TAB AA

Section J Glazing Calculations

BCA VOLUME ONE GLAZING CALCULATOR (first issued with BCA 2012)

Building name/description: **Goulburn Performing Arts Centre**

Application: **other**

Climate zone: **7**

Storey: **1**

Facade areas

	N	NE	E	SE	S	SW	W	NW	internal
Option A		797.3m²		308.4m²		307.8m²		419.7m²	
Option B									n/a
Glazing area (A)		*96.4m²*		*29.44m²*		*5.76m²*		*111.2m²*	

Number of rows preferred in table below **11** *(as currently displayed)*

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS									SHADING		CALCULATED OUTCOMES OK (if inputs are valid)					
Glazing element		Facing sector		Size			Performance		P&H or device		Shading		Multipliers		Size	Outcomes
ID	Description (optional)	Option A facades	Option B facades	Height (m)	Width (m)	Area (m²)	Total U-Value (AFRC)	SHGC (AFRC)	P (m)	H (m)	P/H	G (m)	Heating (S_H)	Cooling (S_C)	Area used (m²)	Element share of % of allowance used
1											ROW SKIPPED (OK if intentional)					
2	Windows	NE				29.21	2.8	0.37				0.00	1.00	1.00	29.21	20% of 87%
3	Profilit	NE				67.19	2.8	0.68				0.00	1.00	1.00	67.19	80% of 87%
4											ROW SKIPPED (OK if intentional)					
5	Windows	SE				29.44	2.8	0.37				0.00	1.00	1.00	29.44	100% of 35%
6											ROW SKIPPED (OK if intentional)					
7	Windows	SW				5.76	2.8	0.37				0.00	1.00	1.00	5.76	100% of 7%
8											ROW SKIPPED (OK if intentional)					
9	Revoling door and windows	NW		3.20		13.30	2.8	0.37	2.600	3.200	0.81	0.00	0.40	0.44	13.30	8% of 100%
10	Profilit	NW				97.90	2.8	0.49				0.00	1.00	1.00	97.90	92% of 100%
11																

if inputs are valid

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR

The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters.
While the ABCB believes that the Glazing Calculator, if used correctly, will produce accurate results, it is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all.
Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

TAB B

Statement of Environmental Effects

Statement of Environmental Effects goulburn performing arts centre

prepared for

goulburn mulwaree council

by

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reference number:	21616
issue:	V2.1
date:	11 January 2017

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Application

This Statement of Environmental Effects (SEE) is submitted to Goulburn Mulwaree Council (Council) in support of a Development Application (DA) for proposed demolition of existing buildings and construction of a new development on Lot 17, Section 2, DP 758468, Lot 17, Section 2, DP 758468, Lot 17, Section 2, DP 758468 163 Street, Goulburn NSW 2580.

The application seeks development consent under Section 78A of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979).

The proposal is not Integrated Development. The Capital Investment Value of the project exceeds $11 Million

Project Description

The subject site is located at Auburn Street, in the Goulburn CBD and includes the existing McDermott Building which was the original Goulburn Town Hall constructed in 1887. The proposed new development includes the demolition of the rear portion of the existing building which was generally a later 1936 addition, and the construction of a new public theatre with supporting amenities and facilities. The remaining portions of the McDermott building are proposed to be converted to Public Foyer and supporting facilities to support, and form part of the new Theatre use. The existing Post Office laneway is used to access the loading dock whilst maintaining access to the Court's parking area.

The application seeks consent for partial demolition of the heritage listed Mc Dermott Centre (Town Hall) and other minor structures and construction of a new purpose built Performing Arts Centre building and the adaptive reuse of the remaining portions of the McDermott Centre as a cafe and box office to the existing L1 and new Administrative Support offices to the existing Level 2

The site

The site is zoned B3 Commercial Use under the Goulburn Mulwaree Local Environmental Plan 2009 (LEP). The site is identified as a local heritage item. The precinct contains numerous individually listed heritage buildings in the immediate vicinity of the proposed works.

The site is located at the southern end of the Goulburn City Business District (CBD) as identified within the Goulburn CBD Plan 2009, where it is identified as an active street frontage and part of the CBD. The Goulburn Post office, which is heritage listed is located directly to the north and Belmore Park the large CBD green space is located nearby at the northern end of the bock on the corner of Auburn and Montague Streets. The heritage listed Goulburn Local Court is located behind and to the east along Montague Street and shares use of the existing Post Office Lane to the rear of the development which is currentlu used to access the Courthouse parking, the parking to the Post Office building, and the existing parking located to the rear of the McDermott Building.

There is mixed retail to the west opposite the site along the western side of Auburn Street, and the multi-storey Government Offices Building built in 1966 is located immediately to the South adjacent the site.

Potential Environmental Impacts

The site which is rectangular in shape is closely surrounded by medium to high rise heritage buildings and the proposed extension to the Mc Dermott Centre to the rear of the site has low impact on the street frontage to Auburn Street and does not visually impact Montague street.

An assessment of the potential environmental impacts of the development concludes that the proposed Performing Arts Centre provides a balanced approach to the heritage significance of the site, the individually listed buildings and Goulburn City Business Plan and the competing interests of the daily commercial requirements of the use.

The innovative design sensitively delivers a new large facility circled by heritage items, placing the the larger volume theatre and fly tower to the rear of the site using the topography to reduce its visual impact from the street. The proposed performing arts centre creates a new enhanced venue for Auburn Street and re purposes the Existing McDermott Centre which now becomes an important and enhanced community asset . Most importantly it creates a built form that is sympathetic to the heritage listed Mc Dermott Centre and the Auburn Street and Montague Street heritage buildings located within the Goulburn heritage conservation area.

In this respect, the development is considered compatible with the significance of the site and is consistent with the relevant zoning controls and statutory and policy framework applying to the site.

Based on the assessment undertaken, Council's approval of the Development Application is sought and a Construction Certificate for the development will be sought separately from this application.

1.0 introduction

1.1 Overview

This statement has been prepared by Brewster Hjorth Architects in support of a development Application for:

partial demolition of Mc Dermott Centre 1939 Extension

demolition of other structures

construction of a new purpose built performing arts building comprising:

440 seat theatre, with associated back of house facilities

entry foyer, amenities and lift access

adaptive reuse of the Mc Dermott Centre for the purpose of Ticket Booth, Cafe, Heat up Kitchen and Extension of the

associated landscape works

The application seeks development consent under section 78A of the EP&A Act 1979

This report describes the site and context, the development history and the statutory and policy controls relevant to the proposal. It provides an assessment of the development under section 79C of the EP&A Act 1979

1.2 Scope and Format of Report

The report is broken into the following sections :

Section 1	of this report contains the over view of the application
Section 2	describes the site and context
Section 3	identifies the historical land uses and previous consents granted by council
Section 4	identifies the proposed development
Section 5	sets out the statutory context and identifies the relevant planning instruments and Council Policies
Section 6	contains the environment assessment of the application and
Section 7	sets out the conclusions

The following documentation has been prepared in relation to the proposed subdivision and is included as attachments to this statement

Attachment 1:	Survey
Attachment 2:	Architectural Plans, Shadows and Perspectives
Attachment 3:	Access Report
Attachment 4:	BCA Report
Attachment 5 :	Heritage Impact Statement
Attachment 6:	Conservation Management Plan

1.0 introduction

Attachment 7: Cost Breakdown

Attachment 8: Energy Efficiency Calculations - Section J

Attachment 9: Civil Excavation Plan

Attachment 10: Geo technical Report

Attachment 11: Traffic Management Plan

Attachment 12: Waste Management Plan

Attachment 13: Contamination Report

Attachment 14: Structural Drawings

2.0 Site Analysis

2.1 SIte Location and Context

The town of Goulburn is located in the local government area of Goulburn Mulwaree Shire in the southern tablelands area of New South Wales.

The site is situated on the south-eastern side of Auburn Street, Goulburn. Refer to Figure 1 – Locality Plan for details of the general location of the site. Figure 1 below shows the locality of the site.

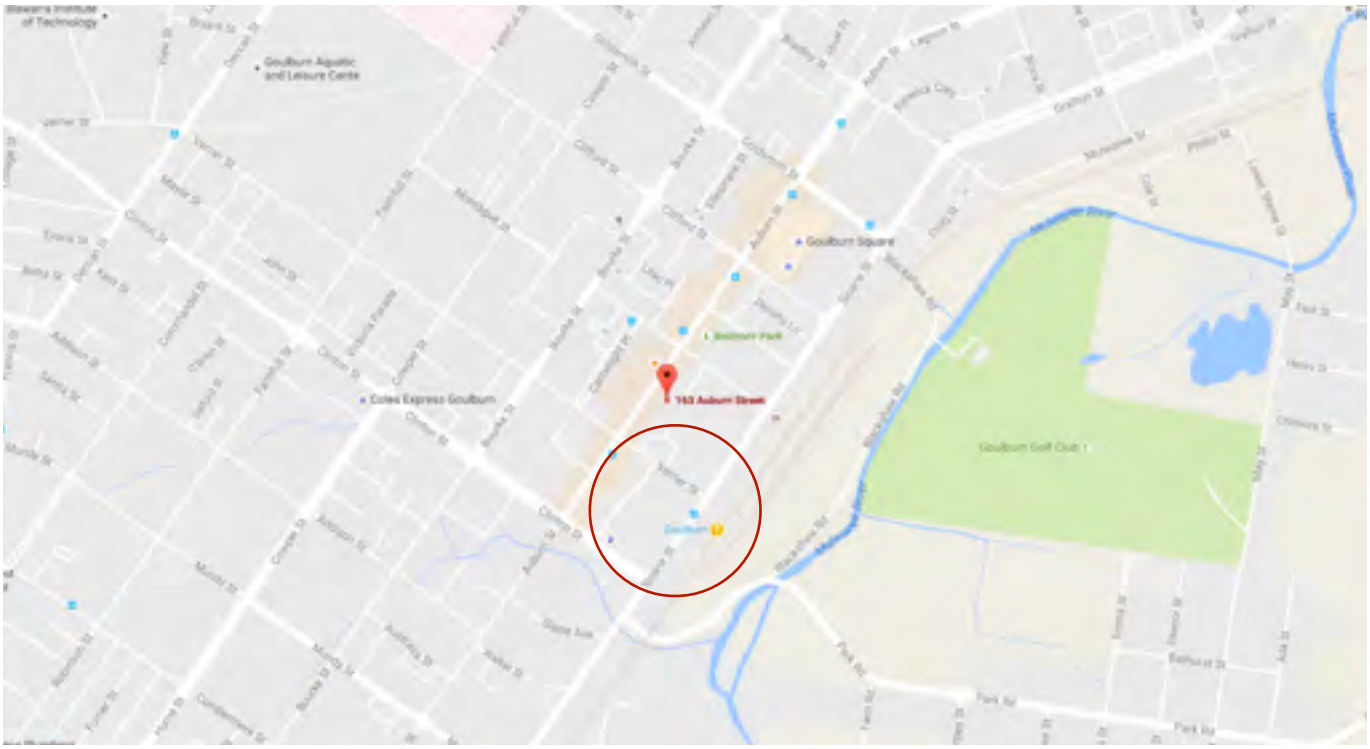

Figure 1 Site location (Source: www. googlemaps.com.au)

Contextually, the site is located on the eastern side of Auburn Street, approximately half way between the intersections with Montague Street (to the north) and Verner Street (to the south).

It is described by NSW Land and Property Information (LPI) as Lots 11, 17 & 21, Section 2, DP 758468.

The heritage listed Goulburn Post Office building and the newer Telstra exchange building are located to the north adjacent the site, and the large Belmore Park is located to the north at the end of the block on the opposite side of the Montague Street intersection. The Heritage listed Goulburn Local Court buildings are located to the east along Montague Street

A 'strip' of 2 - 3 storey mixed retail development is located to the north-west of the site along the opposite side of Auburn Street, the higher 5-6 storey multi-storey Government Offices Building constructed in 1966 is located to the South and immediately adjacent the subject site with a blank windowless 6-7 storey wall running along the site's southern boundary for its full length.

The existing 3 storey development on the site forms a lower rise development amongst the surrounding buildings which are larger in scale and height.

2.0 Site Analysis

2.2 Site Description

The site is commonly known as the Mc Dermott Centre (Old Town Hall 1887 -1990) and is located at 163 Auburn Street, Goulburn

Figure 2 shows the site.

Figure 2 Site location (Source: www. maps.six.nsw.gov.au)

2.2.1 Legal Description

The land is owned by Goulburn Mulwaree Council and is legally described as:

Lot 11 Section 2 DP 758468
Lot 17 Section 2 DP 758468
Lot 21 Section 2 DP 758468

2.0 Site Analysis

Figure 3 shows the locality of the site.

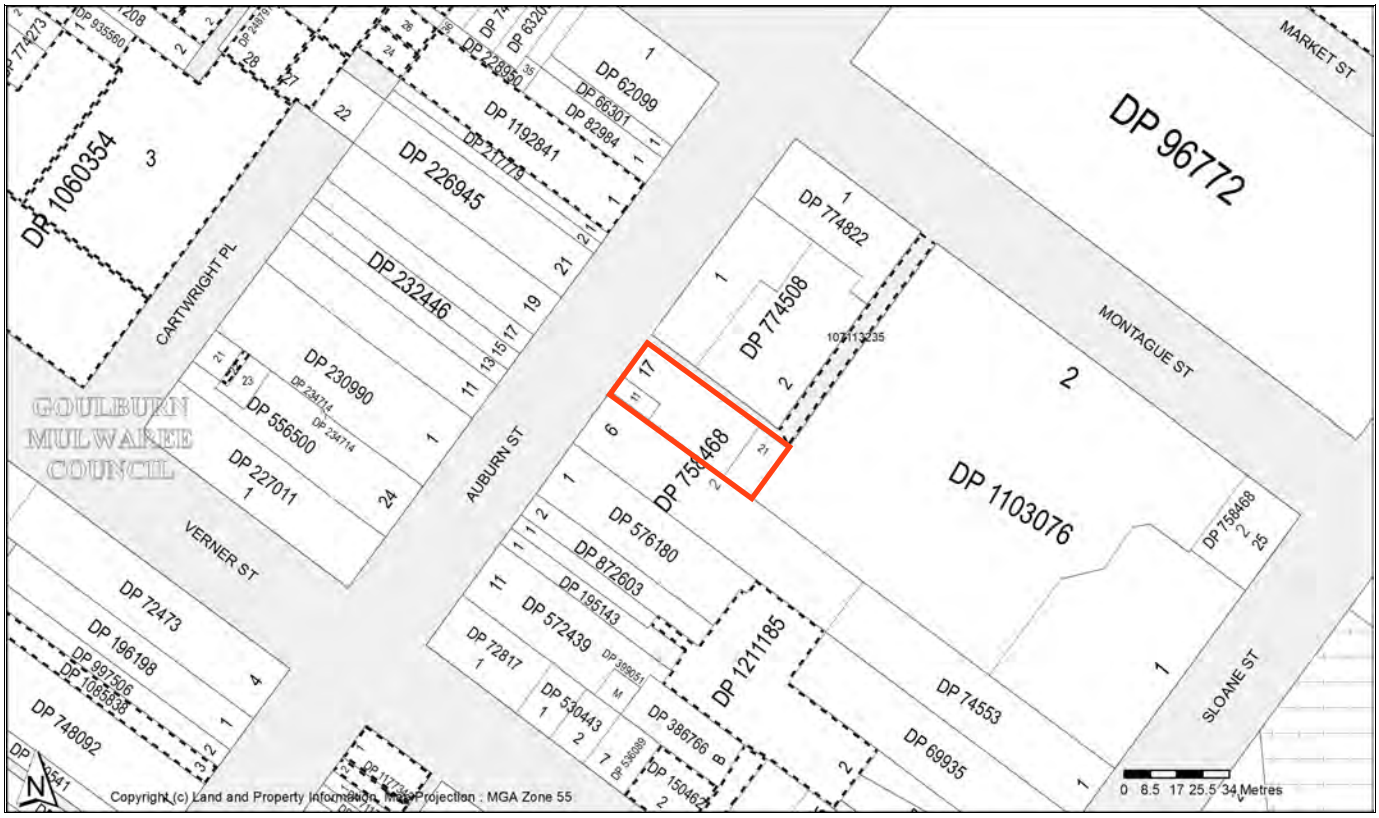

Figure 3: Site cadastral map (Source: Land and Property information a division of the Department of Finance & Service)

The Site is a regular shaped lot , bordered by Post Office (c 1880), Mechanics Institute (c 1860), Technical School (c 1886) to the north separated from the site by a pedestrian laneway, and the Government Offices Building (1966) to the South of the site, separated by a side setback area on the subject site which is currently used as a secondary access to the rear parts of the existing building.

The Streets that bound the city block which contain the site are as follows:
Montague street to the east and, Sloane street to the south and Verner street to the West.

The site has a frontage of 29.5 m to Auburn street on the North West (57.3m to the side lane parallel to the Old Town Hall)
The site has an overall area of 1140 sqm

2.2.2 Land Use

Goulburn Mulwaree Council currently use the McDermott Centre for council offices, function spaces for meetings, community facilities - the centre provides community information, referral and centre based day activities for aged people, older people with disabilities and their carers. The McDermott Centre also houses the administrative offices for programs which providesocial support for older people with disabilities and their carers as well as LeisureLink Peer Support program providing social activities for young adults with a disability and their carers. The current users will be relocated by Council to alternative accommodation prior to the commencement of the works

The proposed works will re purpose the McDermott Centre as a cafe and ticketing area and integrate the foyer facilities with the new performing arts centre, the level 2 area of the McDermott Centre will be converted to offices for the Theatre Management.

Figure 4 shows the locality of the site.

Figure 4: Site cadastral map (Source: maps.six.nsw.gov.au)

2.3 Location of Proposed Works

The proposed works are located at 163 Auburn Street to the Rear of the McDermott Centre.

A survey of the Proposed Works is provided as attachment 1

The Site is located on the following land : Lot 11 Section 2 DP 758468, Lot 17 Section 2 DP 758468 ,Lot 21 Section 2 DP 758468

Figure 5: Eastern View of 1936 Addition of the Mc Dermott Centre from post office lane

Figure 6: North Western View on Auburn Street to the original Mc Dermott Centre (1887)

Figure 7: Eastern View of 1936 Addition of the Mc Dermott Centre from the rear staff parking area.

Figure 8: Southern View of the McDermott Centre through to Auburn Street with the Wall to the Government Offices

2.4 Adjoining Sites and Surrounding Development

The former Goulburn Town Hall building is located in a prominent position on Auburn Street in the Goulburn Central Business District (CBD). The streetscape is predominantly characterised by two to three storey commercial buildings which represent the layered development of the city.

Auburn Street is a main thoroughfare in Goulburn that runs from Kinghorne Street to Combermere Street (north-south). There are numerous cross streets along the length of the street, with the subject site located on the eastern side of the street, mid way between the intersections with Montague Street to the north and Verner Street to the south.

The height, style and age of the buildings in the immediate vicinity of the subject site varies. With the exception of the Court House to the east, all buildings are built to the street front, with no setback from the footpath. Side elevations vary with some buildings being attached, while others are set back with laneways running between. The side elevations of the former Town Hall building are still clearly visible. A side pedestrian lane on the northern adjacent site provides a setback between the subject building and the Post Office building, while a single width driveway running along the inside of the subject site boundary provides a setback between the subject building and the southern adjacent office building.

Directly adjacent (north) sits the State heritage listed Goulburn Post Office building, with the State heritage listed Goulburn Court House complex located to the east, behind both the Post Office and the former Town Hall. These three buildings together with the locally heritage listed Mechanics Institute building on the corner of Auburn and Montague Street make up a distinctive civic group of buildings that contributes to the historic character of the city.

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Figure 9: Goulburn Courthouse to the East of the Site

Figure 10: Post Office Lane from looking toward Montague Street allows to the rear of the site

Figure 11: View from Montague Street to the rear of the site

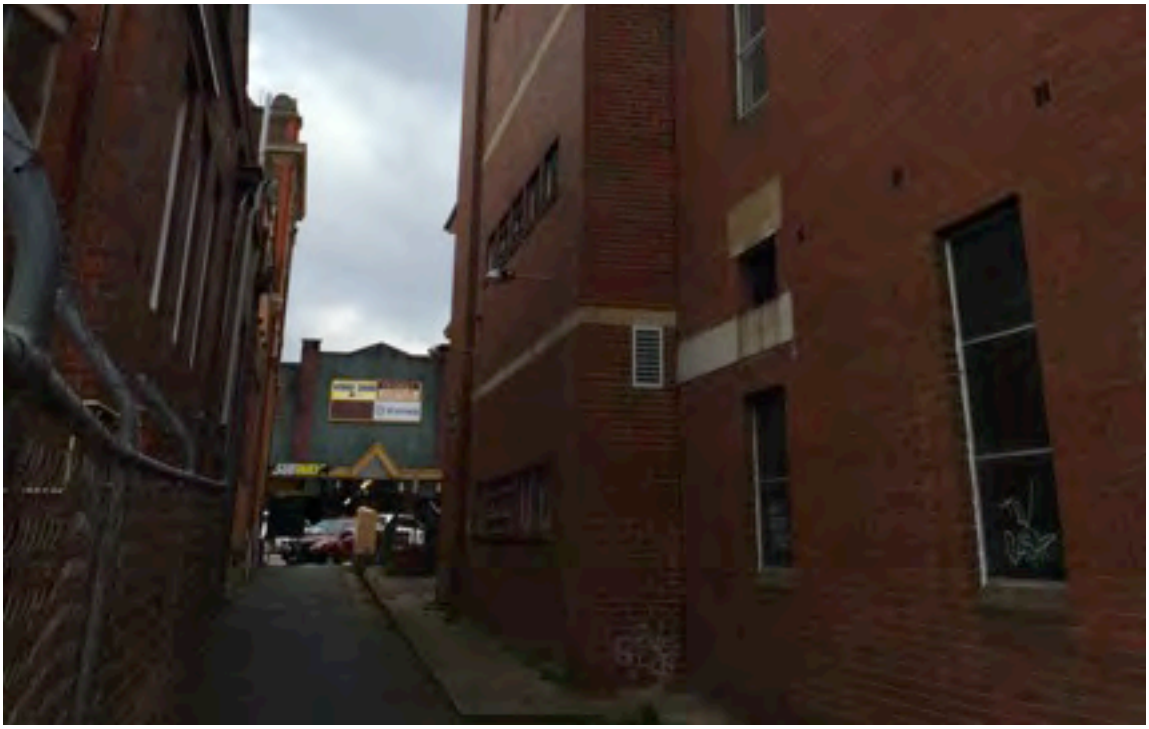


Figure 12: View to Auburn Street along the northern boundary of the site from the pedestrian lane between the Mcdermott Centre and the Existing Town Hall

Figure 13: View from Auburn Street along the northern boundary of the site from the pedestrian lane between the Mcdermott Centre and the Existing Town Hall

Figure 14: View along the Street frontage North to Auburn Street

Figure 15: View along the Street frontage South to Auburn Street

3.0 Background

3.1 History of the Site

A Heritage Impact Statement and Conservation Management Plan has been prepared for the development application (Refer Attachment 6) and it provided a detailed history of the development of the site

The subject site was originally part of the Crown reserve occupied first by the old court house, gaol and police lock up. The gaol and lock up were removed to make way for the Goulburn Post Office (built 1880- 1881) and the new (current) court house built in 1885- 1887. The old courthouse (facing Sloane Street) was retained and integrated into a new two storey police station designed by architect James Barnet in 1885.

There are references within newspapers and books of the time that mention early buildings that occupied the site of the Town Hall prior to construction of the building, which began in 1887. In particular there are references to a lock-up building (associated with the old gaol) and a fire brigade building/shed, both of which indicate earlier uses of the subject site prior to 1887. Early maps dating from 1850 and 1859 respectively show the old gaol and courthouse site bound by Auburn, Montague and Sloane Streets. A small square building marked 'lock- up' has been mapped, close to the gaol building and fronting Auburn Street, in the approximate location of the subject site.

The use of the site by the Fire Brigade prior to the construction of the Town Hall is also identified on the 1859 map, as well as being referenced across a number of newspaper articles and other written sources.

In 1890 the Auburn Street site was dedicated for a Town Hall (revoking the earlier dedication for the fire brigade). By this date the Town Hall building had already been constructed. The dedication of the site confirms that the land was first alienated from the Crown in 1890.

The formal land grant for the site was produced later still, dated 1899.24 The land title refers to the subject site (Lots 11 and 17, Section 2, DP 758468).

At some point another small portion of land (Lot 21, Section 2, DP 758468) was alienated from the Crown and is now part of the carpark at the rear of the site

The walls are of brick on rubble foundations with concrete footings, and the rubble-work is faced with freestone; the brickwork on three sides is built with red pressed brick from Merrylands. The mouldings are in Bundanoon stone.

The elevation to Auburn-street has a very substantial appearance. The lower windows have architraves and corbelled heads, with carved scrolls on top; the door has bluestone steps, and an elliptical head with carved inposts, keystones, etc. carrying a stone balconette above, from which the city fathers can address the multitude when the hall is found too small for the purpose.

The upper windows have moulded imposts and archibolts, and carved keystones. A bold cornice surmounts the whole with the exception of the centre portion, which rises as a gable to a height of fifty-three feet from the pavement.

The roof is very steep and is covered with Welsh slates.

At the formal opening hosted by the Mayor the architect himself, Edmund (E. C.) Manfred, described the building and explained the reasoning behind such a flamboyant design -

"The material used in the erection of the building was more expensive than usually employed in Goulburn; but it was the desire of the alderman and himself to have a building of a style different from that usually adopted in Goulburn, also a building really what it purported to be. In it there were no bricks covered with cement, and no cement marked to represent stone. It was honest and no sham.

On the 1st March 1935 a motion was put forward to the Council and subsequently carried, for an alteration and extension of the Town Hall building.Architect Herbert Charles (H. C.) Manfred, son of the original building's architect Edmund Cooper Manfred, was asked by Council to draw up plans for the new extension.43

The Council considered the incorporation of a theatre into the rear addition, as well as the additional administrative spaces, as a means of funding the entire project. Although this scheme did not eventuate, a set of proposed plans was drawn up with this concept in mind, consisting of a two storey addition including a banqueting hall, offices, kitchen and upper level hall (theatre) with stage and tiered seating, as well as a new council chamber

The final design was more modest in nature, being limited to the conversion of the council chamber hall into offices including the insertion of new ceilings, and the construction of an addition accommodating a new council chamber hall with attached kitchenette, toilets, a few additional rooms, as well as a large basement created as a result of the falling ground level to the rear of the site.

Minor changes have occurred to the building since the 1936 alterations and additions to the present day. Maintenance and service upgrades have continued on an as needs basis. In 1937 the Council approved plans to paint and renovate the front offices, and replace the hedge in front of the building with a decorative step design and stone piers topped by ornamental lights flanking the main building entrance.50 It has yet to be confirmed whether these plans were ever carried out.

In the 1940s an air raid shelter was built under the building. Ken Brown, one of the former Town Clerk's of Goulburn, recalls "There's an air raid shelter underneath what used to be the town clerk's office. That was built during the war years, in the 1940s...It was built to protect the staff and a lot of old records if we were ever raided during the war.

Other changes relate to the 1936 addition. At some point the rear wall of the new council chamber was altered. Internally the two fireplaces along the eastern wall of the chamber were bricked up and removed (including hearth, grate and surrounds). The council chamber stage which is located along the southern side of the room is shown on the north of the chamber room in the 1936 plans. It is unclear whether the stage was constructed in the existing position or whether it was moved later.

The toilets in the 1936 part of the building also appear to have been altered. The men's and the women's toilets have been switched, with the men's toilet labelled and shown on the 1936 plans now functioning as the women's toilets and vice versa. The countertops and basins, mirrors, urinals and other fixtures and fittings are later inserts.

Externally the northernmost window in the rear facade was converted into a doorway and one of the garage doorways below was bricked up. An access ramp has also been added along the southern side of the building. No dates for these alterations have been able to be confirmed. In 2003 a new external staircase was added to the back of the building.52 These functional access additions recognised the need for easier access to the building, in response to contemporary expectations. The design of these additions was utilitarian and non descript, being of function rather than of any design merit.

A double width staircase providing access to the vestibule in front of the new council chamber (refer to Figure 2.29) was removed and replaced with cupboard space. The timber doors are still visible externally.

As well as a Town Hall and meeting place for the Council, the building has had a number of other uses throughout its lifetime including as a meeting place for a number of local organisations. From 1895 the Baptist Church held services in the building for several years. The Goulburn Chamber of Commerce was formed at the Town Hall during a public meeting on the 28 November 1913 and continued to hold their meetings there for a number of years. Likewise with the Goulburn and District Historical Society which was founded at the Goulburn Town Hall in 1951 and which continues to hold its annual general meetings there.

The use of the building as the Goulburn Council Town Hall ceased in 1990 when the Council moved to a new civic building located on the corner of Bourke and Clifford Streets. Goulburn Mulwaree Council still manage and maintain the building. After the Council moved out of the building in 1990 it became a community centre and was renamed the McDermott Centre.

4.0 Proposed development

4.1 Overview

The application seeks development consent for the following works

- Demolition of the eastern part of the Mc Dermott building, rear 1936 addition and construction of a new building that is to be integrated and connected to the Existing 1887 Mc Dermott Centre
- Demolition of a number of existing structures including the existing ramp and Covered Walkway to the South of the Mc Dermott Centre.
- Construction of the new Performing Arts Centre comprising of the following:
- New multi-level space to connect 400 seat black theatre, with facilities intended to support the theatre
- Revitalisation of the landscape area to the front of the Mc Dermott Centre and Streetscape.

4.1.1 Legal Description of the Works

The Works are proposed on the following land:

- Lot 11 Section 2 DP 758468
- Lot 17 Section 2 DP 758468
- Lot 21 Section 2 DP 758468

The works are described in detail below.

4.1.2 Documentation

The Documentation Supporting the Development Application comprises of (7) copies of the Statement of Environmental Effects and (7) copies of the drawing package

The Drawing Package Contains the following :

- Survey Plan (Refer Attachment1)
- Architectural Drawings, Shadows and Perspectives (Refer Attachment 2) comprising:

Plan No.	Revision	Description	Date
A000	B	Cover Sheet	20.11.16
A010	B	Site Analysis	20.11.16
A100	B	Site Plan	20.11.16
A101	B	Demolition Plan	20.11.16
A110	B	Level 0 Floor Plan	20.11.16
A111	B	Level 1 Floor Plan	20.11.16
A112	B	Level 2 Floor Plan	20.11.16
A113	B	Level 3 Floor Plan	20.11.16
A114	B	Level 4 Floor Plan	20.11.16
A115	B	Level 5 Floor Plan	20.11.16
A116	B	Roof Plan	20.11.16
A200	B	North West and South East Elevation	20.11.16
A201	B	North East Elevation	20.11.16
A202	B	South West Elevation	20.11.16
A210	B	Section 1	20.11.16
A211	B	Section 2 and 3	20.11.16
A300	B	Artist Impression 1	20.11.16
A301	B	Artist Impression 2	20.11.16
A400	B	Shadow Diagrams and Materials	20.11.16

Structural Drawings (Refer Attachment 14)

Plan No.	Revision	Description	Date
SK1	1	L0 Marking Plan	26.10.16
SK2	1	L1 Marking Plan	26.10.16
SK3	1	L2 Marking Plan	26.10.16
SK4	1	L3 Marking Plan	26.10.16
SK5	1	L4 Marking Plan	26.10.16
SK6	1	Plant Level Marking Plan	26.10.16
SK7	1	Upper Roof Framing Plan	26.10.16

Civil Drawings (Refer Attachment 9)

Plan No.	Revision	Description	Date
C100	1	Bulk Earthworks Plan	18.10.16

The Following consultant reports are contained as attached to the SEE :

- Heritage Impact Statement (refer to Attachment 5)
- Conservation Management Plan (refer to Attachment 6)
- Access Report (refer to Attachment 3)
- Energy Efficiency Calculations - Section J (refer to Attachment 8)
- BCA Report (refer to Attachment 4)
- Geo technical Report (refer to Attachment 10)
- Traffic Management Plan (refer to Attachment 11)
- Waste Managment Plan (refer to Attachment 12)
- Contamination Report (refer to Attachment 13)
- Cost Breakdown (refer to Attachment 14)

4.2 Demolition

The DA seeks consent for the following demolition works:

- Demolition of the rear 1936 addition structure
- Removal of the 1936 partitioning and ceilings within the single storey part of the 1887 building
- The opening up of sections of wall to the entry area of the original Town Hall building

4.3 Excavation

There is approximately 1540 m3 of materials to be excavated on the site to construct the proposed theatre and associated facilities.

The Geotechnical report accompanies the DA (refer to attachment 10) which details the geological conditions of the site. Advice form Northrop Civil (refer attachment XX) provides details of the required methods of excavation.

The Disposal of the fill is addressed in the waste management plan (refer Attachment 12)

4.4 Remediation

The site has a history of goal, council town hall and community building therefore there is no contaminating uses on the site and therefore no remediation works are proposed.

4.5 Architectural Design

The proposed new theatre building is intended to incorporate the original Town Hall building with a new structure located behind to the east to house the auditorium of 400 seats, a proscenium type stage and 'full' backstage support facilities. It is intended that the heritage structures will be used as Foyers and 'Front of House' support spaces. The new Facility will be known as the Goulburn Performing Arts Centre

The proposed new building will sit to the rear of the former town hall which is a classical (Queen Anne) Revival style red brick structure. The Existing building has a 3 storey front facade with dutch gables and slate roof, it will be the street address for the new facility with the proposed new theatre structure seen as a simple elegant modern form beyond the highly detailed heritage structure. The proposed Goulburn Performing Arts Centre incorporates purpose-designed spaces in one integrated building including the Theatre, linked by foyers with amenities and with indoor and outdoor gathering spaces. It will be a landmark building co-locating and attracting a diverse range of performing arts activities in one purpose designed building designed to the highest benchmark standards for Regional Performing Arts Centres.

The new performing arts centre building comprises of the following key components:

- A new multi level space to connect the proposed theatre to the existing McDermott Building and provide a connecting foyer to the theatre
- 400 seat theatre space with fly tower and back of house facilities and technical areas
- Landscaped entry and Sigange from Auburn Street
- Back of House access from post office lane from Montague Street

Proposed development

The Scope of the Project is described by the Councils Request for Tender document prepare for the design team:

- The project will develop a design that:
- Retains the original building and is sympathetic to its heritage status.
- Converts the original building into an entrance foyer, box office, café and studio/office facilities.
- Constructs a modern performing arts centre behind the original building, to include a minimum 300 seat capacity theatre with modern amenities; theatre to include flexible seating modes, raised stage, orchestra pit, fly tower, wing areas, storage and performance change rooms.
- Considers site configuration to include parking arrangements, public and performance access loading and unloading (bump in/out) from existing Post Office Lane.
- Identifies structural modifications to the existing structure for the conversion.
- Compliance with Building Code Australia 2013,
- Identifies services upgrades including but not limited to all hydraulic, electrical and data.

Figure 16: View along the Street frontage South to Auburn Street

Proposed development

The Design team have worked closely with council and Council's working party to develop the functional brief for the project and carry out a site study to determine the opportunities and constraints of the site as follows:

- The footprint (dimensions and area) of the portion of the site behind the original 1887 Town Hall development is probably sufficient to accommodate a new structure to contain and auditorium, stage and Back Of House facilities for a new theatre.
- It appears that the limitations imposed by the reduced footprint area may be overcome by building additional floors to accommodate dressing rooms and Backstage support spaces
- The site slope of approximately 1.5m from front to rear may allow the stepped auditorium behind the existing building to follow the land slope closely enough to facilitate the positioning of fire egress doors along the laneway
- The original 1887 Town Hall building can be retained and used as public Foyers and support spaces for the Theatre
- Upper levels of the McDermott Building will be used as offices for the Centre Management and Goulburn based Theatre and Art Groups.
- The removal of the 1935 'partition' walls and suspended ceiling from the single storey section of the 1887 Town Hall building will help reveal the original Council Chamber. This space could be restored and repurposed as part of the Theatre Foyer space and as a second small venue or Conference Room
- The widened footpath area to Auburn Street in front of the McDermott building would reconfigured to create a pedestrian gathering space associated with the Theatre.
- A new main entry to the Theatre could be created by reconfiguring the existing "laneway" area to the south of the McDermott Building. This area would include ramps and stairs to overcome the access issues presented by the existing stairs to the existing main front building entry.
- The laneways (No-name. and Post Office Lane) can be used as part of the pedestrian egress system. Pedestrians could be protected from vehicles by new bollards.

The Design allows the topography of the site which slopes to the eastern boundary at the rear to be used to assist with accessing the loading dock for deliveries and the back of house areas.

The proposed new building will sit to the rear of the former town hall which is a classical (Queen Anne) Revival style red brick structure. The Existing building has a 3 storey front facade with dutch gables and slate roof, it will be the street address for the new facility with the proposed new theatre structure seen as a simple elegant modern form beyond the highly detailed heritage structure.

The proposed form draws from the datum lines of the existing architecture, responding to the existing scale and proportion while at the same time creating a juxtaposition between the modern and the historical. The selection of materials such as translucent glazing panels will create a simple translucent glass box to house the new foyer and create an elegant interface between the heritage 'solid' masonry form and solidity of the metal cladding to the theatre and fly tower beyond.

The main Public entry will be located along the western facade of the heritage McDermott building, it is intended to lead patrons to the new foyer via stairs and ramps. It will reactivate the lane to the side of the heritage building. It will create a new meeting and gathering area before a modern glass and steel entry

Once inside the 3 storey volume of the foyer, the space will open onto the existing refurbished 'chamber ' to the north. The heritage link to the foyer express the original design - with the ornate curved timber ceiling. The internal design allows the continuity of the relationships formed externally between the old and the new - where patrons will flow seamlessly between the heritage building and the proposed new auditorium.

Proposed development

The new performing arts centre has been designed to be complementary to the McDermott Centre and this has been achieved in a careful design of the building form. This has been achieved by

- Placing the entry to the side of the Mc Dermott Centre to reactive the pedestrian access created by setback from the Government Offices Building the the South of the site
- The Building Mass is set away from the Mc Dermott Centre and linked through the foyer which is profilt glass which contrasts the existing decorative brickwork through its simplicity and clarity.
- The height and mass of the building reflect the internal workings of the building - the Flytower, the highest portion of the building is of similar scale to the adjacent existing buildings - is located toward the rear of the site and the stepping of the building heights assist with integrating the scale which no dominant from Auburn Street.
- the use of complementary materials and colours to the new building.

The envelope of the proposed design has developed by the simple massing of the building to reflect the height of the Mcdermott Centre and the surrounding developments. The Northern and Eastern facade has been design to be articulated in a simple joint pattern in fibre cement cladding to simplify the patterning created by the brickwork. The facaded entry panelling to the southern wall adjacent the Government offices compliments the ornate architecture of the Mc Dermott centre and creates an element of intrigue and the new entry to the facility.

The design for the new performing arts centre building is intended to revitilise and breathe new life into an existing iconic heritage building, making it an important facility and focus for the Goulburn Community.

Figure 17: Western view from Auburn Street of McDermott Centre

Proposed development

Figure 18: Entry to New Performing Arts Centre from Auburn Street

Figure 19: Rear access to Loading Dock from Montague Street

Proposed development

Figure 20: Eastern facade from Goulburn Courthouse Carpark

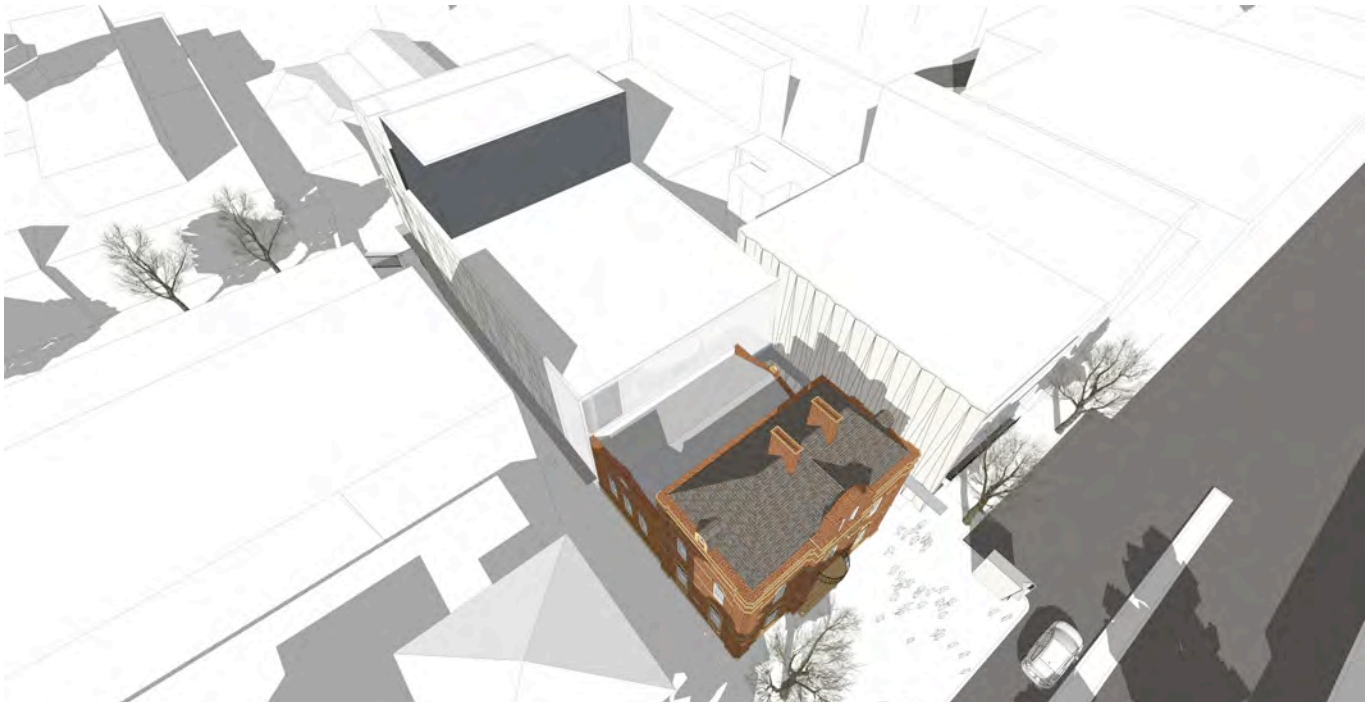


Figure 21: Site overview

4.6 Building Materials

The external materials have been selected for their durability, serviceability and low maintenance performance as well as integrating with the adjacent heritage buildings without overwhelming them visually.

The nominated materials and finishes are identified on the Architectural plans included at Attachment 2

Upper Main Wall Area North and East Facade	Fibre Cement Cladding	Existing McDermott Centre is a Red brick with sandstone detailing. The off white Fibre Cladding was used to contrast the new building
Lower Wall Area North and East Wall	Metal Cladding with colourbond finish	The dark contrast to the white fibre cement cladding forms a base to the building similar to the sandstone base of the McDermott Centre
Glazing To North and Eastern Facade	Comfort Plus Double Glazing	
Window Framing	Aluminium with colourbond finish	
Part Northern Facade and Western Facade	Profilt Glazing channel	To achieve daylight into the foyer area while maintaining transparency
Southern Entry Wall	Solid coloured resin sheet	
Main Roof	Steel with Colourbond finish	Warm grey base tone was selected to reflect the existing slate tile roof
Louvers to Flytower	Aluminium with colourbond finish	Breakdown the dominant appearance of the flytower

4.7 Operational Details

The Main hours of operation are outlines in the following tables which outline the various modes the facility operates:

0800/0900 to 1700/1800	Monday to Friday on non performance days (Box Office and Admin)
0900 to 1200	Saturday on non performance days (if Box Office is open)
Closed	Sunday on non performance days

0800 to 2200/2300	Monday to Saturday performance days - subject to show-by-show Production and Performance Schedules
0900 to 1200	Sunday performance days - subject to show-by-show Production and Performance Schedules

0800 to 2200/2300	Monday to Saturday - subject to show-by-show Production and Performance Schedules
0900 to 2200/2300	Sunday - subject to show-by-show Production and Performance Schedules

2200/2300 to 0200	At night when touring shows are loading out after the final performance (Loading Dock and Stage Door entry only)

Patron and Staff Numbers

The proposed preforming arts centre will cater for 440 patrons during peak times. They will occupy the cafe areas, refurbished 'new chamber within the Mc Dermott Centre and foyer areas. There will so be up to 89 Staff accommodated in the back of house facilities during touring times.

4.9 Tree and Landscape Works

The Landscape works are limited to the street frontage and these will be carried out by council to ensure that the character and materials are in keeping with the existing feel of Auburn street and are alined with the Goulburn CBD plan 2009. There is no tree removal proposed as part of the development.

4.10 ESD

Conscious of minimising the energy consumption and running costs the proposed new development - the design seeks to use and implement efficient building construction services and operation strategies.

The energy efficiency strategies implemented in the design include:

- High performance external glazing to limit solar heat gain to the space
- use of insulation for walls, ceilings floors and roofs to limit heat gain and loss to the environment.
- Natural Ventilation combined with mechanical ventilation to reduce HVAC energy consumption
- High efficiency AC units with low energy consumption design strategies

4.11 Signage

Identification and directional signage is proposed including:

- Identification signage to the front of the facility on Auburn Street which incorporates the sprinkler hydrant booster assemblies

Refer to the Architectural plans attached refer to Attachment 2 for signage details and locations.

4.12 Vehicular Access and Parking

The proposed development does not seek to alter the existing traffic, parking or vehicular access arrangements.

The Council Development Control Plan requires 42 Car parking spaces although the proposal does not provide any off street parking. This is considered acceptable to the infrequent short term parking demands as well as the peak parking demand times being outside the normal business and retail hours. Abundance of existing on street parking is avaliable with sufficient vacancy rate

4.13 Disabled Access

The development has been designed to meet the statutory requirements, providing continuous accessible paths of travel, common area access and sanitary facilities for people with disabilities.

An Access Review accompanies the DA (refer to Attachment 7).

4.14 Services and Infrastructure

Electricity Supply

An application of additional electrical supply has been submitted to Austgrid for additional electrical load. The existing electrical substation will need to be upgraded to meet required demands

Communications

Communications will be reticulated to the site via an incoming telstra /nenco telecommunications cable

4.15 Construction Management

A Construction Management Plan and Sediment Erosion Control Plan will be prepared and submitted to the Certifier for approval prior to the issue of a Construction Certificate.

4.16 Waste Management

During the demolition and construction phase of the development, the following waste principles will be applied:

- Demolition waste from the heritage building will be recycled in accordance with the Heritage Impact Statement;
- Metal from the existing service shed will be recycled to a scrap metal recycler;
- Excavated material will be transferred to a government approved landfill; and
- Waste during construction will go to appropriate recycling and landfill sites.

Post completion of the Performing arts centre, little waste will be generated. Notwithstanding this, any waste generated by the complex will be managed as part of any waste generated by the council facilities.

5.0 Statutory Policies and Controls

The application seeks consent under Part 4 of the *EP&A Act 1979.* The relevant planning instruction and policy document that apply to the proposal are set out below.

Relevant Legislation and Planning Controls.

The following Environmental Planning Instruments (EPI's) and Development Control Plans (DCP's) are relevant to the proposed development:

- Environmental Planning and Assessment Act 1979;
- Roads Act 1993;
- Local Government Act 1993
- State Environmental Planning Policy No1 - Development Standards
- State Planning Policy No 55 - Remediation of Land
- Goulburn Mulwaree Local Environmental Plan 2009; and
- Goulburn Mulwaree Development Control Plan 2009.

5.1 Environmental Planning and Assessment Act 1979

The proposal, as with all development applications, is subject to the provisions of the Environmental Planning and Assessment Act 1979 (EP& Act 1979).

Roads Act 1993

Under Section 138 of the Roads Act, consent is required from the appropriate roads authority to:

(a) erect a structure or carry out a work in, on or over a public road, or

(b) dig up or disturb the surface of a public road, or

(c) remove or interfere with a structure, work or tree on a public road, or

(d) pump water into a public road from any land adjoining the road, or

(e) connect a road (whether public or private) to a classified road,

Therefore, approval is required under Section 138 from the RMS for the modified access to 163 Auburn Street.

Local Government Act 1993

Under Section 68 of the Local Government Act, consent is required from Council for the following:

Part A Structures or places of public entertainment

- Install a manufactured home, moveable dwelling or associated structure on land

Part B Water supply, sewerage and stormwater drainage work

- Carry out water supply work
- Draw water from a council water supply or a standpipe or sell water so drawn
- Install, alter, disconnect or remove a meter connected to a service pipe

- Carry out sewerage work
- Carry out stormwater drainage work
- Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer

Part C Management of waste

- For fee or reward, transport waste over or under a public place
- Place waste in a public place
- Place a waste storage container in a public place
- Dispose of waste into a sewer of the council
- Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility
- Operate a system of sewage management (within the meaning of section 68A)

Part D Community land

- Engage in a trade or business
- Direct or procure a theatrical, musical or other entertainment for the public
- Construct a temporary enclosure for the purpose of entertainment
- For fee or reward, play a musical instrument or sing
- Set up, operate or use a loudspeaker or sound amplifying device
- Deliver a public address or hold a religious service or public meeting

Part E Public roads

- Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway
- Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road

Therefore, approval is required under Section 68 from Council for the proposed development.

5.1.1 Environmental Planning and Assessment Act 1979 – Integrated Development

Integrated Development

The proposed development is not integrated development.

5.2 State Environmental Planning Policies and Deemed State Environmental Planning Policies

5.2.1 State Environmental Planning Policy No. 1 – Development Standards

State Environmental Planning Policy No. 1 – Development Standards (SEPP 1) provides flexibility in the application of planning controls. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary or tend to hinder the attainment of the objects specified in section 5(a)(i) and (ii) of the EP&A Act 1979.

The decision of Justice Lloyd in Winten v North Sydney Council identifies the principles for which a SEPP 1 objection must be made, as follows:

- Is the planning control in question a development standard;
- What is the underlying object or purpose of the standard;
- Is compliance with the development standard consistent with the aims of the Policy, and in particular does compliance with the development standard tend to hinder the attainment of the objects specified in section 5(a)(i) and (ii) of the EP&A Act 1979;
- Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case;
- Is a development which complies with the development standard unreasonable or unnecessary; and
- Is the objection is well founded.
  An analysis of the proposal against the provisions of SEPP 1 using the principles of Justice Lloyd is undertaken in response to the non-compliance with the Council's building height, building height plane and landscaped area controls in Section 6.0.
  SEPP 1 Objections to the building height, building height plane controls are address in Section 6.0

5.2.2 State Environmental Planning Policy No. 55 Remediation of Land

Clause 7 of SEPP No. 55 requires that:

(1) A consent authority must not consent to the carrying out of any development on land unless:

(a) it has considered whether the land is contaminated, and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is to be carried out, and

if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is use for that purpose."

An assessment of these provisions is contained in Section 6.

5.3 Local Environmental Plan - Goulburn Mulwaree Local Environmental Plan 2009

5.3.1 Zoning

The site is zoned B3 Commercial Use under the Goulburn Mulwaree Local Environmental Plan 2009 (LEP) (refer to Figure 22).

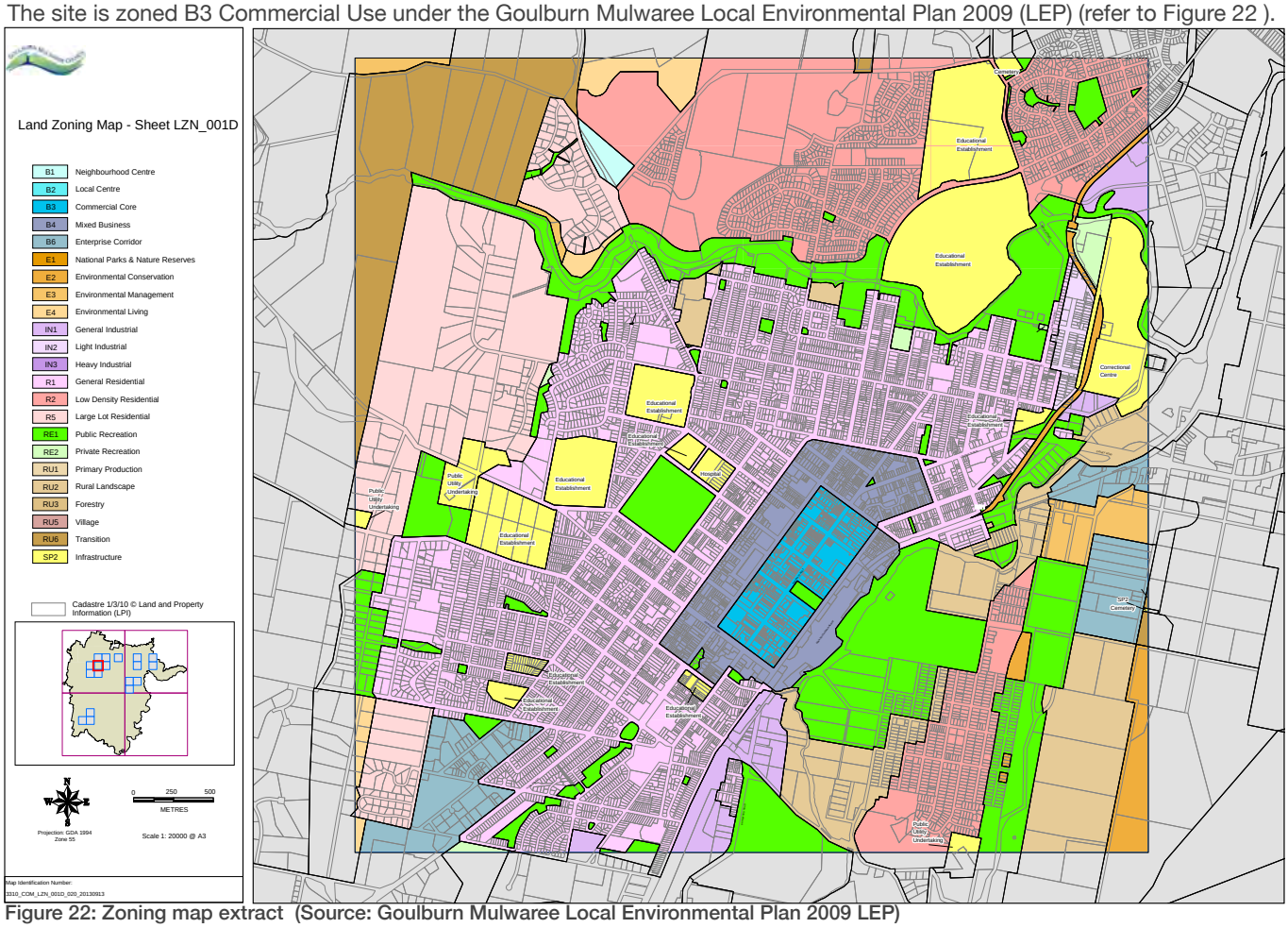


Figure 22: Zoning map extract (Source: Goulburn Mulwaree Local Environmental Plan 2009 LEP)

Zone objectives and Land Use Table

(1) The Land Use Table at the end of this Part specifies for each zone:

(a) the objectives for development, and

(b) development that may be carried out without development consent, and

(c) development that may be carried out only with development consent, and

(d) development that is prohibited.

(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

(3) In the Land Use Table at the end of this Part:

(a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and

(b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building or other thing referred to separately in the Land Use Table in relation to the same zone.

The Proposal is a Performing Art Centre and is categorised as Commercial use and is permissible within the zoning.

The Objectives of the zoning are considered in section 6

5.3.2 Height of Buildings

Clause 4.3 of the LEP relates to height of buildings and identifies the height of a building on any land is not allowed to exceed the maximum height shown for the land on the Heights of Buildings Map.

The maximum height permissible on the site is 15m under the Goulburn Mulwaree Local Environmental Plan 2009 (LEP) (refer to Figure 23). The proposed building is 21.7m which exceeds the maximum building height for the site.

The objectives of the Zone are considered in Section 6

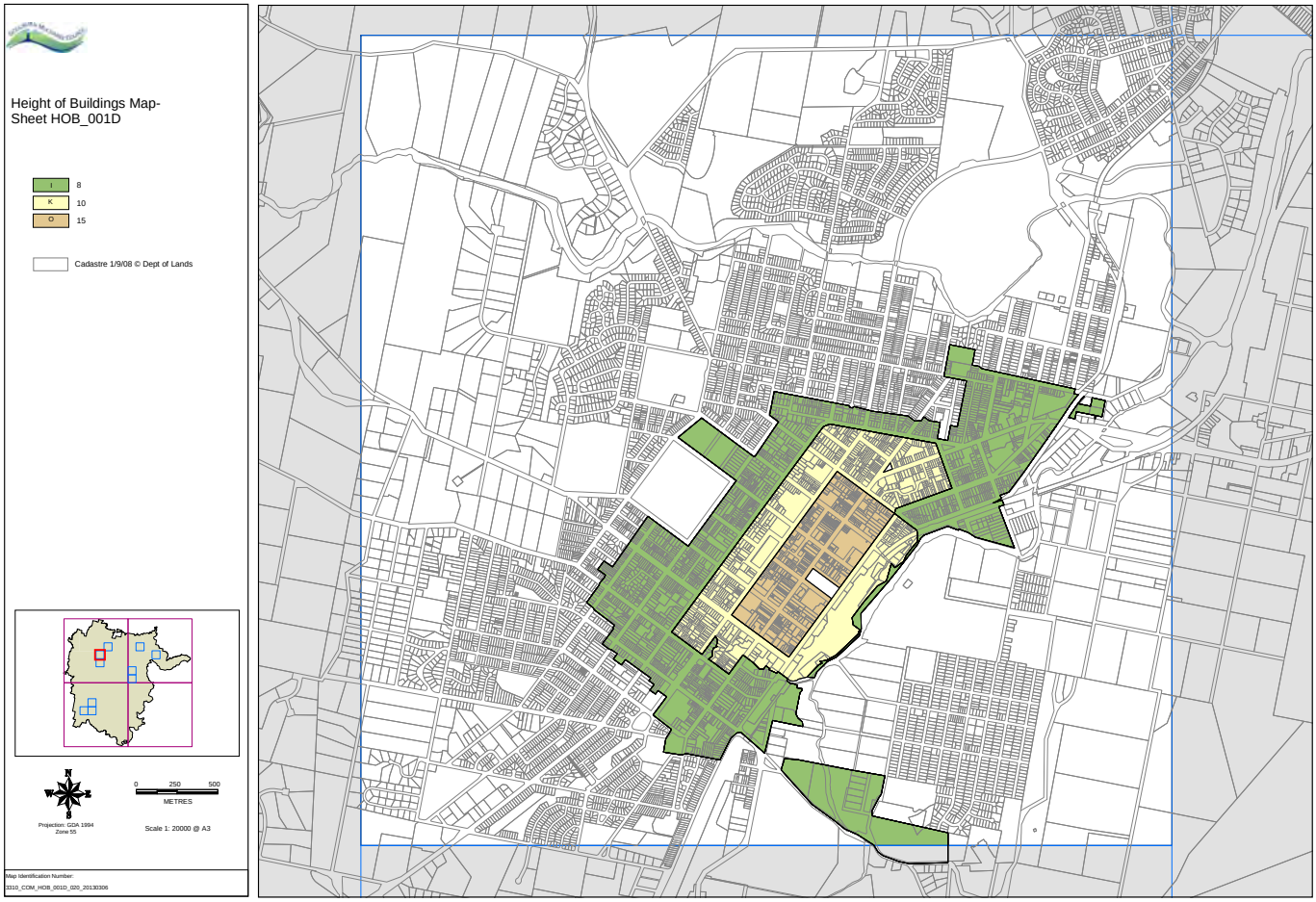


Figure 23: Zoning map extract (Source: Goulburn Mulwaree Local Environmental Plan 2009 LEP)

5.0 Statutory Policies and Controls

Clause 4.4 of the LEP identifies that 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

An extract of the floor space ratio map is provided in Figure 24 below which identifies the site falls into Area 6 which is subject to the maximum Floor Space Ratio (FSR) for the site is 2:1 The GFA of the building is 2175m² and the site area is 1140m² resulting in a FSR that is less than that permitted..

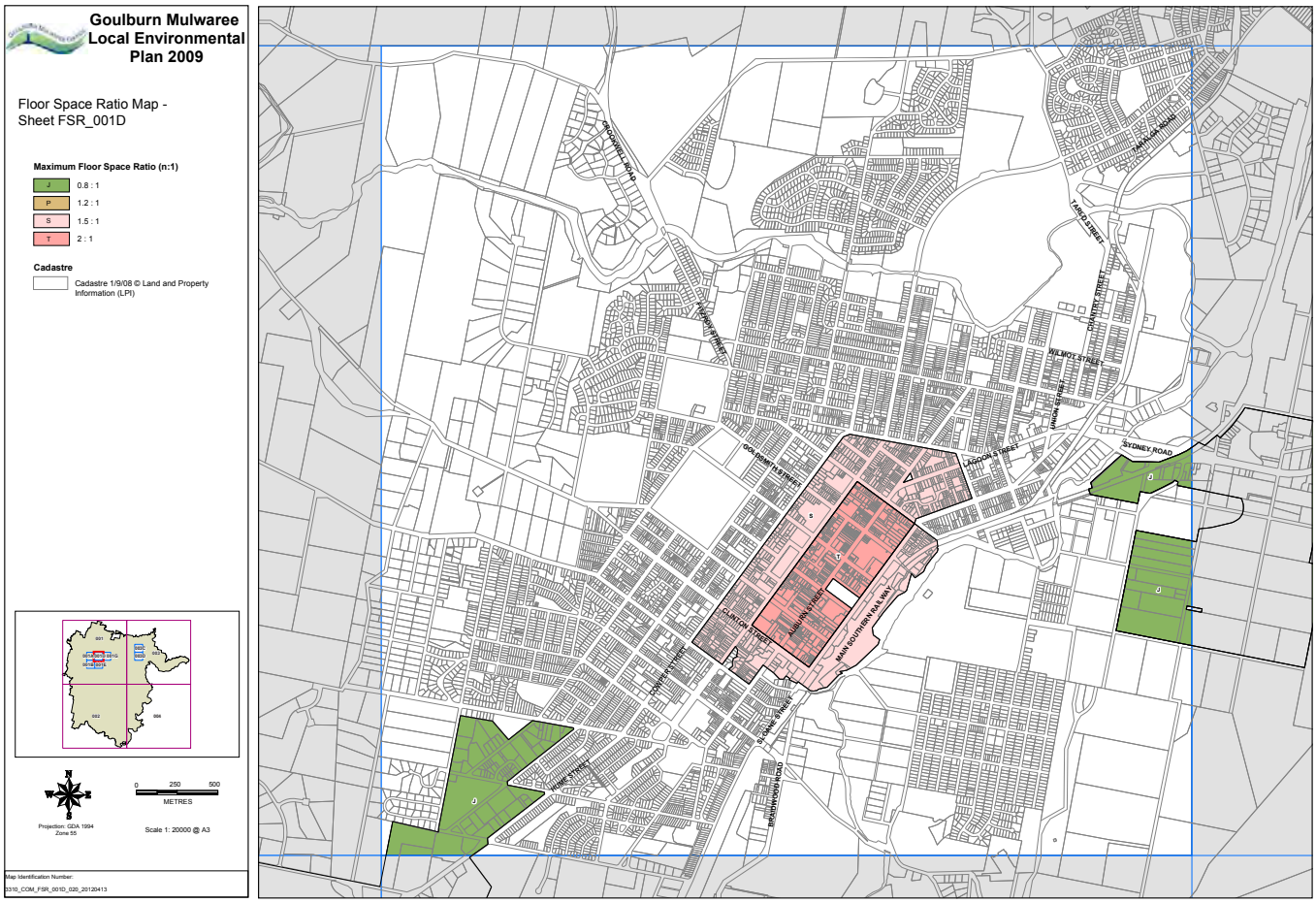


Figure 24: Zoning map extract (Source: Goulburn Mulwaree Local Environmental Plan 2009 LEP)

5.0 Statutory Policies and Controls

Clause 5.10 of the LEP relates to the heritage conservation and identifies that heritage items and heritage conservation areas are shown on the Heritage Map.

The existing buildings on the site are identified heritage items and the site is located within the Goulburn City heritage Conservation Area. Accordingly, a Heritage Impact Statement has been prepared which considers in detail what impact the proposed development will have on the established cultural significance and heritage values of the subject site, heritage items within the vicinity of the site and the heritage conservation area.

The objectives of this clause are as follows:

(a) to conserve the environmental heritage of Goulburn Mulwaree,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

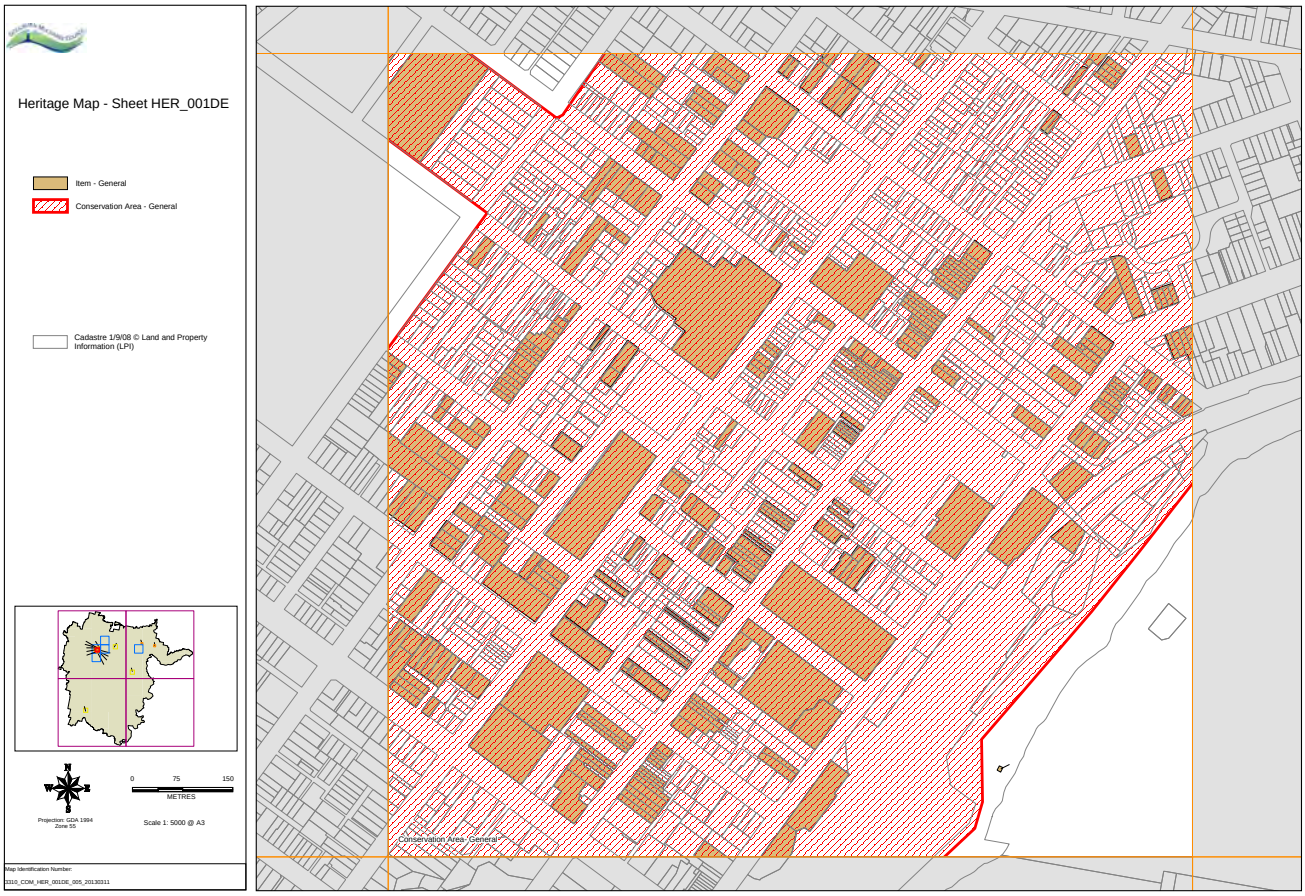


Figure 25: Zoning map extract (Source: Goulburn Mulwaree Local Environmental Plan 2009 LEP)

The site is identified as having an active street frontage.

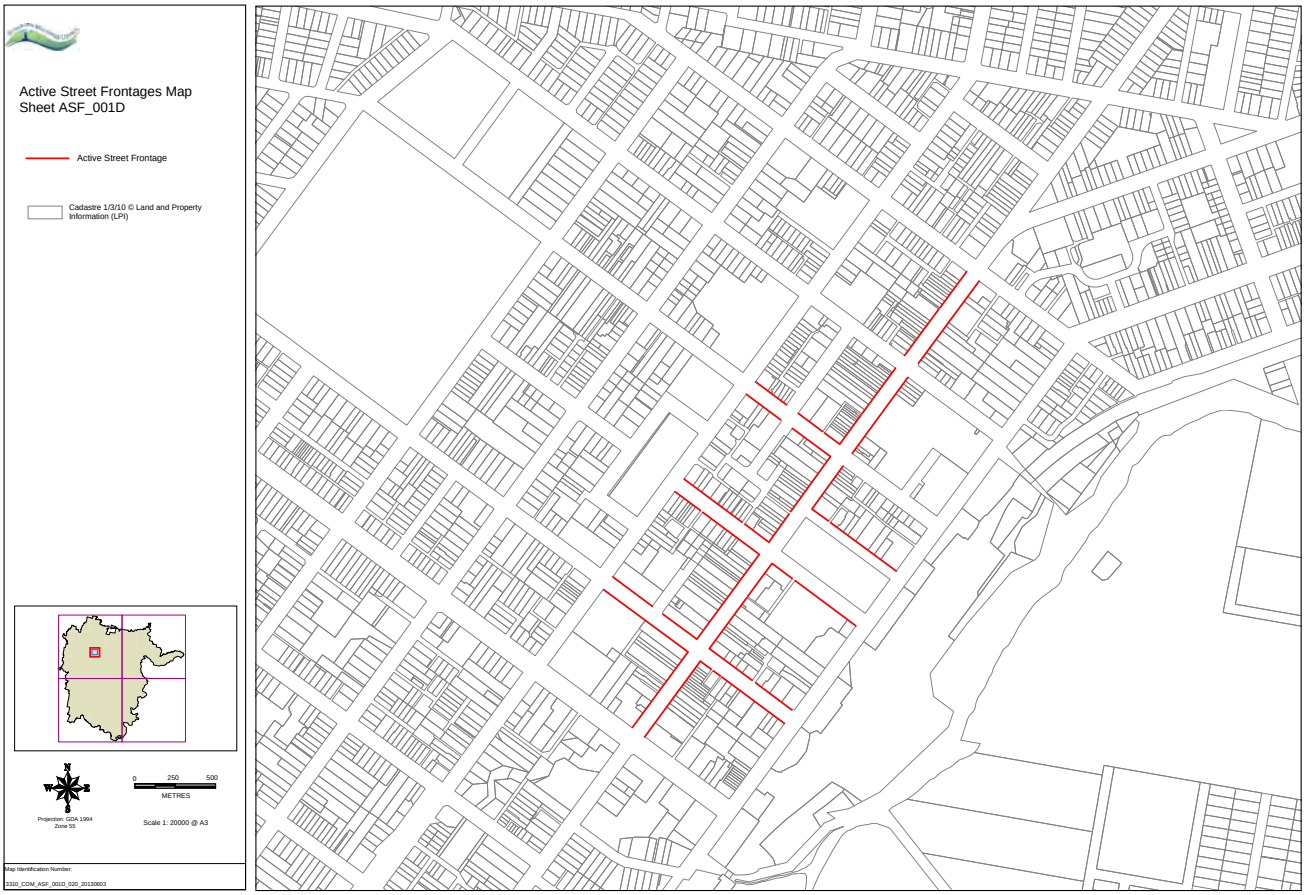


Figure 26: Zoning map extract (Source: Goulburn Mulwaree Local Environmental Plan 2009 LEP)

5.4 Goulburn CBD Plan 2009

The site is located within the Goulburn City Business District (CBD) as identified within the Goulburn CBD Plan 2009. The proposal is consistent with the relevant principles of the CBD Plan and will help to achieve its vision to develop Goulburn as a vibrant urban place providing a variety of services and a high level of amenity to residents, workers and visitors.

The site is located on the Main Street (as identified in Chapter 8) and is consistent with access and movement requirements contained within the plan. The Site Is part of Goulburn Heritage Core (as identified in Chapter 7) is consistent with the public domain structure and identified within the plan as an existing landmark to be protected and enhanced.

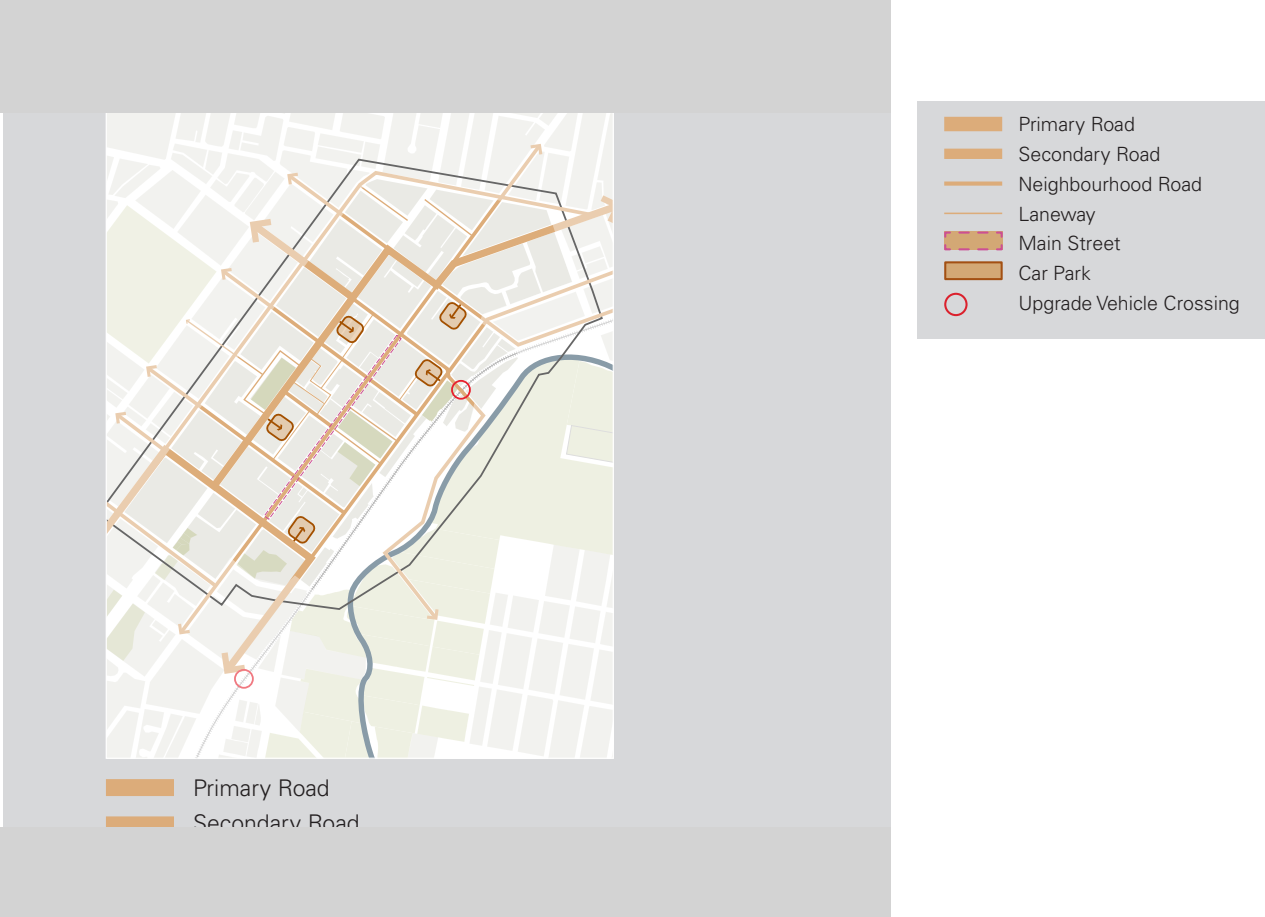


Figure 27: Access and Movement (Source: Goulburn CBD Plan 2009)

1 Heritage Park
2 Montague Street
3 Court house
4 New retail development
5 Saint Saviour's Cathedral

This drawing shows the footprints of exciting CBD developments, new development on key sites and distinct paving plans to strengthen the important role of the Heritage Core within the CBD.

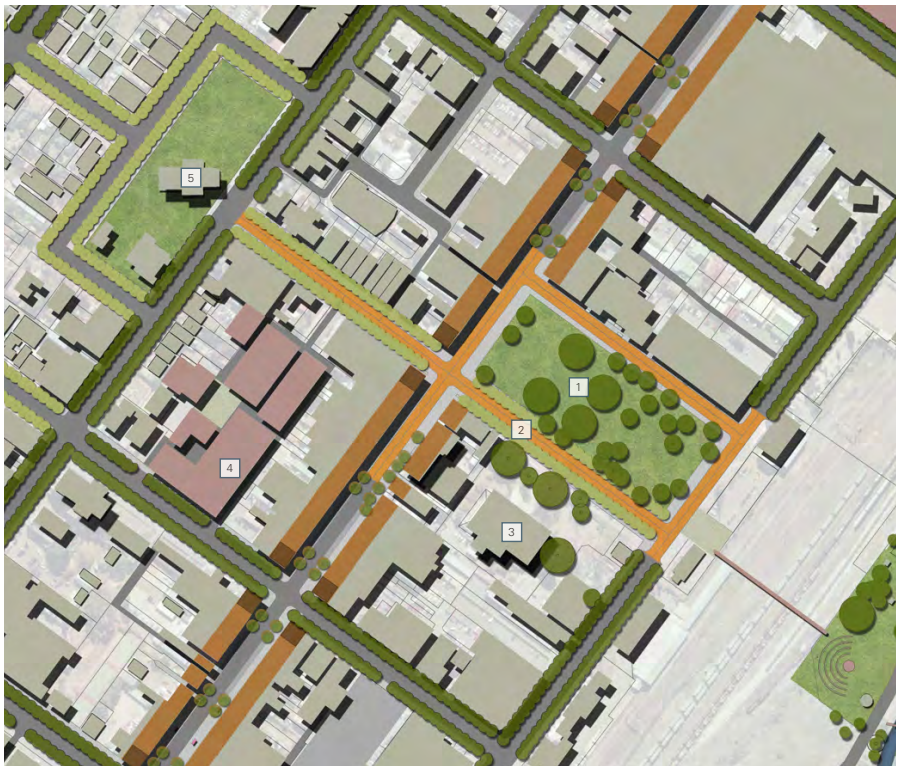


Figure 28: Auburn Street Indicative Public realm (Source: Goulburn CBD Plan 2009)

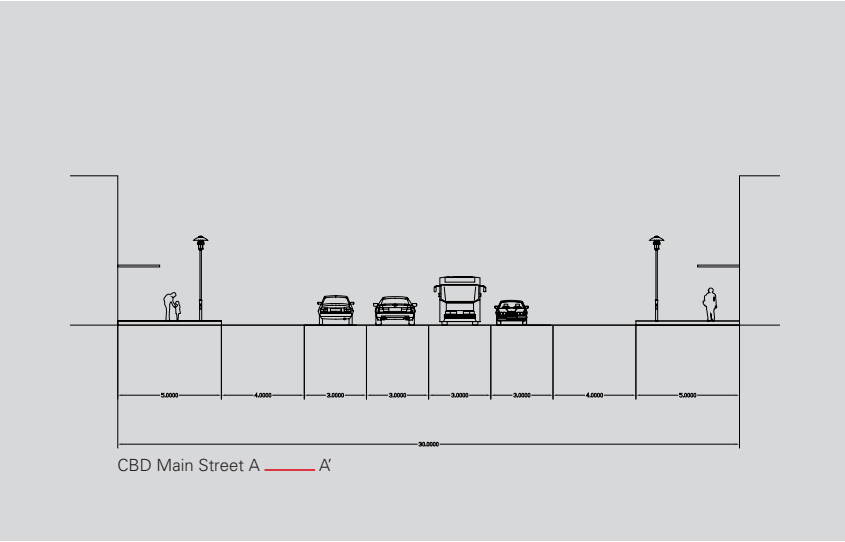
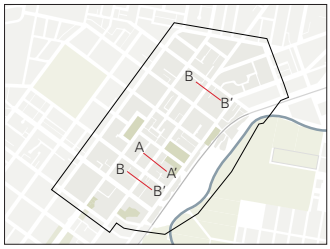


Figure 29: Main Street Section (Source: Goulburn CBD Plan 2009)



CBD Main Street

/ existing street profile
/ 5m footpath, 45 degree angle parking and two lanes each direction
/ possibility to park in front of shops

Goulburn CBD Master Plan - Heritage Report & Conservation Principles / Guidelines

The proposed development is consistant with the Goulburn CBD Masterplan - Heritage Report and Conservation principles in that :

- it explores the opportunities for adaptive reuse of an under utilised sites and buildings with possibility for establishment of specialty shops and places that reflect the important historical trading past of Goulburn
- the project proposes revitalisation and enhancement works

5.5 Goulburn Mulwaree Development Control Plan 2009

The Goulburn Mulwaree Development Control Plan 2009 (DCP) controls relevant to the proposed development are:

2 Plan Objectives

2.1 General Development Objectives

2.2 Local Objectives – Goulburn City

3 General Development Controls

3.1 European (non-indigenous) heritage conservation

3.3 Landscaping

3.4 Vehicular access and parking

3.5 Disability standards for access

3.6 Crime prevention through environmental design

4 Principle Development Controls – Urban

4.2 Non-residential development – Retail, Commercial and Industrial

6 Special Development Types

6.4 Advertising and signage

7 Engineering Requirements

7.1 Utility Services

7.2 Roads

7.3 Drainage and Soil and Water Management

8 Site Specific Provisions

8.6 Goulburn City Business District

A full assessment against the relevant components of the Development Control Plan Section 6.0

6.0 Section 79C Assessment

Assessment of Planning Issues

The following is an assessment of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment considers only those matters under Section 79C (1) of the EP&A Act 1979 that are relevant to the proposal.

A checklist and summery table is provided for relevant controls. These are considered in the sections below.

6.1 Environmental Planning Instruments

6.1.1 State Environmental Planning Policy No. 55 Remediation of Land

The site of the proposed works is currently used by Council as a community centre and has a history of being a Town Hall, and the site formed part of the Old Goal. In this respect, this part of the site does not have any history of potentially contaminating uses.

Pursuant to Clause 7(1) of the SEPP the site is considered suitable for the proposed use.

6.1.2 Local Environmental Plan - Goulburn Mulwaree Local Environmental Plan 2009

The following is an assessment of the various provisions of the LEP.

Clause 1.2 – General aims of this plan

Clause 1.2 identifies the general aims of the LEP as:

(a) to promote and co-ordinate the orderly and economic use and development of land in the area, and

(b) to provide a framework for the Council to carry out its responsibility for environmental planning provisions and facilitate the achievement of the objectives of this Plan

(c) to protect and conserve the environmental and cultural heritage of Goulburn Mulware.

The proposal meets the general aims of the LEP in the following regard:

The development has been carefully designed to respect the heritage significance of the surrounding buildings, a significant proportion of the building at the rear of the site and the massing significantly reducing the visible scale of the development, such that the development will largely be hidden from view from Auburn Street

Clause 2.1 – Zoning and Permissibility

As identified in Section 5, the DLEP. The proposed development is categorised as an commercial establishment and is permissible in the zone with consent.

Clause 2.7 – Demolition requires consent

The subject application seeks consent for the proposed demolition works.

Clause 3 – Specific aims of this plan

Clause 3 identifies the specific aims of the LEP. These are categorised into the following areas:

Character of neighbourhoods

Residential development

Non-residential development

Environmental quality

Environmental heritage

Community well being

Cultural Resources

The proposed development is considered to be generally in accordance with the specific aims of the LEP for the following reasons:

The development is in keeping with the character of the Auburn Street as well as the Goulburn CBD character in which it is located, as it facilitates the on-going use of the site as a community facility, is in keeping with surrounding building heights and is compatible with the scale of development fronting Auburn Street.

The proposed Performing arts centre augments the existing commercial character of Goulburn CBD by providing a purpose built performing arts centre that will complete the range of specialist venues to service the local community of Goulburn

The design, bulk and scale of the facility is comparable with the scale of surrounding development;

The proposal does not result in any increase in traffic or parking generation;

The design provides a balance between the heritage constraints of the site and environmental quality, providing a proposal of a bulk and scale comparable to the existing buildings surrounding the site, achieving a development which is in keeping with the surrounding development in and provides a design that seeks to utilise natural lighting, natural ventilation and solar shading where appropriate;

The proposal is carefully designed to respect the significance of the surrounding heritage items, both in terms of the siting of the proposal and the scale of development in relation to surrounding individual buildings and the heritage streetscape of the Auburn Street properties;

The proposal will improve the well-being of the community through the augmentation of the existing commercial and cultural establishment through the provision of a purpose built arts centre for the continued education of the performing arts;

The building has been carefully sited and designed so that presentation to the streets will largely be screened from view and the public domain, street trees and streetscapes will remain unaffected.

Clause 4.3 – Building Heights

Clause 4.3 (2) of the LEP restricts development within a residential zone to a maximum height of 15m.

The proposed development does not comply with this requirement, The fly tower exceeds the maximum height for the zoned area although it is in keeping with the height and scale of the surrounding developments. The proposed development does comply with the objectives of Clause 4.3. The development ensures the heights of buiding complements the streetscape as the mass of the building is toward the rear of the site behind the Mcdermott Centre which fronts Auburn Street.

The proposed development protects the heritage character of the significant buildings - The Existing Mcdermott Centre forms the Street Address of the Proposed Performing Arts Centre. The design of the Building compliments the Heritage Courthouse to the East and the Post Office directly adjacent.

The proposed development does not impact the amenity of neighboring properties in terms of visual bulk or views, access to sunlight and privacy.

The proposed building is similar in type, height, bulk and scale to surrounding buildings;

The height of the new building is comparable to the commercial building immediately adjacent to the rear of the post office to the north at 165 Aburn Street;

Notwithstanding this, to vary the subject controls, an objection pursuant to SEPP 1 is required.

Clause 4.4 - Floor Space Ratio

Clause 4.4 of the LEP proposes to introduce a FSR control across the site with a maximum FSR of 2:1 within the area shown as Area T at Figure XX.

That part of the Site within Area T has an estimated existing FSR of 1.9:1. In this regard, the proposed development complies with the proposed FSR control.

Clause 5.9 Preservation of trees or vegetation

Clause 5.9 aims to preserve the amenity of the area through the preservation of trees and other vegetation, and identifies that development consent is required for the removal of any tree or vegetation.

The proposed development does not require the removal of trees from the site.

Clause 5.10 Heritage and Conservation

As identified in Section 5.0, the site is listed as a heritage item of local significance under Schedule 5

In this respect, the provisions of Clauses 5.10 of the LEP apply to the site, which generally require the conservation of heritage items and their curtilages, and conservation areas and to ensure that development does not affect the heritage significance of heritage items and conservation areas.
The design of the proposed development has been prepared in conjunction with the heritage architect,Graham Brooks and Associates , and has sought to provide a balanced approach to the heritage significance of the site, the individually listed buildings surrounding the site, the Goulburn City Conservation Area and the competing interests of commercial and cultural interests of the development.

A Heritage Impact Assessment has been prepared for the proposed works (refer to Attachment XX) which concludes that:
The former Goulburn Town Hall at 163 Auburn Street, Goulburn is listed as an item of local heritage significance in Schedule 5 of the Goulburn Mulwaree LEP 2009.

- It is also located within the Goulburn City Conservation Area.
- It is located in the vicinity of the listed heritage items “Post Office (c 1880), Mechanics Institute (c 1860), Technical School (c 1886)” at 165 and 167 Auburn Street; “Goulburn Courthouse” at 4 Montague Street; “Building, Two Storey (c 1890)” at 164 Auburn Street; and “Building, Two Storey (c 1880)” at 146 and 148 Auburn Street.
- Other listed heritage items in the wider locality are separated from the subject site by intervening development/distance/roadways/buildings/local topography/public domain, and have no direct visual connection to the site.
- The proposed development is consistent with the conservation policies of the CMP 2016 for the site, prepared by GBA Heritage.
- The proposed demolition of the 1936 Inter-war addition will provide an opportunity to replace it with a new architecturally designed, purpose built addition of a high quality that respects the heritage significance of the original building and enables the adaptive reuse of the building as a revitalised community facility.
- The removal of some original fabric is considered acceptable given that original extant features such as the form and fabric of the front and side facades is to be retained, and the original internal spatial qualities including volumes of space and key features to be largely reinstated.
- The impact of the partial removal of original internal walls is to be mitigated by the retention of wall nibs to interpret the original layout.

- The proposed new addition to the building has been designed to reduce visual dominance, while being in keeping with the urban scale and character of the streetscape, conservation area, and the heritage items in the vicinity.
- The proposed development will retain the original building's contribution to the streetscape, conservation area, and the immediate civic group comprising the Post Office, Courthouse and former Town Hall.
- There are no views between the subject site and the heritage items in the vicinity that have been identified as contributing factors to the cultural heritage significance of any of these places.
- The proposed development will have no visual impact on the heritage items in the vicinity of the site as existing significant views and the setting of the heritage items in the vicinity are retained.
- The proposed development is generally consistent with the heritage requirements and guidelines of the Goulburn Mulwaree LEP 2009 and the Goulburn Mulwaree DCP 2009.
- Archaeological resources are to be managed in accordance with the Archaeological Assesssment Report by Edward Higginbotham & Associates Pty Ltd in October 2016.
- Should any unexpected relics be disturbed during excavation of the site, they must be managed under the Archaeological provisions of the NSW Heritage Act.

Clause 7.1A Earthworks and drainage

Clause 7.1A identifies that consent is required for earthworks or drainage and seeks to minimise the effects of earthworks and drainage on items of heritage significance, significant vegetation, natural landforms and topography.

The design of the proposed development has sought to minimise the impact of the proposal on the items of heritage significance and significant vegetation on the site.

6.3 Development Control Plans

6.3.1 Goulburn Mulwaree Development Control Plan 2009

An assessment of the relevant provisions of the DCP is detailed as follows.

Section 2 - Plan Objectives

2.1 General Development Controls

The Section of the DCP set the framework that guides development- The proposed development meets the planing objectives in that it does not impact public amenity of the area and clustered with commercial developments to promote focus on pedestrian and cycleways

2.2 General Development Controls

Figure 2-1 of the DCP indicates that the site is located within the heritage conservation area and heritage precinct 1 as outlined in the DCP. The re purpose of the McDermott Centre allows for the street scape and urban form. The proposed development will be a landmark development and adds an additional layer to the variety of building height materials, facade and building type.

Section 3.1 European (non-indigenous) heritage conservation

Section 3.1 of the DCP relates to heritage items and conservation areas. An assessment of the impact of the proposal on the heritage items and conservation areas is provided in relation to Clauses 5.10 of the LEP. Furthermore a Heritage Impact Assessment accompanies the DA (refer to Attachment 5).

Section 3.3 Landscaping

Section 3.3 of the DCP relates to proposed landscape design - this will be carried out by Goulburn council to ensure that the streetscape, urban furniture are in keeping with the existing landscape design of Auburn street.

Section 3.4 Vehicular access and parking

The Schedule to Section 3.4 of the DCP restricts parking for educational establishments to a maximum parking rate of 1 space per 10 seats

As identified in Section 4 of this report, the proposal seeks to provide a purpose built performing arts facility for the community. It is noted that the peak period of the performing arts centre will occur outside of business and retail hours and can be accommodated with the on existing on street parking.

Section 3.5 Disability and Standards for access

The development has been designed to meet the statutory requirements, providing continuous accessible paths of travel, common area access and sanitary facilities for people with disabilities.

An Access Review accompanies the DA (refer to Attachment 3).

3.6 Crime Prevention through environmental design

The proposal will address the objectives of Clause 3.6 of the DCP through external lighting design to ensure areas have appropriate levels of visibility. There will also be CCTV installed in required areas to assist with active surveillance. Also the proposed development has a clear entry visible from the public domain.

Figure 30 – Goulburn Locality Precincts

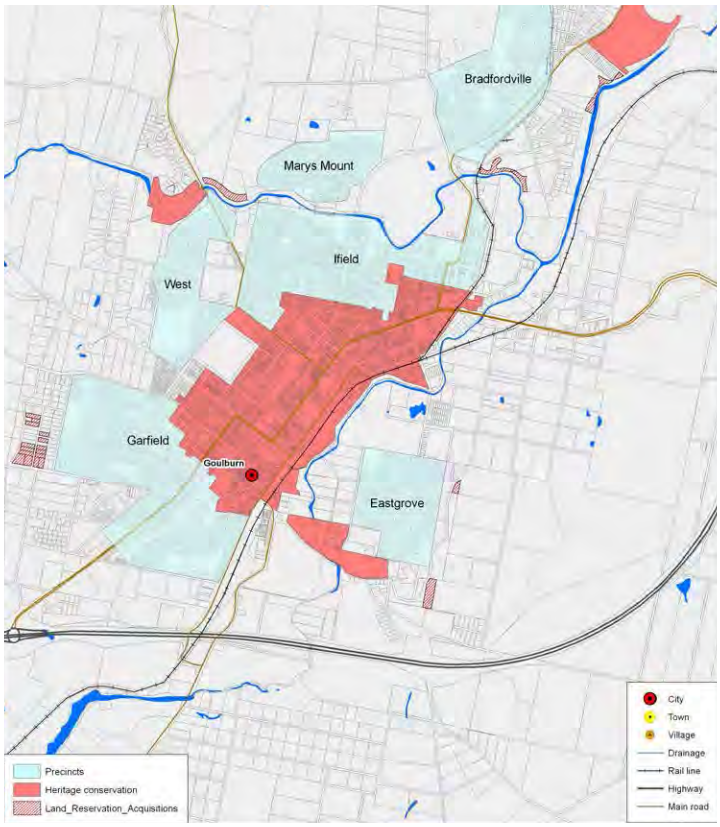


Figure 30: Goulburn Locality Precincts extract (Source: Goulburn Mulwaree Development Control Plan 2009 DCP)

3.11 Groundwater
The proposed development does not impact groundwater resources.

6 Special Development Types
6.4 Advertising and Signage
The objectives and aims of signage design are outlined in section 6.4 of the DCP. The Proposed development includes identification signage which accompanies the DA (refer attachment 2) The street signage acts to identify the building and attract pedestrians to the entry of the proposed development.

7 Engineering Requirements
7.1 Utility Services
The objectives and aims of Section 7.1 satisfactory utility services to the development . Country Energy has been contacted for the proposed upgrade of the existing substation Located in the adjacent Law Court Carpark to the east.

7.2 Roads
The objective of section 7.2 outlines roads are to be designed and constructed in accordance with Council's Standards for Engineering Works July 2009.- Goulburn Council will be carrying out work to the road and parking as part of the Goulburn CBD upgrade works.

7.3 Drainage and Soil and Water Management
The proposed development maintains the sew to the south of the site running parallel to the boundary however diversion works will occur to the sewer in the laneway that transverse the site by Goulburn Mulwaree Council as part of the development works. Water and overland flow on the site to the south are addressed at the new proposed entry by directing water back to Auburn Street.

8 Site Specific Provisions
8.6 Goulburn City Business District
The objectives of Section 8.6 of the DCP are as follows :

- Develop standards, guidelines and principles to improve the image, attractiveness and functionality of the Business District of Goulburn City
- Attract business, tourism and residents to Goulburn Mulwaree.
- Maintain, protect, enhance and promote Goulburn City's built and natural heritage.

The proposal meets the aims and objectives of the DCP and is discussed section 5.0

6.4 The Environmental Planning and Assessment Regulation 2000
Clause 92 the Environmental Planning and Assessment Regulation 2000 prescribes matters that Council must take into consideration prior to the determination of a development application, including:

(1) For the purposes of section 79C (1) (a) (iv) of the Act, the following matters are prescribed as matters to be taken into consideration by a consent authority in determining a development application:

(a) in the case of a development application for the carrying out of development:

(i) in a local government area referred to in the Table to this clause, and

(ii) on land to which the Government Coastal Policy applies, the provisions of that Policy,

(b) in the case of a development application for the demolition of a building, the provisions of AS 2601.

In relation to the proposed demolition of the structures on the site, demolition of the existing structures will be carried out in accordance with AS 2601.

Accordingly, there are no other prescribed matters for consideration applicable to the assessment of the application.

6.5 Impacts of the Development

6.5.1 Heritage

A detailed discussion of the heritage impacts the listed buildings and Goulburn Heritage Conservation Area is provided in Section 6 in relation to the heritage listings under the Goulburn Mulwaree LEP 2009. The DA is also supported by the Heritage Impact Assessment at Attachment 5

6.5.2 Excavation

The development proposes excavation on the site to a maximum depth of approximately 2.5m below the existing natural ground level measured at the eastern end of the theatre building.

The proposed excavation does not represents a significant level of excavation from the site, the benefit of this is that it enables the Goulburn to achieve to purpose built performing arts facility with minimal impacts, on the surrounding heritage items in the vicinity of the site.

A geotechnical report has been prepared for the site (refer to Attachment 10). The report includes boreholes to a depth of 15m across the site of the proposed works and provides an assessment of the geological conditions, excavation methods and stability and structural impacts on surrounding buildings

Both the structural engineer and geotechnical engineer have addressed the issues associated with excavating near the McDermott Centre. The geotechnical engineer has advised that due to the presence of deep alluvial solid to around 13.0 m depth and the expected relatively low building loadings. It is considered that the most appropriate footing system would be either high level pad footings or a raft slab footing. Bored piers founded in the dense alluvial gravels at about 8m depth could also be considered.

6.5.3 Contamination/Remediation

As identified in Section 6.1 in relation to SEPP 55, the site has a history of Town Hall Building and Community Centre for over 100 years and therefore, there is no known uses of the site that are likely to suggest that the site may be contaminated. In this regard, the site is considered suitable for the proposed use and does not require any remediation.

6.5.4 Stormwater/Hydrology

Stormwater Concept Plans and a Stormwater Report will be prepared by Goulburn Mulwaree Council as part of the CBD upgrade project

6.5.5 Traffic and Parking

The proposed newperforming arts centre is proposed to augment the existing McDermott Centre on the site. It is noted that the peak period of the performing arts centre will occur outside of business and retail hours and can be accommodated with the on existing on street parking..

6.5.6 Roads and Vehicular Access

The proposal involves modification to the surrounding public road system these works will be carried out by Goulburn Mulwaree Council as part of the CBD upgrade project

Otherwise, vehicular access to the new performing arts building will be via Montague Street, with vehicular access to will be via post office lane to the new building. Post construction, vehicular access to the new performing arts building will be very intermittent and will largely be for the purposes of the delivery of equipment or stage props to the theatre.

6.5.7 Construction Traffic

This proposed new access will be the main vehicular access during the construction on the site, with all construction vehicles entering and exiting the site via the Montague Steet.

6.5.8 Overshadowing

The proposed building will only result in overshadowing to the Roof of the Government Offices Building to the South of the site in Mid Winter 9am - overshadowing impact is minimal. Mid Winter 3pm there will be overshadowing the Court House carpark to the east of the site.

6.5.9 Privacy
There are unlikely to be any visual or aural privacy impacts as a result of the proposed development.

Given the specific music and theatre requirements, the new building has been designed and will be acoustically attenuated to ensure that noise intrusion does not affect the performance. This will ensure that the noise emissions from the facility will be adequately contained.

In terms of visual privacy, the proposed building is located to the rear of the existing McDermott Centre building the proposed building is not in the vicinity of any sensitive uses that are likely to be impacted upon in terms of privacy impacts. The proposal is located within the mixed use area of the CBD comprising mainly of commercial premises. The design of the proposed development will not impede future development of adjoining properties for commercial or business uses.

6.5.10 Streetscape and Setting
The proposed works have been carefully designed and sited so as to have a negligible impact on the surrounding heritage items and the streetscapes of both Auburn Street and Montague Street

The building is carefully sited at the rear of the McDermott buildings and are therefore largely hidden from view from from Auburn Street by the existing buildings .

In this respect, the proposal will have a minimal impact on the streetscape of Auburn and Montague Street due to the setback from the street.

6.5.11 Landscape and Visual Character
As identified above, the proposed building works will have a negligible impact on the streetscape and wider setting of the area as the works are carefully sited at the rear of the heritage items.

The landscaping to the streetscape will be carried out by Goulburn Mulwaree Council as part of the CBD upgrade project to ensure that it is in keeping with the existing character of Auburn Street.

6.5.12 Social and Economic Impact
The proposed purpose performing arts centre will be of a social benefit in terms of providing specialist performance facilities for the community of Goulburn. The activities within the Performing arts centre will have a positive economic impact on surrounding business.

6.6 Any Other Matters/Impacts
There are no other matters to be considered in relation to the proposed works.

6.7 The Suitability of the Site for the Development
The DA seeks consent for a purpose built arts facility to re purpose the existing McDermott Centre . The site is considered suitable for the proposed development given the following:

- zoned for the purpose commercial developments which permits a commercial establishment;
- the proposed works retain and conserve the key heritage items on site and provides a building that is sympathetic in bulk and scale to the surrounding buildings;
- the design, siting, bulk and scale of the development is not only sympathetic to surrounding built forms, but sited such that it is largely hidden from view and does not impact on the Auburn Street or Montague Street streetscapes or Goulburn conservation area.

In this respect, the site is considered suitable for the proposed development and will have no impact on the amenity of surrounding properties.

6.8 Any Submissions made in Accordance with the Act or Regulations
The proposed development will be notified to adjoining owners. Any submissions received will need to be considered by the Council.

6.9 The Public Interest

The development of land in an orderly and economic way is in the public interest. The proposed development generally conserves the key heritage buildings on the site, provides a building of compatible bulk and scale and will provide a purpose built performing arts facility for the community of Goulburn

The proposal generally meets the objectives of both the LEP and DCP and is considered will result in a positive development outcome and is in the public interest.

5.0 Statutory Policies and Controls

8.0 Conclusion

The Development Application seeks consent for the following works:

- partial demolition of the heritage listed McDermott Centre 1937 Addition ;
- demolition of other structures;
- construction of a new purpose built performing arts building comprising:
- 440 seat performing arts centre with associated back of house facilities.
- adaptive reuse of McDermott Centre for the purposes of the performing arts centre ; and
- associated landscaping works.

The site is zoned as commercial as part of the Goulburn Mulwaree Local Environmental Plan 2009. The site is identified as a heritage item and contains numerous individually listed heritage buildings in the immediate vicinity of the proposed works. The Site is located in the Goulburn Heritage Conservation Area.

An assessment of the potential environmental impacts of the development concludes that the proposed Performing arts centre provides a balanced approach to the heritage significance of the site, the scale of the Auburn Street properties and the heritage significance of the Goulburn Conservation Area and the competing interests of the daily commercial use of the area.

The innovative design sensitively delivers a new large volume space with the McDermott Centre as the Street address and reactivating the access to the south of the site to create a new entry to the development. This creates a new enhanced address for the site, provides allows stronger connection and re use of an existing heritage building. Most importantly it creates a built form that is sympathetic to the heritage listed Auburn Street heritage buildings.

In this respect, the development is considered compatible with the significance of the site and in keeping with the character of the locality,

The proposal is consistent with the relevant zoning controls and statutory and policy framework applying to the site, and will not have any significant adverse impacts on surrounding properties.

Based on the assessment undertaken, Council's approval of the Development Application is sought.

TAB BB

Waste Management Plan

Waste Management plan goulburn performing arts centre

prepared for

goulburn mulwaree council

by

brewster hjorth architects

brewster hjorth architects
level 1, 4-14 foster street
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t: 02 8231 7100
contact: ian brewster, principal
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prepared by:	maria colella
checked by:	ian brewster
reference number:	21616
issue:	V1
date:	28 November 2016

waste management plan

1. Demolish Existing Building

Demolition of the rear of the 1937 Addition to the McDermott Centre will require an agreed work method statement from the successful demolisher before work is commenced on site.

A Hazardous Materials report will be undertaken prior to the demolition of the building.

Generally, where practical, all materials such as concrete, metals, rebar and brick will be recycled or sold to scrap metal companies for recycling.

Timber, doors & windows, where practical, will be separated and sold for re-use.

General waste will be sent to approved landfill sites.

2. Excavation

There is approximately 1540 m3 of materials to be excavated on the site to construct the proposed theatre and associated facilities.

The history of the site indicates it has been used only for civil purposes and is not contaminated by any industrial use or landfill.

The top layer of material to a depth of approximately 1.5m is considered to be loose, moist and wet, brown and grey brown silty sandy gravel and gravelly clay filling to depths of 1.3 m. Some brick and concrete fragments were encountered in the filling in Bore 1., that is, it is not classified as Virgin Excavated Natural Material (VENM).

This material would be assessed under the 'Waste Classification Guidelines NSW DECC (2009)' and taken from site and disposed at an appropriate fill site.

The balance of virgin cut material would be excavated and transported to the closest available landfill site at the time.

3. Construction

Large dump bins will be used on the site to take mixed waste from the site by contractors with their own recycling and sorting yards and landfill areas.

Materials such as concrete, bricks, stone, pavers & tiles can be crushed and recycled as roadbase or blending fill.

Packaging on the site will be separated and returned to the supplier where practical e.g. pallets, large plastic containers, sandbags etc.

Paper and cardboard from the construction offices will be stored and collected in the Council recycling bins.

Household recyclables such as plastic bottles, metal cans etc. will also be recycled through the Council recycling collection system for the site.

TAB C

Addendum to SEE

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Addendum to Statement of Environmental Effects

Goulburn Performing Arts Centre DA/0185/1617

17 November 2017

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Vehicular Access and Parking

In accordance with part 3.4 of the Goulburn Mulwaree Development Control Plan (DCP) – vehicular access and parking, developments should provide sufficient and convenient parking, ensure vehicular and pedestrian safety and encourage access as part of the overall design.

All of these factors have been considered at great length and included as part of the design and planning for the Goulburn Performing Arts Centre (GPAC) development.

The information contained within this Addendum and the preparation of the Car Parking and Access Management Plan and the Draft Operational Plan provides clarification.

Car Parking and Access Management Plan

A Car Parking and Access Management Plan (CPAMP) had been prepared to address the parking requirements of GPAC and to demonstrate that through the various scenarios explored that parking and accessibility is appropriately addressed, albeit notwithstanding the numerical standards in the Goulburn Mulwaree Council DCP. The CPAMP provides analysis of the parking spaces and associated availability within a five minute and a ten minute walk of GPAC. This analysis consisted of vacant car parking spaces over a six week and an eight week period to ascertain the amount of vacant/available car uses at various times i.e. 10am-12pm; 2pm-4pm; and 6pm-8pm across all days of the week.

This analysis has also been used in conjunction with the scenarios of use documented in the Draft Operational Management Plan (OMP), where consultation has taken place with a range of various user groups and hirers, providing an indication of the range of events, uses and audience types related to the indicated performance times and associated demand. This includes methods of travel to/from GPAC, associated parking considerations and additional impacts such as use of the loading dock.

On-site Parking

The proposed development includes no provision for on-site parking due to the constraints of the site. Opportunities for redesign to include on-site parking have been considered, but are not physically possible due to the site constraints and shared rear access with the Courthouse.

As outlined in the CPAMP, at present there are approximately 9 existing car parking spaces on site. If the Town Hall building was constructed today, the parking requirements would be 56 car parking spaces. On this basis, there has always been a deficit of approximately 47 parking spaces attributed to the existing development (56 spaces less 9 existing on-site).

Table 3.2 of the Goulburn Mulwaree Council DCP specifies the off-street parking calculation rates which identified the need for 76 car parking spaces. By applying the credit of 47 parking spaces based on the existing building, the actual deficit of parking spaces for the development is 29 spaces, not 76 spaces.

As a provider of public parking, the availability of public parking spaces should be considered as part of any Council initiated development. The car parking analysis demonstrates that there are 1,028 car spaces provided in the CBD for public use, with analysis of car parking vacancy rates indicating that there is sufficient on-street parking available in the CBD for the GPAC at peak and off-peak times.

Car Parking Analysis

As demonstrated in the OMP, the various scenarios provide an indication of the range of events, uses and audience types related to the indicated performance times and associated parking demand.

The CPAMP provides an indication of the total parking availability during various times i.e 10am to 12pm; 2pm to 4pm and 6pm to 8pm. The details relating to the 8-week and 6-week parking analysis can be found in the CPAMP, a summary of the key findings is reproduced below.

8 week analysis – undertaken across five days of the week between 10am – 12pm and 2pm – 4pm. Based on 604 parking spaces, this resulted in an average of 163 parking spaces available within a five minute walk of the GPAC at peak times during the day (under 30% vacancy rates).

6 week analysis – undertaken across three days of the week from 6pm - 8pm. Based on 388 parking spaces, this results in an average of 340 parking spaces available within a five minute walk of the GPAC at peak times at night (over 70% vacancy rates).

Expansion of the survey area to include blocks within a 10 minute walk results in over 1,000 additional parking spaces provided. Based on the 22-31% vacancy rate, this would provide at least another 220-310 car parking spaces.

The six and eight week analysis demonstrates that at both peak and off-peak times across all days of the week, that there is ample precinct parking available to meet the needs of GPAC.

Parking Management

It is considered that the key issue associated with this development is not the availability of public parking but the management of parking and opportunities for more efficient use by patrons of the GPAC without significant adverse effect on existing businesses.

In this regard the primary management measure is to enforce the current short stay parking restrictions which limit parking to 1 hour in Auburn St. It is expected that most performances at the GPAC will be longer than 1 hour which would require patrons to park along Sloane St, Clinton St, Bourke St and Cartwright Place. Enforcement of the 1 hour parking limit by Council Rangers would result in spaces in Auburn St remaining available for existing business that rely on regular turn-over of parking.

Additional measures to manage car parking are outlined in detail in the CPAMP, providing great opportunities for management of parking involving various stakeholders, packaging opportunities and the use of existing Council car parking to facilitate efficient management of parking for GPAC.

Accessible Parking

As detailed in the CPAMP, adjustment will be made to existing disabled parking spaces in Auburn St to provide four accessible parking spaces close to the entry to the GPAC with an accessible path of travel. These parking spaces have been designed in accordance with AS2890.5:1993 (4.5.2), which requires an accessible path of travel between each parking space and the adjacent footpath, in accordance with AS 1428.1. The path of travel is behind the vehicle and on the footpath side, which allows safe passage to the footpath without crossing any vehicle traffic.

Drop off/pick up and bus zone relocation

As detailed in the CPAMP and proposed in the CBD Master Plan 2017, the existing bus stop on the corner of Auburn St and Montague St will be relocated closer to GPAC. This will allow the zone to be used as a pick-up/drop-off zone for performances to allow patrons a short period to drop-off or pick-up passengers while they then move off to other long stay parking areas. The bus stop will be relocated directly adjacent to the front door of GPAC.

The bus zone is proposed to be aligned with the new accessible parking spaces, allowing the existing footpath to be widened by 1.6m, resulting in a dedicated space for passengers to wait with appropriate seating and waste receptacles.

Use of additional private car parking facilities

Council has existing relationships with business owners who provide support through the provision of parking areas for large events in the CBD. These large events are identified in the various existing scenarios of large events held in the CBD found in the OMP.

Attached to this Addendum is a letter from Cameron Buchanan, the owner of Star Track Goulburn, located adjacent to the Visitor Information Centre on Sloane St and approximately 200m from GPAC. Cameron has advised that he will continue to provide the use of parking spaces accommodating approximately 40 vehicles at Star Track Goulburn for the purposes of events.

In addition to the designated event parking for GPAC staff and long vehicle parking at the Visitor Information Centre, Star Track Goulburn will be used as an overflow parking area adjacent for high demand after hour's performances.

Operational Management Plan – aspects related to parking provisions and demand

The OMP seeks to identify and address key aspects of the operations of GPAC from the construction phase through to opening. Much of the information related to the operations will continue to develop as planning and implementation of GPAC progresses.

The OMP outlines the scenario related consultation that has occurred, refers to the overall viability and proposed operations of GPAC and the opportunities that a performing arts venue of this calibre presents for the Goulburn community – economically, socially and culturally.

The OMP outlines various operational aspects related to use of GPAC that have implications for parking, use of the loading dock, impacts on neighbouring businesses and other factors, which are outlined below in further detail.

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Parking availability related to scenarios of use

Analysis undertaken on parking availability at varying times indicates that the existing on-street and off-street parking provisions can absorb the parking needs for GPAC. To test this, Council has consulted with potential users, events and audience types to develop typical scenarios of use. These are outlined in further detail in the OMP. These scenarios have been developed in consultation with users including performing arts groups, agencies and potential user groups. These scenarios represent a broad range of uses of GPAC and the typical length of bookings and use of GPAC for each. Information relating to access to the venue, loading dock, equipment types and access to/from the venue is included in the OMP.

Additionally, consultation has taken place with various users and audiences related to the indicated performance times, associated demand and their potential attendance at GPAC performances/events. It is clear that the level of parking demand will vary based on the type of performances scheduled. For example a daytime performance targeted at school children is likely to see most of the students arriving by bus or on foot, and the bus returning at the end of the performance to collect and return students to school, presenting a low impact on parking in the CBD at times when car park availability is less. In turn, night time performances are likely to have a higher audience attendance travelling by car, at a time when car park availability is higher. Examples such as these indicate that the impact on parking in the CBD will fluctuate depending on the style of performance and the time of day that performance or event is held.

Based on the consultation and scenarios developed, some examples of the key findings related to transport, access to the venue and parking are noted below for day and night performances. These can be found in further detail in the OMP.

Day time performance scenarios		
Type of performance	Morning Melodies	Bell Shakespeare
Time of performance	Approx. 10am	Between 10am and 3pm
Audience types	Focussed on older audiences	Primary or secondary students
Mode/s of transport	Coach, mini bus, own vehicle, local bus service, taxi	Coach depending on the school and student numbers or on foot
Performance duration	One hour	One to two hours
Potential parking demand	• Audiences include nursing home residents who would arrive by bus and be collected by bus. • Other attendees would include groups such as participants in various aged care services and groups throughout Goulburn and region. • The drop off zone is likely to see increased use due to the age of those expected to attend this type of performance. • Long vehicle parking at the Visitor Information Centre (200m away) would be promoted and accessed for bus parking during this type of performance.	Parking will focus on long vehicle parking for the schools located >2km away from GPAC or in the case of inclement weather. Schools located <2km have indicated that they would generally walk, subject to inclement weather. Long vehicle parking at the Visitor Information Centre (200m away) would be promoted and accessed for bus parking during this type of performance. Minimal parking demand, with very low impact on CBD businesses.

	• Audience members will also arrive by private vehicle, with discussions held with the Tamworth RECC indicating that many participants are dropped off by family/friends and/or travel together by car in small groups. Anticipated private vehicle use is expected to be low based on previous indications from other PACs.	
Other considerations	Council Rangers to undertake increased parking patrols during day time performances to ensure appropriate movement and parking of vehicles in the CBD during GPAC event times. Car parking analysis across Mon, Thur and Fri indicated 22.4%-31.4% vacancy rates across this period based on a total of 604 parking spaces.	Increased use of drop off/pick up area for larger school groups arriving by coach

Night time performance scenarios		
Type of performance	Popular country music artist	Popular comedian
Time of performance	7pm / 8pm start	7pm / 8pm start
Audience types	Adults	Adults
Mode/s of transport	Private vehicle, taxi, courtesy buses	Private vehicle, taxi, courtesy buses
Duration of performance	Approx. 3 hours	Up to 2 hours
Potential parking demand	Ample on-street parking is available at night to meet the demand, as is parking in nearby areas including Cartwright Place and Arcade Lane. Parking analysis undertaken between 6pm-8pm indicated 79.4%-93% car parking vacancy rates based on 308 parking spaces (Cartwright Place & Ellesmere St only). Car parking requirements deemed sufficient.	Ample on-street parking is available at night to meet the demand, as is parking in nearby areas including Cartwright Place and Arcade Lane. Parking analysis undertaken between 6pm-8pm indicated 79.4%-93% car parking vacancy rates based on 308 parking spaces (Cartwright Place & Ellesmere St only). Car parking requirements deemed sufficient.
Other considerations	Opportunities for food and drink packages and transport negotiations with the local Taxi service and Club courtesy bus services would assist to further alleviate parking demand.	Opportunities for food and drink packages and transport negotiations with the local Taxi service and Club courtesy bus services would assist to further alleviate parking demand.

The parking areas of Cartwright Place (135 parks) and Arcade Lane (72 parks) will be promoted as the priority carpaking areas for GPAC audiences, with both parking areas providing varying capacity at different times of day. Ellesmere St car park has a further 250 car parks and is located two blocks to the north of GPAC.

The six week and eight week car parking surveys demonstrate that within a five minute walk of GPAC, at both peak and off-peak times across all days of the week, that there is ample precinct parking available to meet the needs of GPAC through the provision of on-street and off-street parking.

Goulburn is well versed in hosting large events in the CBD, with Belmore Park (located in the adjacent block) hosting a range of major events year-round. These existing events are also provided as scenarios in the OMP to provide an indication of the large events held in Belmore Park and the numbers of people attracted to these events, with a maximum capacity of approximately 10,000 in attendance at the Community Carols in 2015.

Through the ongoing management of parking and opportunities for more efficient use by patrons of GPAC, the adverse effect on existing businesses is considered low, with opportunities for businesses to capitalise on the increased traffic past their businesses, and in turn consider providing complementary activities and services to engage with users of the performing arts centre.

Bump in/out and use of the Loading Dock

The GPAC loading dock is at the rear of the facility and access is via Post Office Lane off Montague St. This will be the entry/exit point for bump in/bump out and refers to the back of house operations only. All deliveries for events and centre operations will be made to the loading dock. There will be no deliveries made through the Auburn St entrance.

Patron entry will be through the Auburn St entrance only. A pedestrian lane is located on the northern side of the centre and links Auburn St and Post Office Lane. This lane will provide pedestrian access from the Auburn St to the parking areas to the south of the facility, particularly along Sloane St.

Loading and Unloading – Temporary Traffic Control Plan

A temporary Traffic Control Plan (TCP) has been developed to ensure safety of community, visitors and performers bumping in and out of the GPAC Loading Dock via Post Office Lane. A copy of the latest version of the temporary TCP is included in the OMP. The temporary TCP defines the entry point for delivery vehicles accessing the GPAC loading dock and outlines advance warning signage for nearby motorists and pedestrians. It is anticipated that delivery trucks will reverse along Post Office Lane to unload directly into the loading dock. A swept path analysis has confirmed the dimensions of Post Office Lane are adequate for such deliveries.

Council has a traffic control team that is deployed to establish temporary traffic control arrangements for community events. Setting up GPAC TCP would occur in a similar manner to setting up temporary traffic control arrangements for GPAC event deliveries. The TCP will be implemented using resources from Council's operations and maintenance staff in advance of major deliveries and dismantled at the conclusion of the delivery. This will be a dedicated task and assigned to Council's operations and maintenance staff on an as required basis. It is envisaged the GPAC TCP would be activated twice weekly.

The temporary TCP would be provided to the event organisers so they can pass on delivery details to the delivery drivers. Council will establish an Access and Communication Protocol with the Department of Justice, Corrective Services NSW and other adjacent stakeholders to ensure deliveries to the GPAC do not interfere with access to the rear of the Goulburn Courthouse. Setting up the TCP will be communicated to adjacent property owners and has been included in the draft access protocol as a mechanism to communicate in advance deliveries to the GPAC for significant events.

Loading Dock – Access and Communication Protocol

As indicated previously, rear access is provided to the GPAC loading dock through Post Office Lane off Montague St. This will be the entry/exit point for bump in/bump out and refers to the back of house operations only. Post Office Lane also provides access to the rear of the Goulburn Court House for Corrective Service vehicles delivering correctional centre inmates to hearings at the Goulburn Court House. This access must be maintained at all times during construction and operation of the GPAC.

Council has established a Draft Access and Communication Protocol with the Department of Justice and Corrective Services NSW in relation to the use of the Loading Dock. Both the Department of Justice and Corrective Services NSW have provided in principle support of the draft protocol.

The scenarios developed indicate the number of times that a range of typical events are likely to access the loading dock before, during and after events held at GPAC, most of which will cause little to no disruption to surrounding businesses, including the Department of Justice and Corrective Services NSW.

Heritage Impacts

The NSW Office of Environment & Heritage (OEH) *New Uses for Heritage Places – Guidelines for the adaptation of historic buildings and sites* outlines the NSW Government's commitment to the adaptive reuse of heritage buildings to stimulate new investment and create new jobs alongside the need to protect the history and character that makes our state unique.

The proposed GPAC development does exactly that – conserving the importance of the building and its long history, providing an opportunity to reveal and interpret its history, whilst providing a sustainable long-term use. The benefits to the community and the environment have been considered in the design and planning for use of GPAC, providing a viable new use for this much loved building and activating a currently underutilised space making it accessible for all.

GPAC has been designed with the premise of creating a relationships between the existing building and the new work, the streetscape and the surrounding neighbours. GPAC does not seek to present faux heritage in the new area of the building, and instead seeks to complement the surrounding heritage.

Heritage Interpretation

Following further consultation with Council, Brewster Hjorth Architects (BHA) and David Scobie Architects, Brandculture were engaged to develop a concept interpretive strategy for the GPAC site. This strategy focuses on capturing the essence of the original building and the various community use of the site since, making reference to the significant history of this important community meeting place. The interpretation strategy from Brandculture is attached, along with the Heritage Signage Strategy. Both documents combined with the amended architectural drawings demonstrate the proposed methods of internal and external site interpretation proposed for the GPAC.

The Interpretive Signage Strategy and Heritage Interpretive Strategy demonstrate the important of recognising the extensive heritage of the site, and these concepts will continue to be developed for inclusion in the final design of GPAC, making reference to:

- Using various finishes to express the outline of original aspects of the building e.g. outline of demolished walls through installation new timber along the line of the wall
- Exposure of existing brick wall to 1887 building in new foyer
- Use of arched doorways to reflect the original design transitioning from the 1887 building to the new foyer
- Interpretive graphic outline of demolished 1937 building – interior
- Use of a mirrored insert in the exterior wall to acknowledge the outline of the 1936 aspect of the building which will be demolished. This includes night time illumination.
- The 'player's – artistic interpretations of the major 'players throughout the history of the site through the use of line drawings developed into public artworks throughout the site.

Archival Record and Inventory of moveable heritage items

An archival record has been prepared in line with the *Archival Record of Heritage Items* guidelines from the NSW Heritage Office. This documents the long history of the site, its various uses and the significance of this important heritage item proposed for adaptive reuse as a performing arts centre.

Archival records are made of heritage items as a way of contributing to our understanding and appreciation of our culture. They record for the future the environment, aesthetics, technical skills and customs associated with the creation and use of heritage items before they are lost, either by progressive changes or the ravages of time.

Information gathered from the Archival Record has already been used to inform things such as the Interpretive Signage Strategy and Heritage Interpretive Strategy.

In addition, Council's Museums Officers along with six volunteer members of the community have prepared an inventory of the 229 items identified in the current building, 28 of which were found to have heritage significance and are suitable to keep. The Inventory is attached with the supporting documentation.

Disabled access

As detailed in the plans the building has been designed in accordance with the provisions of the Disability (Access to Premises – Buildings) Standards 2010, which requires the building to comply with the access code (BCA Part D3 and AS 1428.1-2009).

As referenced in 3.6 Access for People with Disabilities of the BCA Report by Blackett Macguire & Goldsmith, this involves consideration of accessibility within the building and also requires the 'Affected Part' to be upgraded. The Affected Part in these circumstances is the accessible path of travel from the principle entry to the new works. The attached Access Statement from BHA draws attention to the Access Report prepared by iAccess Consultants and the proposed provision for disabled access to and within the centre. The report also addresses the disabled services and facilities within the centre. This includes:

- Accessible access to and within the building
- Box Office and Foyer space
- Theatre
- Dressing rooms
- Vertical Transport (Lifts, Ramps and Stairs)
- WC facilities

It is noted that the provision of external accessible path of travel are achieved from the southern side of the site where a new entry to the GPAC is provided. The new entry includes both 1:14 ramp and stair access leading to the entry doors of the theatre and Box Office, providing direct access from the main point of pedestrian entry to the building.

In addition to the accessible areas for patrons, the design has included accessible spaces and access ways back of house to ensure use of the building is inclusive for performers and staff with disabilities.

Accessibility within the public spaces of the CBD has also been a consideration in Council's Disability Inclusion Action Plan and CBD Master Plan 2017. As identified in the CBD Master Plan 2017, four accessible parking spaces are provided within 50m of the main point of pedestrian entry, as no car parking is provided on site. The provision of accessible parking spaces exceeds the requirements of Table D3.5 for Classes 5, 6 and 9b.

Hearing augmentation systems will be provided within GPAC to satisfy the requirements of National Construction Code of Australia (NCC) clause D3.7 and the provisions of AS1428.5. Details will be provided upon application for a Construction Certificate.

In applying the rate for accessible seating locations in GPAC, seating provisions and groupings are compliant with Table D3.9 of the NCC through the provision of nine accessible seating locations in GPAC. These are located as follows:

- 6 in the rear row of the main auditorium (stalls)
- 3 in the mezzanine (circle)

Since the Access Report was produced in November 2016, further design detail includes provisions for additional WC facilities. These exceed the requirements of the NCC, and are outlined in the table below:

Gender	Unisex Accessible Toilet (USAT)	Ambulant	WC Pan	Urinal	Basin
Male (Basement)		1	2	3	3
Female (Basement)		1	10		3
Chorus Room L3			1		1
Dressing Room L3			1		1
Chorus Room L4			1		1
Dressing Room L4			1		1
USAT Public (Basement)	1				
USAT BOH (Basement)	1				
USAT Dressing Room L1	1				
USAT BOH (L2)	1				
USAT BOH (L3)	1				
USAT BOH (L4)	1				
USAT BOH (L5)					
Total	6	2	16	3	10

In summary, public WC facilities consist of:

- 10 WC's, 1 ambulant WC and 3 wash basins for female patrons
- 2 WC's, 1 ambulant WC, 3 urinals and 3 wash basins for male patrons.
- One public unisex accessible toilet is also available.

Back of house WC facilities consist of:

- 4 WC's, 4 hand basins and a further 5 unisex accessible toilets.

Over the life of GPAC, Council will continue to identify opportunities to expand inclusive activities and services in GPAC.

Clause 4.6 Goulburn Mulwaree LEP 2009 – Exceptions to development standards

Attached to this documentation is an application to vary the height of the building related to Clause 4.3 of the Goulburn Mulwaree LEP 2009 (LEP) – *Height of Buildings*.

A response to the specific requirements of Clause 4.6 Goulburn LEP 2009 has been provided to address the exception to the development standards in relation to the breach of the 15m height limit for GPAC. This includes information on the operational requirements, including the requirement for the breach due to the operational need for a lower fly tower in a performing arts centre with a height of 21.7m. The height of the building has been subject to design review and options to reduce the height of the building were explored. However, alternative design outcomes adversely affected the operation of the building as a performing arts centre.

Included in the attached revised plans, specifically the elevation plans is a line to demonstrate the breach of the 15m limit. It has been provided in context of the adjacent buildings which also breach the 15m limit. The proposed development is consistent with the overall height of the adjoining telecommunications exchange building and does not exceed the height of the Post Office tower or the cooling tower on the State Office building.

The design has been updated also to reduce the visual bulk of the fly tower. Accordingly, the materials and colours for the back of house section have also been reviewed to reflect the slate roof of the original building.

The specific nature of the development proposal where the functional aspects of the performing arts centre trigger the need to exceed the height limit represent a specific circumstances justifying contravention of the development standard. The development is a commercial facility and the increased height will facilitate a community benefit, rather than a commercial gain.

TAB CC

Contamination Report

Douglas Partners
Geotechnics / Environment / Groundwater

Integrated Practical Solutions

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

Project 88339.00
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Douglas Partners
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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author		7 October 2016
Reviewer	For Tim Wright	7 October 2016

bsi. ISO 9001 Quality Management

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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 m^2 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.

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 considered 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 preforming 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.

Table of Contents

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.

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- Assess the potential for contamination at the site based on past and present site uses;
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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:
  - A search of the Contaminated Land Register for notices issued under the CLM and POEO Acts;
  - A search of the dangerous good database held by SafeWork NSW;
  - Review of section 149 planning certificate;
  - 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 volcaniclastic 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 trollies, 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 mitigation 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. S2 – Former vehicle maintenance area: Pb, TRH, BTEX, PAH and phenols	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.
	P2 – Inhalation of dust and/or vapours.	R4 – Land users in adjacent areas (commercial and local government).	
	P4 – Leaching of contaminants and vertical mitigation 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 preforming 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

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.

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.

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.

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.

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

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.

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.

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

0 5 10 15

Approximate Scale (m)

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

Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT: Brewster Hjorth Architects		TITLE: **Site Historical Observations**
OFFICE: Canberra	DRAWN BY: ESS	**Proposed Performing Arts Centre**
SCALE: As shown	DATE: 05.08.2016	**Lots 11, 17 and 21 Section 2 D. P. 758468, Goulburn, NSW**

N

PROJECT No:	88339.00
DRAWING No:	1
REVISION:	0

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
- P1 Approximate Photo Location Direction

0 5 10 15
Approximate Scale (m)

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

Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT: Brewster Hjorth Architects		TITLE: **Site Features and Observations**
OFFICE: Canberra	DRAWN BY: ESS	**Proposed Performing Arts Centre**
SCALE: As shown	DATE: 29.09.2016	**Lots 11, 17 and 21 Section 2 D. P. 758468, Goulburn, NSW**

N

PROJECT No:	88339.00
DRAWING No:	2
REVISION:	0

Appendix C

Site History Searches

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

scottASHWOOD PTY.LTD
An InfoTrack Company

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

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
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

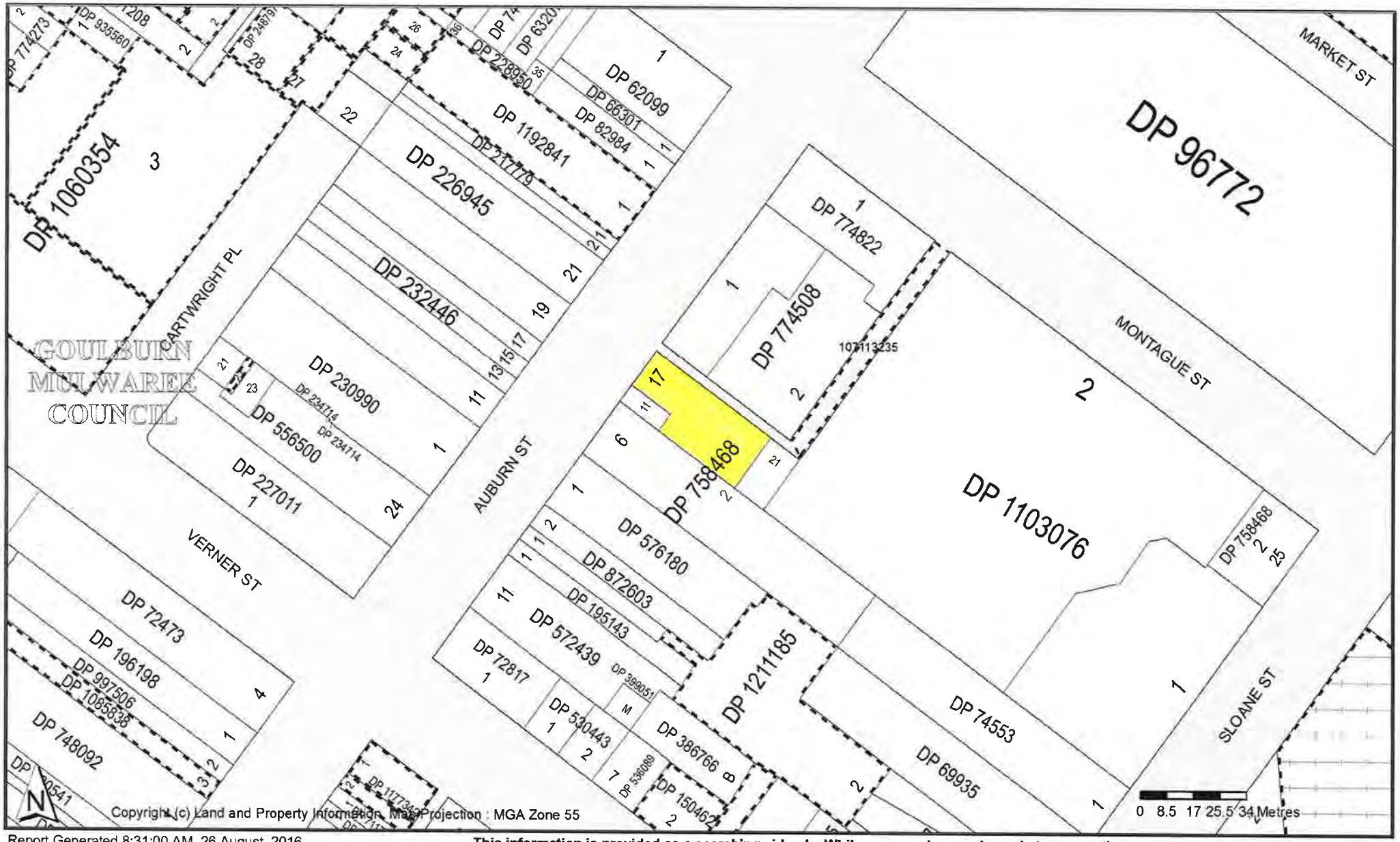
Yours Sincerely
James McDonnell
26 August 2016

Land & Property Information

Cadastral Records Enquiry Report

Requested Parcel : Lot 17 Section 2 DP 758468 **Identified Parcel** : Lot 17 Section 2 DP 758468

Locality : GOULBURN **LGA** : GOULBURN MULWAREE **Parish** : GOULBURN **County** : ARGYLE



Report Generated 8:31:00 AM, 26 August, 2016

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GOULBURN.

Plan

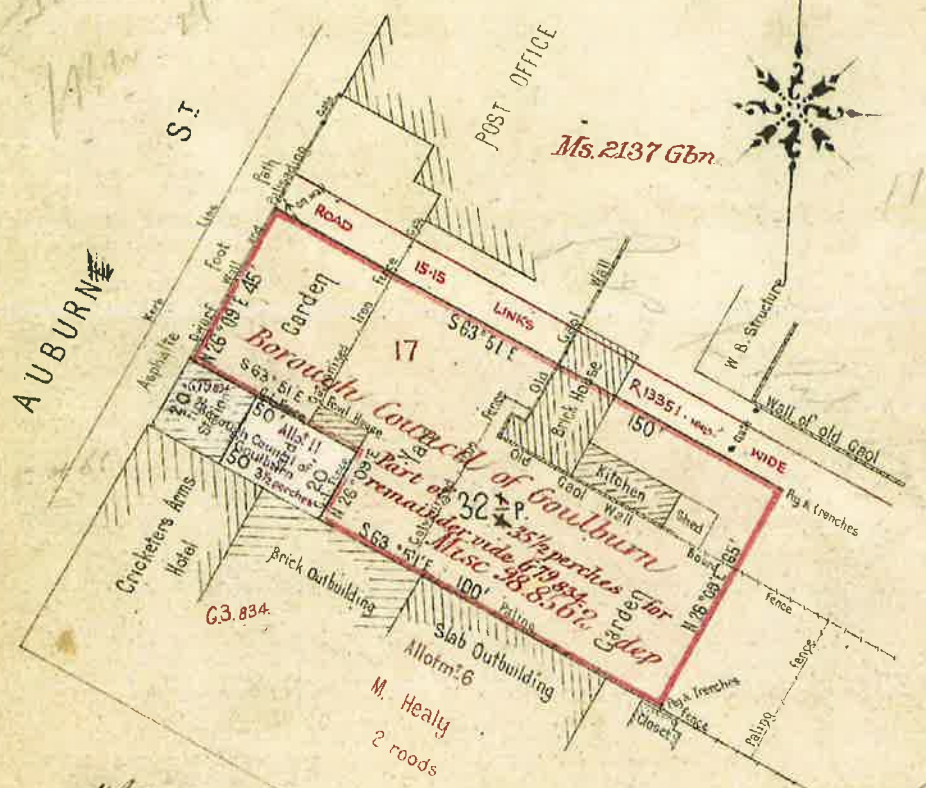
of Allotment ~~in~~ 17 Section 2 City of Goulburn —

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 Novr 90 vide Misc 90.16546



PLAN MICROFILMED
NO ADDITIONS OR AMENDMENTS TO BE MADE

Found for Descp 1 3 99
Deed Issued Tracing to R.G. 2m at A/c 15.298

Examined & Checked
Examined
Plan approved 2 Sep 87
J.G. Dalgleish

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 Generals Department.

S.W. Alexander
Licensed Surveyor

Azimuth taken from Auburn Street
Situated within the Municipality of Goulburn

Act No 8.17 Field Work & Office Work & Passed

103-834

Transmitted to the District Surveyor with my letter of 21st March No 87.9

C.103.834

InfoTrack
An Approved LPI NSW
Information Broker

Historical Title

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

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

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

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	TITLE DIAGRAM
LOT 11 SEC. 2 IN DP758468	CROWN PLAN 79.834
LOT 17 SEC. 2 IN DP758468	CROWN PLAN 103.834.

*** END OF SEARCH ***

scottASHWOOD PTY.LTD
An InfoTrack Company

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

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
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

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
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

Land & Property Information

Cadastral Records Enquiry Report

Requested Parcel : Lot 17 Section 2 DP 758468

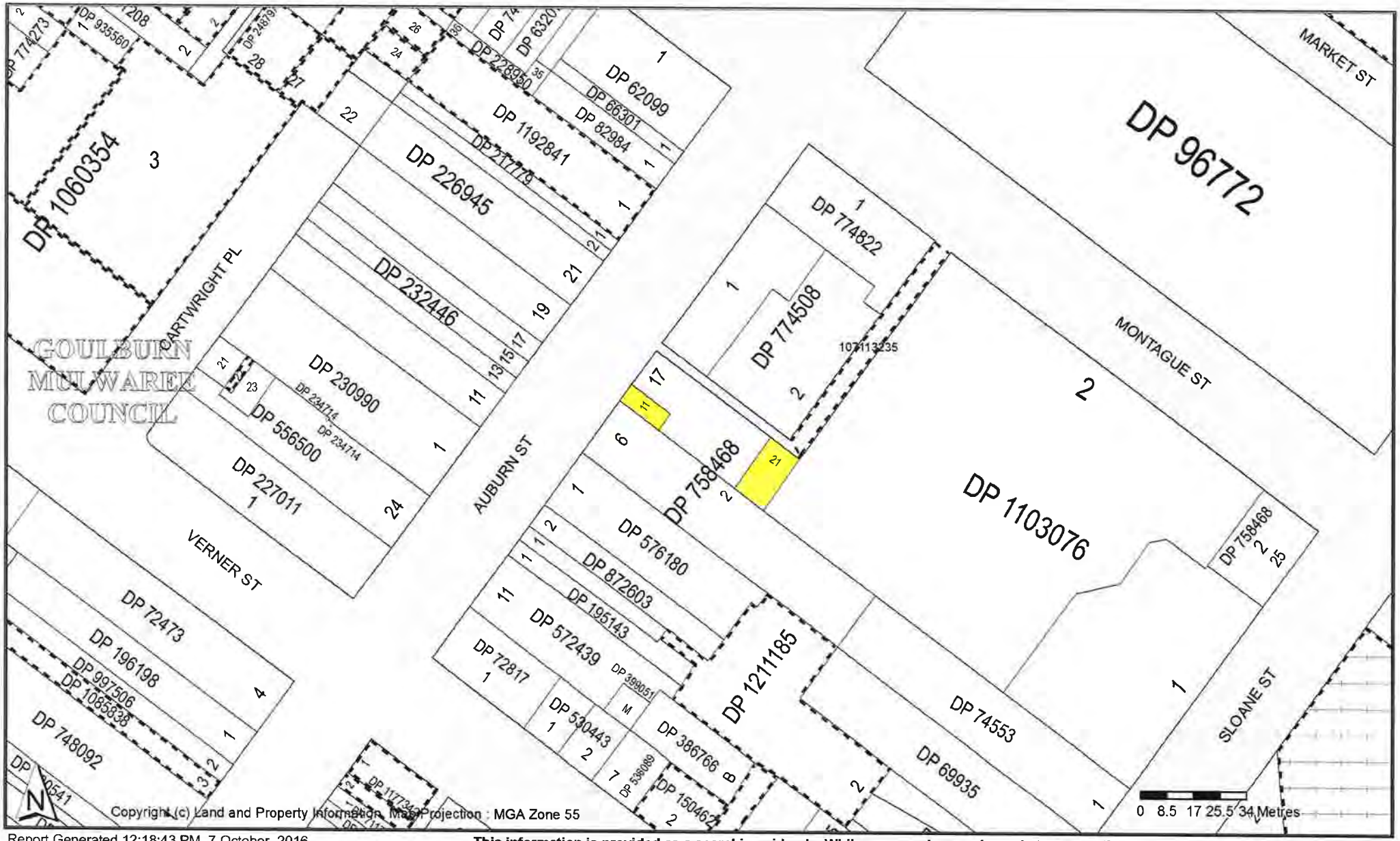
Identified Parcel : Lot 17 Section 2 DP 758468

Locality : GOULBURN

LGA : GOULBURN MULWAREE

Parish : GOULBURN

County : ARGYLE



Report Generated 12:18:43 PM, 7 October, 2016

This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGs Charting and Reference Maps.

Plan of ~~a portion of land~~ Borough containing 3½ perches
In the City of Goulburn in the Parish of Goulburn in the County of Argyle
Applied for as a site for a Fire-engine Station
Resumed and included in Town Hall Site Gaz. 18th Nov. 30 Ms 30 K546 for remainder see G 103 834
Dedicated 18th Nov. 30

Part of Town Hall Site of 35½ perches for remainder vide G 103 834, Misc 98 8562 dep

AUBURN STREET

THE JAIL

M. Healy & Woods

Borough Council of Goulburn Trustees vide ~~M 98 8562~~ M 98 8562 dep
Deed Registered Vol 459 fol 127 issued to Borough Council of Goulburn as Trustee of Fire Station Site. Cancelled by Registrar General Vide M 15. 7614

PLAN MICROFILMED
NO ADDITIONS OR AMENDMENTS TO BE MADE

79. 834

G 19 834

Exm. for Descp. M 2 3 77
Deed Issued ... Tracing to R.G. for 2nd
M 15 298 JCS 3-4 Notes
Scale 100 feet to an inch
Surveyed by Theodolite
Marked in accordance with Regulations

Transmitted to the Surveyor General
With my Letter No 65/12 of Mayth
E. H. Gaze Licensed Surveyor

Within Nepean and Warragamba Rivers Storage Catchment Area

Municipality of Goulburn

Papers 1916 2916

PLAN OF ALLOT. ~~20~~ 21, SEC. 2

County of Argyle — LAND DISTRICT OF GOULBURN

Parish of Goulburn — LAND BOARD DISTRICT OF GOULBURN

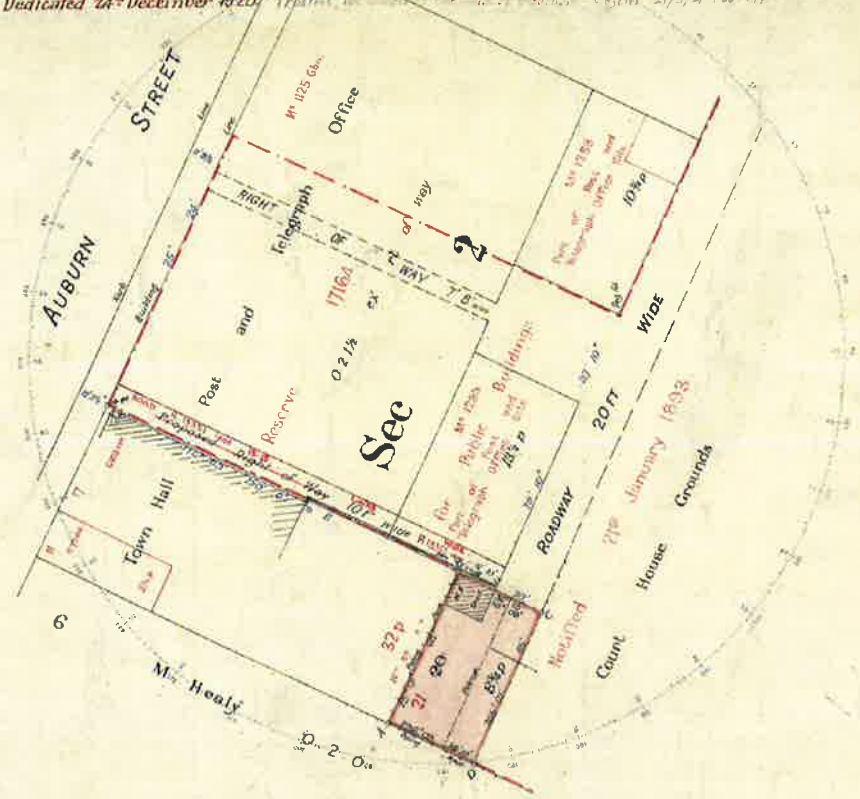
Resumed Area. No — Pastoral Holding. Eastern Division.

Applied for under the Section of the Crown Lands Act of 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 Notfd 6th Feb.y 1920. Rev.d 28.1.21
Town Hall Site (Addition) Dedicated 24th December 1920. Tenders ... Cancelled 21/3/21 Pa...



Azimuth taken from XY
Field Book Vol. 1344 Folio 53

Reference to Corners

Corner	Bearing	Area	Date	Y on Sec
A		Fence Post		
B		Inaccessible		
C		Peg		↑
D		Peg		↑

Reference to Traverse

Line	Bearing	Distance

Improvements

I hereby certify that I on personally made and on the 1st July 1916 completed the survey represented on this plan on which are written the bearings and 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 Department of Lands.

Licensed Surveyor
Registered in the Register kept with my name of 3rd July 1916 No 63

Tracker No — Passed Staff
Calculation Book No 631 Folio
Checked and Charged
Examined — 11 July 1916
Plan approved H.C. Campbell 11/7/1916
Director in Charge

PLAN MICROFILMED
NO ADDITIONS OR AMENDMENTS TO BE MADE

Scale 40 feet to an inch

Cat No G118 834

118-834

[406] Department of Lands,
Sydney, 21st 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 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 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, 21st 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 3,—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 2,—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 Auburne-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, 21st 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 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.	Portion comprised in Homestead Farm.	Area of Homestead Farm.	Capital Value for first period of 25 years.	Annual Rent for first period of 25 years.	Survey Fee.	Nature and Estimated Value of Improvements.	Nearest Town and distance therefrom.	Character of Land, Soil, Timber, &c., Water Supply.
			Acres.	£ s. d.	£ s. d.	£ s. d.			
Cooper ...	Diogar ...	32	761	1,522 0 0	26 1 0	12 4 0	Fencing, £18 5s.; small pine iron-roofed house and outbuildings, £180; tank £[illegible] 5s. 7d.; the property of M. T. Mickelson. Clearing, £37 10s. Ringbarking, £22 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 suckers; water is now conserved by a tank of 2,[illegible] yards and a soak which fills a natural waterhole. Rainfall, about 17 inches per annum. Almost wholly suitable for wheat-growing. C. 2,[illegible]-1,[illegible]. Ms. 1920-[illegible].

NOTE.—The included reserve from sale or lease under section 206 of the Crown Lands Consolidation Act, 1913, is hereby revoked, also the included part (761 acres) of Homestead Farm Area No. 422, 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 Rous, 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 23rd 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 DUNGOG, AND WALLAROBBA SHIRE.

Nos. 53,767 from sale (53,768 from lease generally). County of Durham, parish of Tillegra, 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. Ls. 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 8¼ 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. 1920-13,526]

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. 1920-9,845 ...	B. 4,[illegible]-2,[illegible].
Coff's Harbour ...	Fitzroy ...	113, 114, & 210. (and other lands shown by red edging on plan F. 1,[illegible]-1,810 R.).	.....	...	Suburbs of Coff's Harbour.	24 1 21 (about).	Show Ground	Misc. 1920-10,127 ...	F. 1,[illegible]-1,810 R. (red edging and F. 2,[illegible]-1,810).
Goulburn	Argyle ...	...	21	2	City of Grafton... ...	0 0 8¾	Town Hall Site (addition) ...	Misc. 1920-2,349 ...	G. 115-[illegible]
Grahamstown and Shepardstown.	Wynyard ...	...	.....	...*	Parishes of Euadera and Calsfat.	8 1 0 (about).	Public Road	Rds. 1916-[illegible] ...	R. 18,[illegible]-1,[illegible].
Hawarden	Kennedy ...	...	.....	...	Parish of Hawarden ...	39 0 0 (about).	Public Road	Rds. 1919-497-8 ...	R. 18,976-1,503.
Narrabeen	Cumberland	...	1 to 8 (Mt. Ramsey estate)	38	Parish of Manly Cove...	2 2 37 (about).	Public Recreation	Misc. 1920-9,814 ...	Ms. 5,480 Sy.
Narellan	Do ...	...	.....	...	Village of Narellan ...	0 1 26½	Public Road	Rds. 1916-696-7 ...	R. 14,073-1,503.

* Being the surface land of such area and 50 feet below the same and no more.

[4696]

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.
516-11	Broad, William Charles David.	12 Dec., 1916	a. r. d. 6 0 0	759	Gipps ...	Wyalong...	21 July, 1918 ...	£ s. d. 0 16 0	Non-payment of rent.	Ala. 1920-9,006.	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 168 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.S. 1920-10,128	97 and old tramway route.	Melyra ...	Forbes ...	Grenfell ...	a. r. p. 17 1 21	£ s. d. 1 5 0	5 Aug., 1920	H.S. 1911-4 (portion 85, G. F. Rumble).	a. r. p. 264 0 21	£ s. d. 7 0 6	Weddin.

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 12¼ 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 Coopernook, 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, 179¾ acres, about 42¼ acres, and about 310 acres respectively, notified 21st December, 1917, for Public Recreation, being the Lawson Group of Blue Mountain Sight Reserves:—

Laurence McBrair, Esq. (in lieu of Mr. T. Savage, resigned).
[Misc. 1921-1,239]

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. 1921-1,264]

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 Tibeaudo, 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. Pearsall 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 Basingthwaighte.
[Misc. 1921-1,462]

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 Creagh, Percival Harold Potherick, William Green.
[Misc. 1921-1,149]

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 Karuah, 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 Gazzard, Aaron Alfred Yates, Alfred James Thornton.
[Misc. 1921-1,701]

Reserve No. 54,181, at Condobolin, 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 Ratcliff, Edward Arthur Boneham, David Prentice, Jacob Brown, Edward John Bell, James Baker, George Ratcliff.
[Misc. 1920-10,871]

Reserve No. 54,113, at Rylstone, parish of Rylstone, county of Roxburgh, area 20¼ perches, notified 20th August, 1920, for Mechanics Institute Site (Addition):—

Messrs. William Ernest Lovegrove, Lachlan McLachlan, Maurice William Hayward, Goodwin Spires Hall, John Moubray 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. 54,359, 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 8¼ perches, dedicated 24th December, 1920, for Town Hall Site (Addition):—

The Council of the Municipality of Goulburn.
[Misc. 1921-961]

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 Yarrowlumla.
[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.

Historical Title

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

Recorded	Number	Type of Instrument	C.T. Issue
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 ***

Goulburn PRINTED ON 7/10/2016

Historical Title

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

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

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	TITLE DIAGRAM
LOT 11 SEC. 2 IN DP758468	CROWN PLAN 79.834
LOT 17 SEC. 2 IN DP758468	CROWN PLAN 103.834.

*** END OF SEARCH ***

InfoTrack
An Approved LPI NSW
Information Broker

Historical Title

Information Provided Through
John McLaren & Co (NSW)
Ph. 02 9231 4872 Fax. 02 9233 6557

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 ***

Goulburn PRINTED ON 7/10/2016

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 ***

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) **Zoning**

Goulburn Mulwaree Local Environmental Plan 2009 **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.

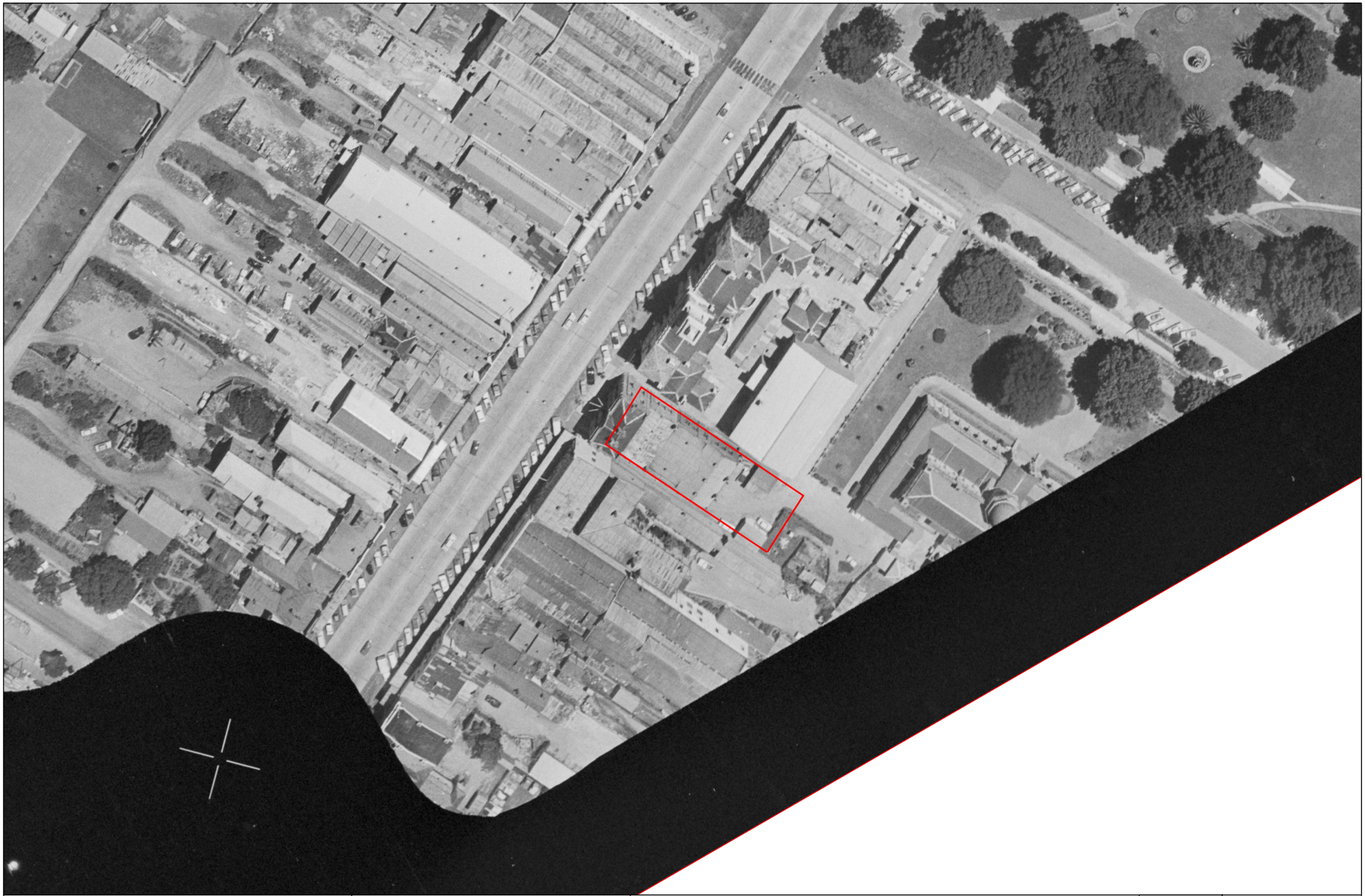
Note. As a consequence of this subclause, the activities concerned will require development consent. The heritage provisions of clause 5.10 will be applicable to any such consent.

(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 Act1916*, or
(d) action required or authorised to be done by or under the *Electricity Supply Act 1995*, the *Roads Act 1993* or the *SurveyingAct 2002*, or
(e) plants declared to be noxious weeds under the *Noxious Weeds Act 1993*.

Appendix D

Historical Aerial Photographs (Five Plates)



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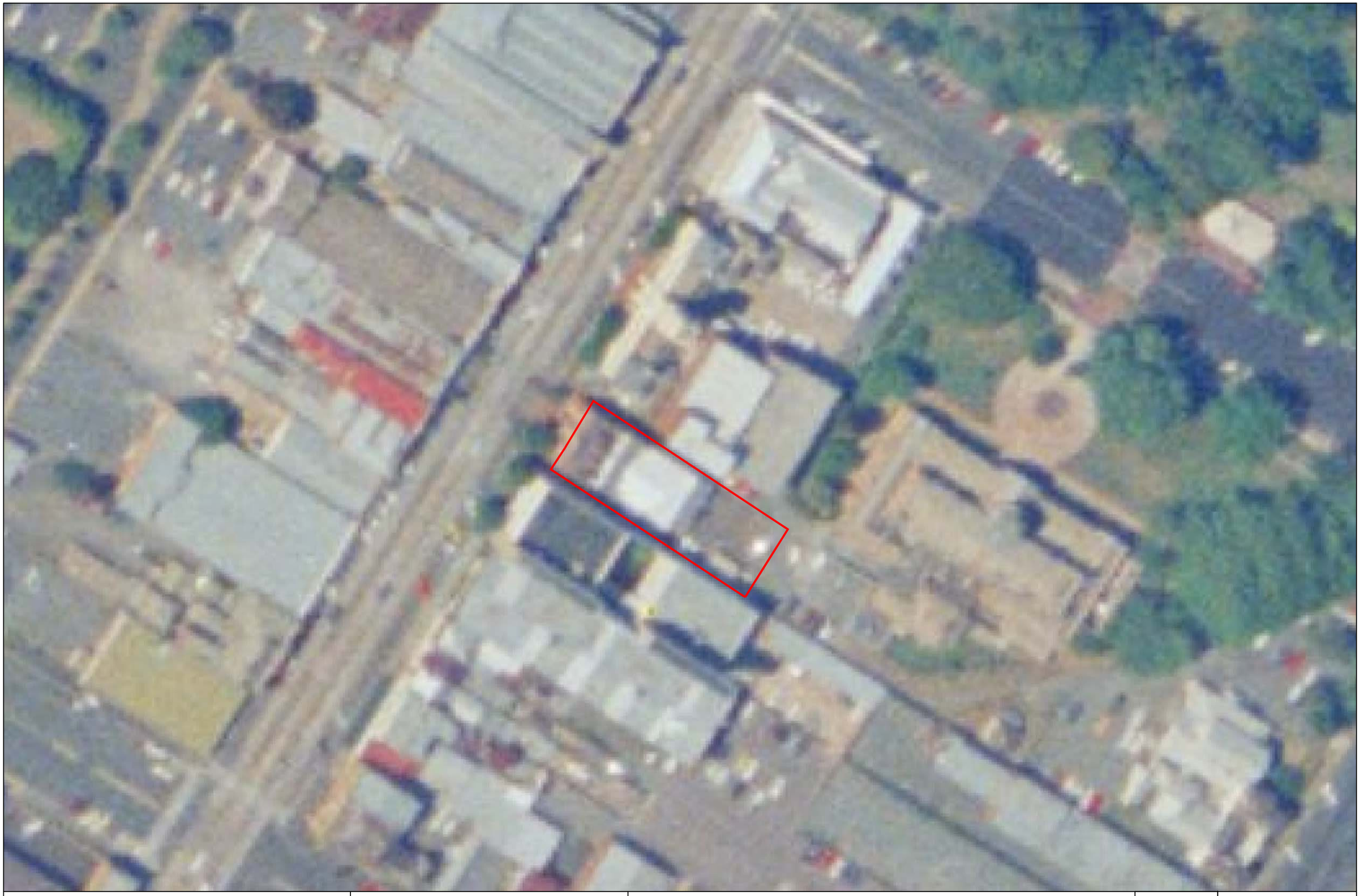
	SCALE: NTS / DATE: 18.07.2016	**Lots 11, 17 and 21 Section 2 D. P. 758468, Goulburn, NSW**		REVISION: 0

Douglas Partners Geotechnics / Environment / Groundwater	CLIENT: Brewster Hjorth Architects	TITLE: **Aerial Photograph 1967**	PROJECT No: 88339.00
	OFFICE: Canberra / DRAWN BY: ESS	**Proposed Performing Arts Centre**	PLATE No: D2
	SCALE: NTS / DATE: 18.07.2016	**Lots 11, 17 and 21 Section 2 D. P. 758468, Goulburn, NSW**	REVISION: 0

Douglas Partners Geotechnics / Environment / Groundwater	CLIENT: Brewster Hjorth Architects	TITLE: **Aerial Photograph 1978**	PROJECT No: 88339.00
	OFFICE: Canberra / DRAWN BY: ESS	**Proposed Performing Arts Centre**	PLATE No: D3
	SCALE: NTS / DATE: 18.07.2016	**Lots 11, 17 and 21 Section 2 D. P. 758468, Goulburn, NSW**	REVISION: 0

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



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

Appendix E

Site Photographs (Seven Plates)

Photo 1: Front of building (western portion)

Photo 2: Back of building (eastern portion)

Douglas Partners Geotechnics / Environment / Groundwater		PROJECT:	88339
		Plate	1
		REV:	A
	Client: Brewster Hjorth Architects	DATE:	28-Sep-16

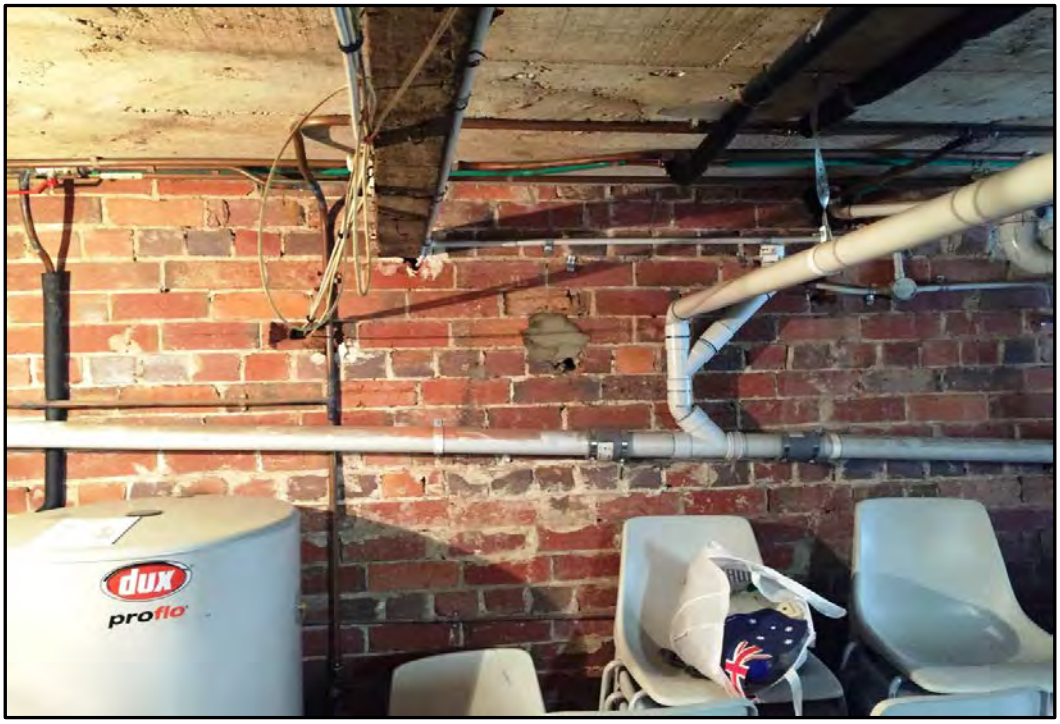


Photo 3: Basement - services and storage

Photo 4: Storage of paint in basement

Douglas Partners Geotechnics / Environment / Groundwater		PROJECT:	88339
		Plate	2
		REV:	A
	Client Brewster Hjorth Architects	DATE:	28-Sep-16

Photo 5: Storage of various items in basement

Photo 6: Storage of various items in basement

Douglas Partners Geotechnics / Environment / Groundwater			PROJECT:	88339
			Plate	3
			REV:	A
	Client	Brewster Hjorth Architects	DATE:	28-Sep-16

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

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

Douglas Partners Geotechnics / Environment / Groundwater		PROJECT:	88339
		Plate	4
		REV:	A
	Client	Brewster Hjorth Architects	DATE:	28-Sep-16

Photo 9: Insulation noted in garage

Photo 10: Small car park

Douglas Partners Geotechnics | Environment | Groundwater		PROJECT:	88339
		Plate	5
		REV:	A
	Client Brewster Hjorth Architects	DATE:	28-Sep-16

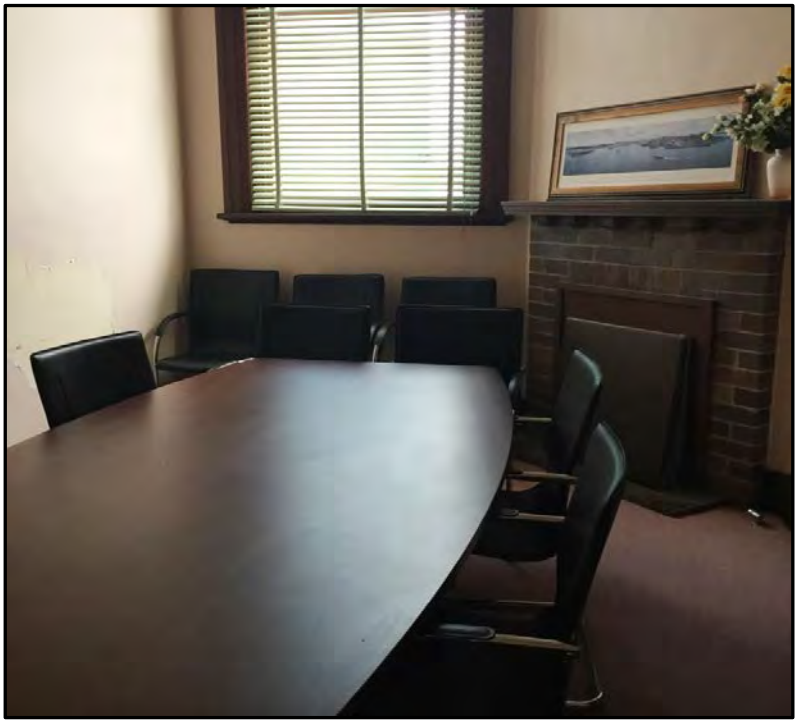


Photo 11: Inside building - offices

Photo 12: Inside building - common area

Douglas Partners Geotechnics / Environment / Groundwater		PROJECT:	88339
		Plate	6
		REV:	A
	Client Brewster Hjorth Architects	DATE:	28-Sep-16

Photo 13: Inside building - kitchette

Douglas Partners Geotechnics / Environment / Groundwater		PROJECT:	88339
		Plate	7
		REV:	A
	Client Brewster Hjorth Architects	DATE:	28-Sep-16