTMENTAL DEALING

*** END OF SEARCH ***

Goulburn

PRINTED ON 26/8/2016

Title Search

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: AUTO CONSOL 1281-135

SEARCH DATE	TIME	EDITION NO	DATE
26/8/2016	8:25 AM	-	-

VOL 1281 FOL 135 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT GOULBURN
LOCAL GOVERNMENT AREA GOULBURN MULWAREE
PARISH OF GOULBURN COUNTY OF ARGYLE
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

THE BOROUGH OF GOULBURN

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- * 2 DEDICATED AS A SITE FOR A TOWN HALL - SEE CROWN GRANT VOL 1281 FOL 135
- * 3 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- * 4 THE LAND IS DEDICATED FOR A PUBLIC PURPOSE

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT 11 SEC. 2 IN DP758468
LOT 17 SEC. 2 IN DP758468

TITLE DIAGRAM

CROWN PLAN 79.834
CROWN PLAN 103.834.

*** END OF SEARCH ***

Goulburn

PRINTED ON 26/8/2016

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

7/10/2016 11:54AM

FOLIO: 21/2/758468

First Title(s): THIS FOLIO

Prior Title(s): CROWN LAND

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
18/6/1998	DP758468	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
6/3/2003	9428478	DEPARTMENTAL DEALING	LOT RECORDED FOLIO NOT CREATED
12/7/2007	CA115581	CONVERSION ACTION	FOLIO CREATED CT NOT ISSUED
18/7/2011	AG373165	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 21/2/758468

SEARCH DATE	TIME	EDITION NO	DATE
7/10/2016	11:55 AM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 21 OF SECTION 2 IN DEPOSITED PLAN 758468
AT GOULBURN
LOCAL GOVERNMENT AREA GOULBURN MULWAREE
PARISH OF GOULBURN COUNTY OF ARGYLE
(FORMERLY KNOWN AS ALLOTMENT 21 OF SECTION 2)
TITLE DIAGRAM CROWN PLAN 118.834

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES

(CA115581)

SECOND SCHEDULE (3 NOTIFICATIONS)

- * 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- * 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 3 THE LAND IS DEDICATED FOR A PUBLIC PURPOSE

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Goulburn

PRINTED ON 7/10/2016



Locked Bag No. 22
GOULBURN NSW 2580

SECTION 149 (2) PLANNING CERTIFICATE
Environmental Planning and Assessment Act 1979

Applicants Details

DOUGLAS PARTNERS
PO BOX 1487
FYSHWICK ACT 2609

Application Details

Paid:	\$53.00
Receipt No:	250013
Council Reference:	WO:TW
App Reference:	88339.00

Description of Land

163 AUBURN STREET, GOULBURN

Lot: **17**
DP: **758468**
Section: **2**
Land No. **9686**

At the date of this certificate the above mentioned land is affected by the following matters set out in Schedule 4 of the *Environmental Planning and Assessment Regulation 2000*.

Local Environmental Plan (LEP)

Goulburn Mulwaree Local Environmental Plan 2009

Zoning

B3 Commercial Core

Proposed Planning Proposals

Nil

Development Control Plan

Goulburn Mulwaree Development Control Plan 2009

Development Control Plans prepared by Director-General

Not applicable to Goulburn Mulwaree Council.

State Environmental Planning Policies (SEPP)

SEPP No. 15 – Rural Landsharing Communities	SEPP No. 65 – Design Quality of Residential Flat Development
SEPP No. 21 – Caravan Parks	SEPP (Affordable Rental Housing) 2009
SEPP No. 30 – Intensive Agriculture	SEPP (Building Sustainability Index: BASIX) 2004
SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)	SEPP (Exempt and Complying Development Codes) 2008
SEPP No. 33 – Hazardous and Offensive Development	SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 36 – Manufactured Home Estates	SEPP (Infrastructure) 2007
SEPP No. 44 – Koala Habitat Protection	SEPP (Major Development) 2005
SEPP No. 50 – Canal Estate Development	SEPP (Mining, Petroleum Production and Extractive Industries) 2007.
SEPP No. 55 – Remediation of Land	SEPP (Rural Lands) 2008
SEPP No. 62 – Sustainable Aquaculture	SEPP (Sydney Drinking Water Catchment) 2011 Effective 1 March 2011
SEPP No. 64 – Advertising and Signage	

Permitted Without Consent – Goulburn Mulwaree Local Environmental Plan 2009

The purposes for which the plan or instrument provides that development may be carried out within the zone without the need for development consent.

Refer to attachment 'A' which is a summary of the Land Use Tables from the Goulburn Mulwaree Local Environmental Plan 2009. This should be read in conjunction with the whole of the Local Environmental Plan as well as related legislation and Environmental Planning Instruments.

Permitted with Consent – Goulburn Mulwaree Local Environmental Plan 2009

The purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent.

Refer to attachment 'A' which is a summary of the Land Use Tables from the Goulburn Mulwaree Local Environmental Plan 2009. This should be read in conjunction with the whole of the LEP as well as related legislation and Environmental Planning Instruments.

Prohibited Development – Goulburn Mulwaree Local Environmental Plan 2009

The purposes for which the plan or instrument provides that development is prohibited within the zone.

Refer to attachment 'A' which is a summary of the Land Use Tables from the Goulburn Mulwaree Local Environmental Plan 2009. This should be read in conjunction with the whole of the LEP as well as related legislation and Environmental Planning Instruments.

Minimum land dimensions for the erection of a dwelling house

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?

No

Heritage Conservation Area

Whether the land is located in a heritage conservation area?

Yes, Refer to Clause 5.10 Goulburn Mulwaree Local Environmental Plan 2009

Heritage Item

Whether an item of environmental heritage is situated on the land?

Yes, Refer to Clause 5.10 and attachment 'B' Schedule 5 Goulburn Mulwaree Local Environmental Plan 2009

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

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?

General Housing Code

No – complying development under the General Housing Code can not be carried out on the land because the land is affected by the following exclusions: -

- land that comprises, or which there is, a draft or listed heritage item identified in an environmental planning instrument, or that is subject to an interim heritage order under the *Heritage Act 1977* or that is listed on the State Heritage Register under that Act
- land within a heritage conservation area or a draft heritage conservation area, unless the development is a detached outbuilding, detached ancillary development or swimming pool
- except as otherwise provided by this Policy, be on land that is within an environmentally sensitive area. The land is identified as an environmental sensitive area because the site is within the "Biodiversity" layer on the [Terrestrial Biodiversity Map](#) (Clause 7.2 of Goulburn Mulwaree Local Environmental Plan 2009)

Rural Housing Code

No – complying development under the Rural Housing Code can not be carried out on the land because the land is affected by the following exclusions:

- land that comprises, or which there is, a draft or listed heritage item identified in an environmental planning instrument, or that is subject to an interim heritage order under the *Heritage Act 1977* or that is listed on the State Heritage Register under that *Act*
- land within a heritage conservation area or a draft heritage conservation area, unless the development is a detached outbuilding, detached ancillary development or swimming pool
- except as otherwise provided by this Policy, be on land that is within an environmentally sensitive area. The land is identified as an environmental sensitive area because the site is within the “Biodiversity” layer on the [Terrestrial Biodiversity Map](#) (Clause 7.2 of Goulburn Mulwaree Local Environmental Plan 2009)

Housing Alterations Code

No – complying development under the Housing Internal Alterations Code can not be carried out on the land because the land is affected by the following exclusions:

- land that comprises, or which there is, a draft or listed heritage item identified in an environmental planning instrument, or that is subject to an interim heritage order under the *Heritage Act 1977* or that is listed on the State Heritage Register under that *Act*

General Development Code

No – complying development under the General Development Code can not be carried out on the land because the land is affected by the following exclusions:

- land that comprises, or which there is, a draft or listed heritage item identified in an environmental planning instrument, or that is subject to an interim heritage order under the *Heritage Act 1977* or that is listed on the State Heritage Register under that *Act*

Commercial and Industrial Alterations Code

No – complying development under the General Commercial and Industrial Alterations Code can not be carried out on the land because the land is affected by the following exclusions:

- land that comprises, or which there is, a draft or listed heritage item identified in an environmental planning instrument, or that is subject to an interim heritage order under the *Heritage Act 1977* or that is listed on the State Heritage Register under that *Act*
- except as otherwise provided by this Policy, be on land that is within an environmentally sensitive area. The land is identified as an environmental sensitive area because the site is within the “Biodiversity” layer on the [Terrestrial Biodiversity Map](#) (Clause 7.2 of Goulburn Mulwaree Local Environmental Plan 2009)

Commercial and Industrial (New Buildings and Additions) Code

No – complying development under the General Commercial and Industrial (New Buildings and Additions) Code can not be carried out on the land because the land is affected by the following exclusions:

- land that comprises, or which there is, a draft or listed heritage item identified in an environmental planning instrument, or that is subject to an interim heritage order under the *Heritage Act 1977* or that is listed on the State Heritage Register under that *Act*
- land within a heritage conservation area or a draft heritage conservation area, unless the development is a detached outbuilding, detached ancillary development or swimming pool
- except as otherwise provided by this Policy, be on land that is within an environmentally sensitive area. The land is identified as an environmental sensitive area because the site is within the “Biodiversity” layer on the [Terrestrial Biodiversity Map](#) (Clause 7.2 of Goulburn Mulwaree Local Environmental Plan 2009)

Subdivisions Code

No – complying development under the Subdivisions Code can not be carried out on the land because the land is affected by the following exclusions:

- land that comprises, or which there is, a draft or listed heritage item identified in an environmental planning instrument, or that is subject to an interim heritage order under the *Heritage Act 1977* or that is listed on the State Heritage Register under that Act

Demolition Code

No – complying development under the Demolition Code can not be carried out on the land because the land is affected by the following exclusions:

- land that comprises, or which there is, a draft or listed heritage item identified in an environmental planning instrument, or that is subject to an interim heritage order under the *Heritage Act 1977* or that is listed on the State Heritage Register under that Act

Fire Safety Code

No – complying development under the Fire Safety Code can not be carried out on the land because the land is affected by the following exclusions:

- land that comprises, or which there is, a draft or listed heritage item identified in an environmental planning instrument, or that is subject to an interim heritage order under the *Heritage Act 1977* or that is listed on the State Heritage Register under that Act

Note: If the land is a lot to which the General 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.

Coastal Protection

Whether or not the land is affected by operation of the *Coastal Protection Act 1979*?

No

Mine Subsidence

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

No

Road Widening or 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*;
- (b) any environmental planning instrument; or
- (c) any resolution of the Council ?

No

Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by Policy to restrict 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)?

No

Flood related development controls information

Whether or not development on the land or part of the land is subject to flood related development controls information?

No, Please See Attachment 'C' for Extreme Flood Policy

Land reserved for acquisition

Whether or not the land is reserved for acquisition?

No

Contribution Plans

Whether or not the land is affected by a Contribution Plan?

Yes, Goulburn Mulwaree S94 Development Contributions Plan 2009 (Amendment No. 2) and / or S94A Development Contributions Plan 2009

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

- Goulburn Mulwaree Council City-wide Infrastructure Contributions Plan July 2014

Critical Habitat

Whether or not the land includes or comprises critical habitat?

No critical habitat applicable to Goulburn Mulwaree Council.

Bush Fire prone land

Whether any of the land is Bush Fire prone land?

No, none of the land is bushfire prone land

Property Vegetation Plans

Whether the land is affected by a Property Vegetation Plans under the *Native Vegetation Act 2003*?

No, the land is not affected by a Property Vegetation Plan

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

Directions under Part 3A

Whether a direction under Section 75P(2)(c1) of the *Environmental Planning & Assessment Act 1979* has been made which identifies provision under an environmental planning instrument that does not have effect?

No

Seniors Housing

Whether development consent has been granted over the land with condition affecting seniors housing?

No

Site Compatibility Certificate for Seniors Housing SEPP

Whether a current site compatibility certificate has been granted over the land pursuant to the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004?

No

Site Compatibility Certificate for Infrastructure SEPP

Whether a current site compatibility certificate has been granted over the land pursuant to State Environmental Planning Policy (Infrastructure) 2007?

No

Site Compatibility Certificate for Affordable Rental Housing SEPP

Whether a current site compatibility certificate has been granted over the land pursuant to State Environmental Planning Policy (Affordable Rental Housing) 2009?

No

Biodiversity certified land

Whether the land is biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*)?

No

Biobanking under the *Threatened Species Conservation Act*

Whether or not, Council has been notified by the Director General of the Department of the Environment, Climate Change and Water that the land is subject to a "biobanking agreement" under the *Threatened Species Conservation Act 1995*?

No

Contaminated Land

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:

The land to which this certificate relates is:

- (a) Not significantly contaminated land within the meaning of that Act
- (b) Not subject to a management order within the meaning of that Act
- (c) Not subject of an approved voluntary management proposal within the meaning of that Act
- (d) Not subject to an ongoing maintenance order within the meaning of that Act
- (e) Not subject of a site audit statement within the meaning of that Act

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

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

Date of Certificate
8 September 2016



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

ATTACHMENT

'A'

This attachment is a summary of the Land Use Tables for the relevant zone from the Goulburn Mulwaree Local Environmental Plan 2009. This should be read in conjunction with the whole of the Local Environmental Plan as well as related legislation and Environmental Planning Instruments.

Zone B3 Commercial Core

1 Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses which serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To reinforce the status of Goulburn as a regional centre.
- To ensure the scale and density of development complements the desired future character of the commercial core.
- To protect the historic importance of Goulburn and protect heritage integrity of its historic built form.

2 Permitted without consent

Roads

3 Permitted with consent

Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Residential accommodation; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities

ATTACHMENT

'B'

Goulburn Mulwaree Local Environmental Plan 2009

Schedule 5 Environmental heritage

Part 1 Heritage Items

Suburb	Item name	Address	Property description	Significance	Item No
Goulburn	Goulburn Town Hall (former, 1887)	163 Auburn Street	Lot 17, Sec 2, DP 758468	Local*	I051

ATTACHMENT

'C'

EXTREME FLOOD POLICY

“Policy to restrict development by reason of slip, bushfire, flooding, tidal inundation, subsidence or any other risk”.

Property above the Flood Planning Level, but subject to an extreme event

Based on the information available to Council, the subject property is above Council's Flood Planning Level and is **not** subject to flood related development controls. However, the property may still be subject to flooding in extreme events. Information relating to this flood risk should be obtained from Council.

The information available to Council indicates that the estimated 1% AEP and extreme AEP flood levels are:

- 1% – 632.0 metres AHD, and
- extreme flood level – 640.1 metres AHD.

These levels are taken from cross-section 17, Mulwaree Ponds, on the flood maps.

Notes:

1. This information is derived from the Wollondilly River and Mulwaree Chain of Ponds Floodplain Risk Management Study and Plan prepared by SMEC Australia Pty Ltd dated March 2003. This Study was adopted by Council 16 December 2003 and the Plan was adopted in principle by Council 16 December 2003.
2. The individual extent of flooding can only be accurately determined by Australian Height Datum (AHD) survey.

Definitions

Annual Exceedance Probability (AEP)

The chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage. For example, a 1% AEP flood has a 1% (1 in 100) chance of occurring in any one year.

Australian Height Datum (AHD)

A common national surface level datum approximately corresponding to mean sea level.

Extreme event

An extreme flood is one which has a very low probability of occurrence and can be used to consider flood damages and emergency management within a floodplain. In this study this event has been defined as one having three times the flow rate of the 1% AEP event, and an estimated probability of occurrence of 1 in 10,000 chance of occurring in any one year.

Flood Planning Level (FPL)

The flood level which determines the flood planning area. In Goulburn, the FPL has been set as the 1% AEP flood event + 0.5 metres.



Locked Bag No. 22
GOULBURN NSW 2580

SECTION 149 (5) PLANNING CERTIFICATE
Environmental Planning and Assessment Act 1979

NAME OF APPLICANT: DOUGLAS PARTNERS

APPLICANT'S ADDRESS: PO BOX 1487, FYSHWICK ACT 2609

APPLICANT'S REFERENCE: 88339.00

STREET NO: 163

STREET: AUBURN STREET

DP: 758468

SECTION: 2

LOT: 17

LOCALITY: GOULBURN

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).

(A) Does the land have frontage to a Classified Road and consequently affected by clause 3.3.6, 4.1.7, 6.4.2 & 6.4.3 of Goulburn Mulwaree Development Control Plan 2009?	YES
(B) Is the land affected by Height of Buildings restrictions and consequently affected by clause 4.3 of Goulburn Mulwaree Local Environmental Plan 2009?	YES
(C) Is the land affected by Floor Space Ratio restrictions and consequently affected by clause 4.4 and 4.5 of Goulburn Mulwaree Local Environmental Plan 2009?	YES
(D) Does the land adjoin a zone boundary and consequently affected by clause 5.3 of Goulburn Mulwaree Local Environmental Plan 2009?	NO
(E) Is development consent required for tree clearing pursuant to clause 5.9 of Goulburn Mulwaree Local Environmental Plan 2009?	YES
(F) Is the Land located within the Urban Release Area and consequently affected by clause 6.1, 6.2 & 6.3 of Goulburn Mulwaree Local Environmental Plan 2009?	NO
(G) Is the land located within Environmentally Sensitive Land – Bio Diversity and affected by clause 7.2 Goulburn Mulwaree Local Environmental Plan 2009?	NO

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.

Date: 8 September 2016

Fee Paid \$80.00

Receipt No. 250013

for Warwick Bennett
General Manager

Clause 3.3.6 Set backs

All setbacks are to be landscaped (refer to **Figures 3-6 and 3-7**)

No parking will be permitted within setback areas.

Minimum Setbacks:

- **Urban** – Refer to **chapter 4** for residential building setbacks.
- **Industrial** – Refer to **chapter 4** for industrial building setbacks.
- **Rural** – Refer to **chapter 5** for rural dwelling setbacks.

In front setbacks for developments facing a classified road or a public place plant trees with a mature height of a least 8 metres.

Trees must be a least 3 metres in height at the time of planting.

Clause 4.1.7 Setbacks**Objective**

Setbacks should relate to the traffic function of the street and to setbacks of adjacent development.

The objective of a setback is to:

- maintain, as a minimum, the following setbacks for both privacy and amenity
- set back buildings from roads so as to enable landscaping to provide for attractive streetscapes
- permit flexibility in the siting of buildings
- minimise adverse impact on adjacent and adjoining properties

In established areas, the objective is to blend new development into the public streetscape. The setback of buildings contributes to existing or proposed streetscape character, assists the integration of new development into the public streetscape, makes efficient use of the site and provides amenity for residents.

(a) Side and rear setback

Council will generally consider setback applications on their merits provided that dwelling structures are adequately separated for privacy and overshadowing does not result (including private open space and dwelling structures on adjoining land not in the same ownership). In addition, the wall proposed to be constructed adjacent to the allotment boundary must comply with the Building Code of Australia fire rating requirements and where the site can be viewed from a public place side and rear set backs shall be a minimum of 3 metres.

(b) Front setback (building line)

Generally, Council will consider flexibility in front setbacks, however the following development standards are recommended. In areas being newly-developed areas, setbacks (inclusive of verandah, porch etc) from the street boundary should be a minimum of 6 metres, however Council will consider setbacks in accordance with **Table 4-1** where it can be demonstrated that the setback is appropriate.

Table 4-1: Minimum front setbacks in new areas

Street Type	Minimum frontage setback (m)	Minimum side setback to corner street (m)
Local access street	3	3
Classified road	6	3

The setback may be averaged, providing no part of the building is setback less than 2 metres.

In established areas where the setback of an adjacent building is greater than 3m, infill development is to be setback:

- the same distance as one of the other adjoining buildings, provided the difference between the setbacks of the two adjoining buildings is less than or equal to 2 metres
- the average of the setbacks of the adjoining dwellings if the difference between the setbacks of the adjoining building is greater than 2 metres

The setback of buildings in the Heritage Conservation Area or near heritage items shall match that of adjacent development.

In establishing areas where the setbacks of adjacent buildings are 0-3 metres, infill development is to be set back the same distance as one or the other of the adjoining dwellings.

Garages are to be setback a minimum of 5.5 metres from the front property boundary to allow vehicles to stand on site.

Clause 6.4.2 Design**(a) Bulk, scale, shape and size**

Signs in commercial zones should aim to attract pedestrians (across the road or into an arcade) by the use of below awning level signs. In assessing a development application for an advertising sign, it is necessary that the proposal:

- conforms to the desired future character of the area and does not dominate the streetscape or view
- compliments the character, architectural design and period of construction of the building and surrounding buildings. For example signs should either be placed on windows, near entrance doors to the retail facility on panels defined using the grid analysis or on an appropriate architectural element such as a podium, pier or pole
- signs shall not extend beyond the dimensions of the building (or features they are mounted on in terms of width or length, e.g. awning fascia)
- be simple, clear and efficient and to a professional standard to inspire confidence in the business or product advertised
- not be visually spoiled by the method of providing electrical services to the sign

(b) Number of signs

Fewer signs are encouraged in the interests of reducing clutter, improving amenity and improving sign efficiency – as with too many signs the message is lost in the clutter.

(c) Colour, lettering and illumination for heritage buildings**Colour of signs**

Sign colour shall be compatible with and complementary to the colour of the period of the construction of the building or locality.

Subdued colours rather than vivid are preferred in the Heritage Conservation Area. Fluorescent and iridescent colours are not acceptable in the Heritage Conservation Area, and a white background is also not acceptable. Corporate colours are acceptable only if the colours, number of signs and sizes are compatible and complementary to the architecture and streetscape. Council encourages the use of traditional colours as produced by Pascol, Berger, Dulux, Haymes, Porters, Taubmans and Wattyl. Colour schemes, particularly for intact buildings shall be continuous above and below the awning so as to enhance the appearance of the whole building.

Lettering

The advertisement is to be designed to be uncluttered and clear with the wording being bold enough for easy reading and understanding. Lettering style and size shall be compatible with and complementary to the architectural style of the building and streetscape, e.g. on historic buildings and streetscapes (pre-1950), signs must be professionally hand painted, not machine cut. Buildings are encouraged to display street numbers in locations, size and colours, which complement the architecture and streetscape.

Illumination of signs

Illumination of signs is not appropriate when businesses are not trading. Illumination shall be continuous only. Flashing or chasing lights are not acceptable. Neon signs are not appropriate on buildings identified as heritage significant in a Heritage Study or in a Heritage Conservation Area under the LEP, buildings predating neon signs (c1922) or on buildings within the heritage streetscape of the CBD. Internal illumination is only permitted for under awning signs on modern buildings.

(d) Contemporary buildings and corporate signs

Modern signs are appropriate for modern buildings, however the objectives outlined are applicable. Signs on modern buildings must consider their impact on adjacent properties and the streetscape.

(e) Traffic safety

Advertisements shall be designed so that they will not:

- obscure or interfere with road traffic signs
- obscure or interfere with vehicle vision
- distract drivers at intersections, level crossings or bends
- vary or move the intensity of the illumination
- issue traffic instructions, e.g. use of the words halt, stop or imitate traffic signs
- project over the boundaries of a classified road
- a sign must not be nailed or similarly fixed to a tree or street light pole

Clause 6.4.3 Highway promotional signs

All highway promotional sign proposals should refer to the NSW Roads and Traffic Authority Control of Advertising Signs Guideline, the Roads and Traffic Authority Policy 99/3 Management of Illuminated Street Name and Advertising Sign Proposals, and Figure 6.1 of the Roads and Traffic Authority Road Design Guide of clear zone requirements.

(a) Assessment criteria

Each proposal shall undertake a design analysis for the specific locality that identifies:

- existing character of the locality
- key scenic qualities and features of the locality
- desired future character of the locality

(b) Locality criteria**Rural areas**

Tourism promotional signs may be established in rural zones where advertising is permissible adjacent to a highway or regional road on the approach to a locality (eg. town, village). One such sign per approach is permitted to maintain uninterrupted views to the rural landscape, avoid clutter and repetition. On the departure side of the sign the advertisement may be of a general promotional nature subject to complying with other assessment requirements. The maximum sign area is 40m² per side.

Urban areas

Third party advertisements (i.e. general and tourism promotional signs) may be established in an urban zone where advertising is permissible adjacent to a highway or regional road.

The signs should not:

- project over the carriageway
- be prejudicial to the safety of the public
- flash, move or cause glare
- be located in or adjacent to a residential zone

There is a limit of one third party advertisement per property.

The sign should be incorporated with any other business identification signs at the site.

Maximum site sign area is 40m² per side.

(c) General design criteria

Third party advertisements are not to:

- impact on traffic safety
- adversely impact on the environmental character and quality of the classified road and views from classified roads
- interfere with traffic advisory and traffic control signs

Clause 4.3 Height of buildings

(1) The objectives of this clause are as follows:

- (a) to ensure the height of buildings complements the streetscape or the rural character of the area in which the buildings are located,
- (b) to protect the heritage character and significance of buildings and avoid an adverse effect on the integrity of heritage items,
- (c) to ensure the height of buildings protects the amenity of neighbouring properties in terms of visual bulk, access to sunlight, privacy and views.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Clause 4.4 Floor space ratio

(1) The objectives of this clause are as follows:

- (a) to ensure the bulk and scale of development does not have an unacceptable impact on the streetscape and character of the area in which the development is located.
- (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

Clause 4.5 Calculation of floor space ratio and site area**(1) Objectives**

The objectives of this clause are as follows:

- (a) to define **floor space ratio**,
- (b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to:
 - i. prevent the inclusion in the site area of an area that has no significant development being carried out on it, and
 - ii. prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and
 - iii. require community land and public places to be dealt with separately.
- (2) **Definition of “floor space ratio”** The **floor space ratio** of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

(3) Site area

In determining the site area of proposed development for the purpose of applying a floor space ratio, the **site area** is taken to be:

- (a) if the proposed development is to be carried out on only one lot, the area of that lot, or
- (b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out. In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.

(4) Exclusions from site area

The following land must be excluded from the site area:

- (a) land on which the proposed development is prohibited, whether under this Plan or any other law,
- (b) community land or a public place (except as provided by subclause (7)).

(5) Strata subdivisions

The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area calculation.

(6) Only significant development to be included

The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.

(7) Certain public land to be separately considered

For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.

(8) Existing buildings

The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.

(9) Covenants to prevent “double dipping”

When consent is granted to development on a site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.

(10) Covenants affect consolidated sites

If:

- (a) a covenant of the kind referred to in subclause (9) applies to any land (***affected land***), and
- (b) proposed development relates to the affected land and other land that together comprise the site of the proposed development, the maximum amount of floor area allowed on the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.

(11) Definition

In this clause, ***public place*** has the same meaning as it has in the *Local Government Act 1993*.

Clause 5.9 Preservation of trees or vegetation

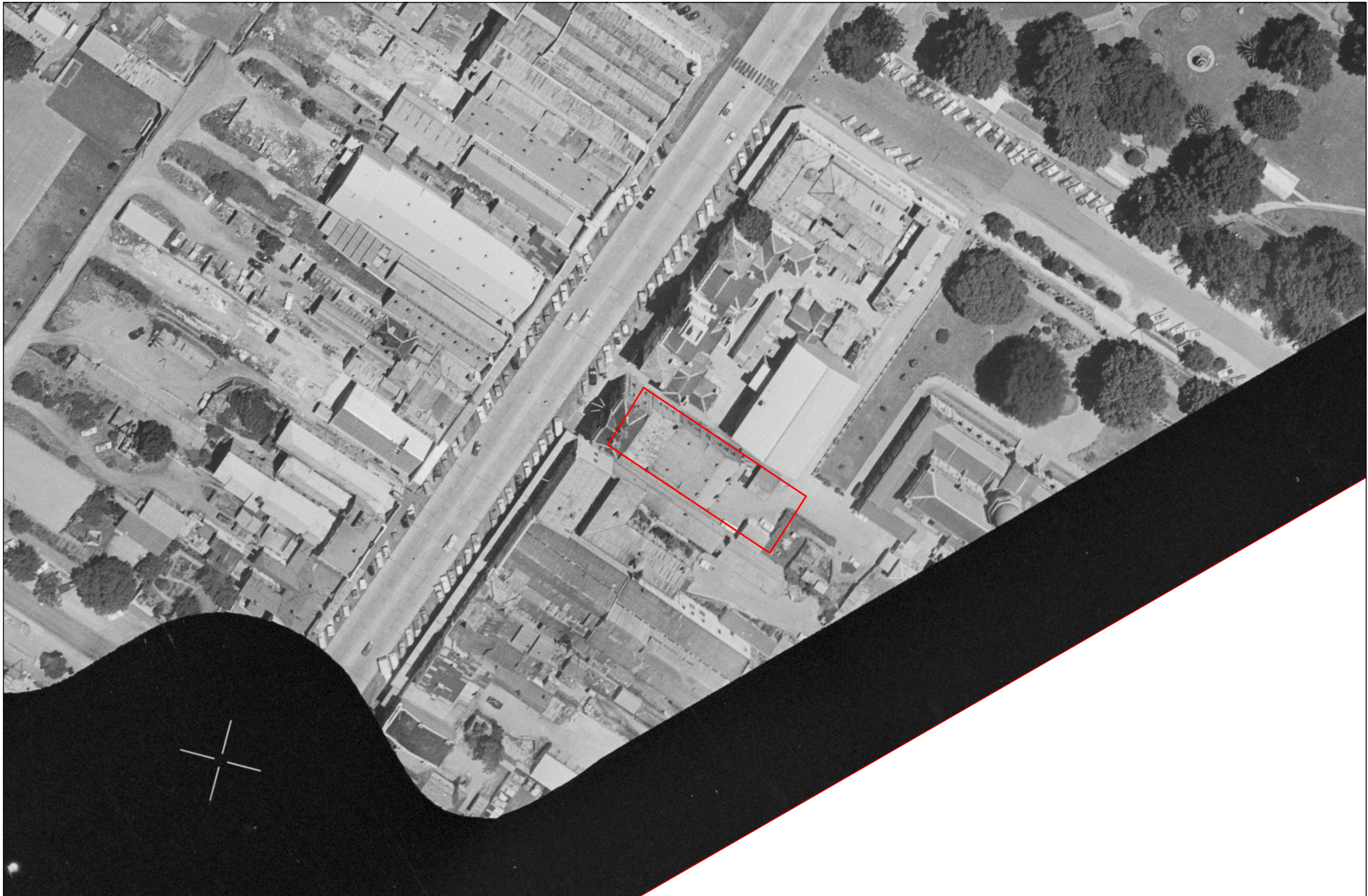
- (1) The objective of this clause is to preserve the amenity of the area through the preservation of trees and other vegetation.
- (2) This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a development control plan made by the Council.
- Note.** A development control plan may prescribe the trees or other vegetation to which this clause applies by reference to species, size, location or other manner.
- (3) A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by:
- (a) development consent, or
 - (b) a permit granted by the Council.
- (4) The refusal by the Council to grant a permit to a person who has duly applied for the grant of the permit is taken for the purposes of the Act to be a refusal by the Council to grant consent for the carrying out of the activity for which a permit was sought.
- (5) This clause does not apply to a tree or other vegetation that the Council is satisfied is dying or dead and is not required as the habitat of native fauna.
- (6) This clause does not apply to a tree or other vegetation that the Council is satisfied is a risk to human life or property.
- (7) A permit under this clause cannot allow any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree or other vegetation:
- (a) that is or forms part of a heritage item, or
 - (b) that is within a heritage conservation area.

Note. As a consequence of this subclause, the activities concerned will require development consent. The heritage provisions of clause 5.10 will be applicable to any such consent.

- (8) This clause does not apply to or in respect of:
- (a) the clearing of native vegetation that is authorised by a development consent or property vegetation plan under the *Native Vegetation Act 2003* or that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or
 - (b) the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the *Native Vegetation Act 2003*) that is authorised by a development consent under the provisions of the *Native Vegetation Conservation Act 1997* as continued in force by that clause, or
 - (c) trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserve under the *Forestry Act 1916*, or
 - (d) action required or authorised to be done by or under the *Electricity Supply Act 1995*, the *Roads Act 1993* or the *Surveying Act 2002*, or
 - (e) plants declared to be noxious weeds under the *Noxious Weeds Act 1993*.

Appendix D

Historical Aerial Photographs (Five Plates)



CLIENT: Brewster Hjorth Architects	
OFFICE: Canberra	DRAWN BY: ESS
SCALE: NTS	DATE: 18.07.2016

TITLE: Aerial Photograph 1961 Proposed Performing Arts Centre Lots 11, 17 and 21 Section 2 D. P. 758468, Goulburn, NSW	





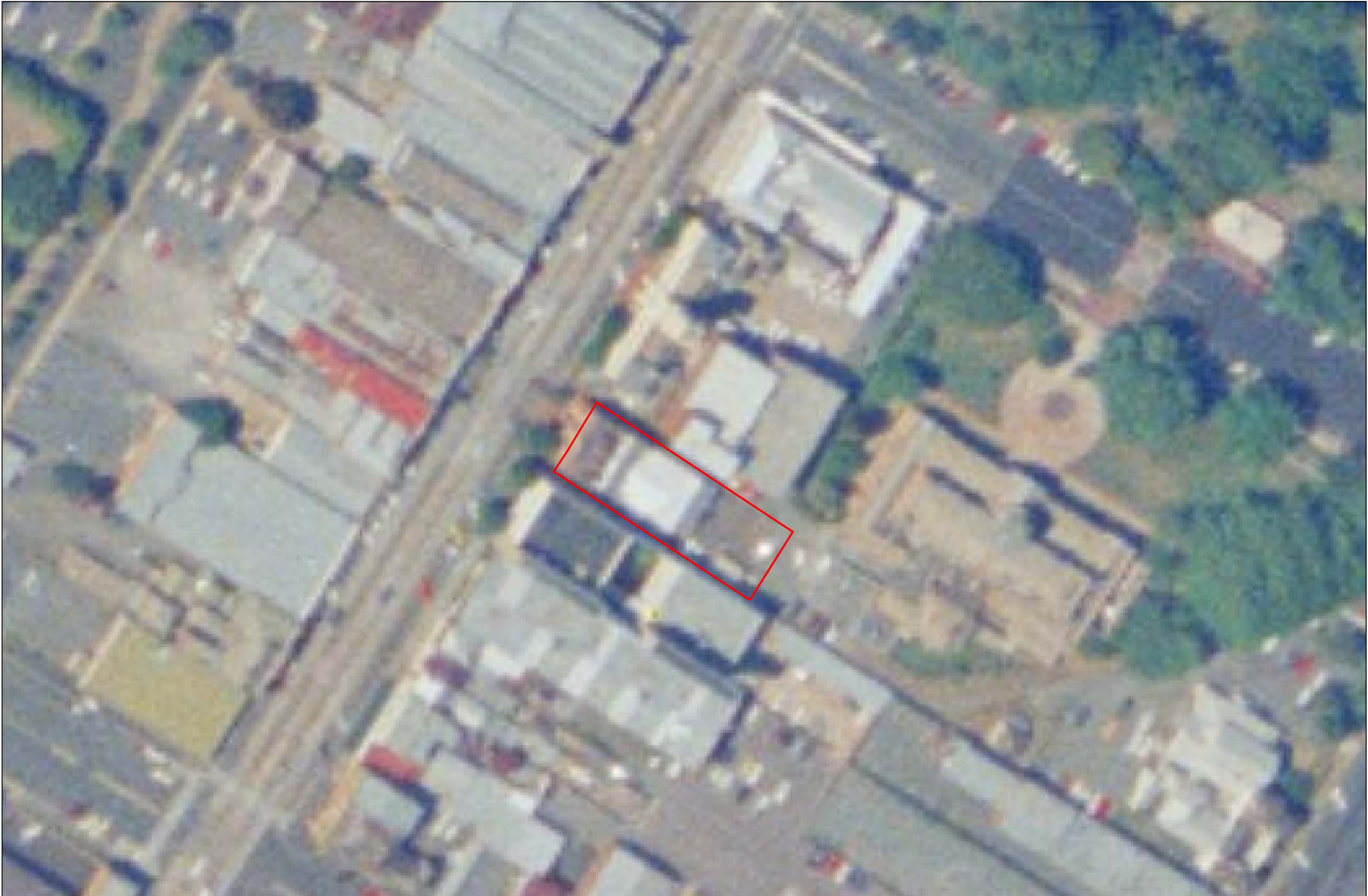
PROJECT No:	88339.00
PLATE No:	D1
REVISION:	0









 Douglas Partners <i>Geotechnics Environment Groundwater</i>	CLIENT: Brewster Hjorth Architects		TITLE: Aerial Photograph 1987 Proposed Performing Arts Centre Lots 11, 17 and 21 Section 2 D. P. 758468, Goulburn, NSW		PROJECT No: 88339.00
	OFFICE: Canberra	DRAWN BY: ESS			PLATE No: D4
	SCALE: NTS	DATE: 18.07.2016			REVISION: 0



 Douglas Partners <i>Geotechnics Environment Groundwater</i>	CLIENT: Brewster Hjorth Architects		TITLE: Aerial Photograph 1997 Proposed Performing Arts Centre Lots 11, 17 and 21 Section 2 D. P. 758468, Goulburn, NSW		PROJECT No: 88339.00
	OFFICE: Canberra	DRAWN BY: ESS			PLATE No: D5
	SCALE: NTS	DATE: 18.07.2016			REVISION: 0

Appendix E

Site Photographs (Seven Plates)



Photo 1: Front of building (western portion)



Photo 2: Back of building (eastern portion)



Site Photographs

Proposed Preforming Arts Centre
Lots 11, 17 and 21 S2 DP 758468

Client Brewster Hjorth Architects

PROJECT: 88339

Plate 1

REV: A

DATE: 28-Sep-16

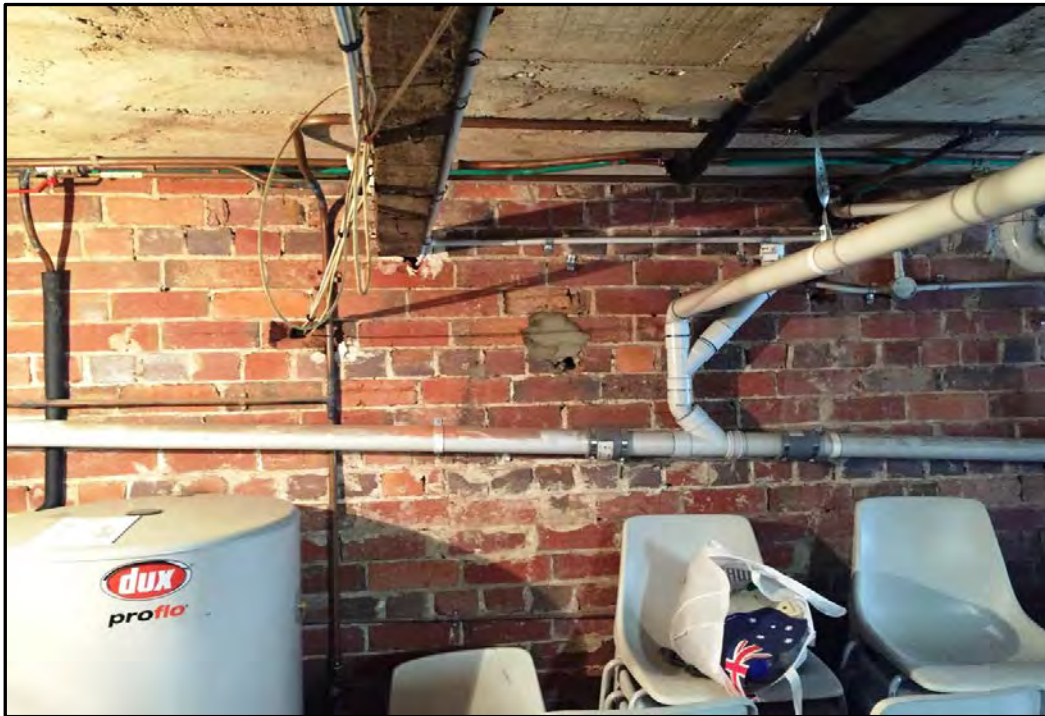


Photo 3: Basement - services and storage



Photo 4: Storage of paint in basement



Photo 5: Storage of various items in basement



Photo 6: Storage of various items in basement



Photo 7: Storage in garage - lawn mower, oil and fuel



Photo 8: Storage in garage - cleaning supplies and empty container



Photo 9: Insulation noted in garage



Photo 10: Small car park



Photo 11: Inside building - offices



Photo 12: Inside building - common area



Site Photographs

Proposed Preforming Arts Centre
Lots 11, 17 and 21 S2 DP 758468

PROJECT: 88339

Plate 6

REV: A

Client Brewster Hjorth Architects

DATE: 28-Sep-16



Photo 13: Inside building - kitchette