

SUPPLEMENTARY ASSESSMENT MEMO

Panel Reference	2018STH013
DA Number	DA/0276/1718
LGA	Goulburn Mulwaree Council
Proposed Development	Remediation of contaminated soil and groundwater and demolition of structures on the former Goulburn Gasworks site & adjacent foreshore area
Street Address	1 Blackshaw Road, Goulburn NSW 2580
Applicant/Owner	Jemena Gas Networks (NSW) Ltd
Date of DA lodgement	23 February 2018
Number of Submissions	0
Recommendation	Conditional Approval
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none">▪ Stormwater concepts plans 21-25081-C001 and C002 (attached to email sent with report to JRPP)▪ Appendix G Demolition of Structures, prepared by Jemena, dated 23/02/2018▪ Drawing 207036-A02 in ground retaining walls (attached to email sent with report to JRPP)
Report prepared by	Chris Hargood – Senior Development Assessment Officer
Report date	17 August 2018

DA/0276/1718, 1 Blackshaw Road Goulburn, Remediation of contaminated soil and groundwater and demolition of structures on the former Goulburn Gasworks site & adjacent foreshore area

This supplementary assessment memo has been prepared in response to the following questions raised by the Joint Regional Planning Panel

- 1. Why they didn't just refer to clause 8 of SEPP 55 to deal with permissibility and what the development is - ie remediation works. I query why they think it is environmental protection works when there is an obvious categorisation for the proposal and a path for permissibility**

The proposed remediation works are permissible under the Goulburn Mulwaree Local Environmental Plan by virtue of the parent definition of Environmental Protection Works contained within the LEP, which permits works associated with the rehabilitation of the land towards its natural state. In addition the proposed works are permissible by virtue of Clause 8 under the State Environmental Planning Policy No.55. Though both options would result in the permissibility of the proposed works, it is more suited that that permissibility is derived from the SEPP.

- 2. The reference to the Draft Remediation SEPP not being a draft EPI is incorrect - this is a how they are amended these days - ie through a PP process - that is why it was exhibited. This needs to be fixed.**

The assessment report identifies that at the time of the application being lodged a draft document was on public exhibition in relation to proposed changes to the Remediation of Land SEPP; accordingly it is appropriate to identify that this document existed and had been considered in the assessment. The reference to this document not being a draft Environmental Planning Instrument is incorrect and is accordingly withdrawn. The draft SEPP has been considered under the evaluation of the proposal and the proposal was found not contradict the draft SEPP.

- 3. Please attach the plans that show what area are being asphalted - referred to in the report**

The areas to be asphalted and hard paved have been detailed on drawing 21-25081-C001 and C002 concept stormwater plans; these plans have been extracted from the Statement of Environmental Effects and attached individually to this memo.

- 4. Please attach the plan that shows which buildings are being demolished - referred to in the report**

The buildings identified to be demolished have been identified in Appendix G of the Statement of Environmental Effects; Appendix G provides an overview plan of the structures to be demolished along with identification photos of the individual buildings to be demolished. Appendix G has been extracted from the Statement of Environmental Effects and attached to individually to this memo.

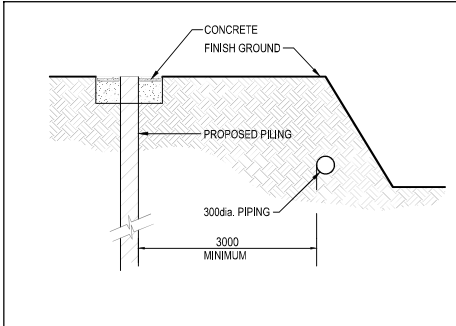
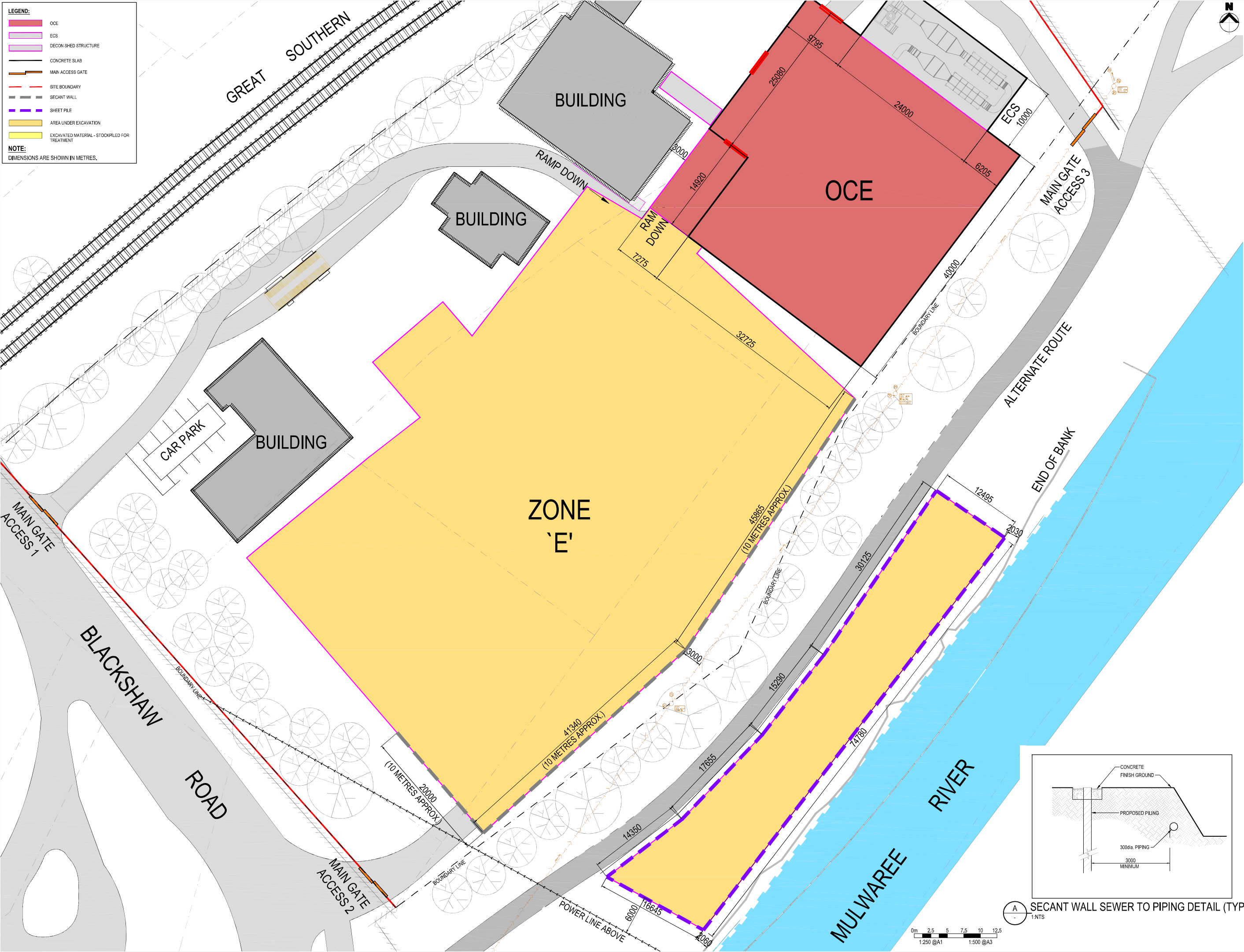
- 5. Please provide details of retaining wall structures and where they are going - referred to in the report**

The report identified retaining wall structures to be sub-soil in ground walls located behind the embankments, the location and design of the sheet piling walls are depicted on drawing 207036-A02, a copy of the plan is attached to this memo.

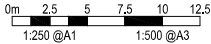
LEGEND:


- OCE
- ECS
- DECON SHED STRUCTURE
- CONCRETE SLAB
- MAIN ACCESS GATE
- SITE BOUNDARY
- SECANT WALL
- SHEET PILE
- AREA UNDER EXCAVATION
- EXCAVATED MATERIAL - STOCKPILED FOR TREATMENT

NOTE:
DIMENSIONS ARE SHOWN IN METRES.



A 1:NTS
SECANT WALL SEWER TO PIPING DETAIL (TYP)



 QBCC Lic. No. 1272165 COPYRIGHT © 2018				DO NOT SCALE	
		KL		APP	
		JB		CAD	
		OCE LOCATION ADJUSTED, RE ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION			
				AMENDMENT	
		09.07.18		DATE	
		04.07.18		DATE	
B				ISS	
A					

ISSUED FOR
CONSTRUCTION

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project description
**EPS - JEMENA GOULBURN
GASWORKS
REMEDATION**

project address
**FORMER GOULBURN GASWORKS
BLACKSHAW ROAD, GOULBURN
N.S.W. 2580 AUSTRALIA**

client
**ENVIROPACIFIC
SERVICES PTY. LTD.**

drawing title
**SITE PILING
DESIGN AND DETAILS**

1:250	scale
JB	drawn
207036	job no.
207036-A02	dwg no.
B	issue

G1. INTRODUCTION

Jemena wishes to undertake the removal of structures and one building in order to reduce the requirements of off-site disposal and facilitate the remediation works

G2. STRUCTURES TO BE REMOVED

The primary structures to be removed include the following:

- Four (4) steel shed structures;
- Gas infrastructure compound (decommissioned); and
- One (1) brick storage building (c. 1964)

Figure G2–1: Location of Structures to be Demolished



G3. IMAGES OF STRUCTURES

Figure G3–1: Open Sheds



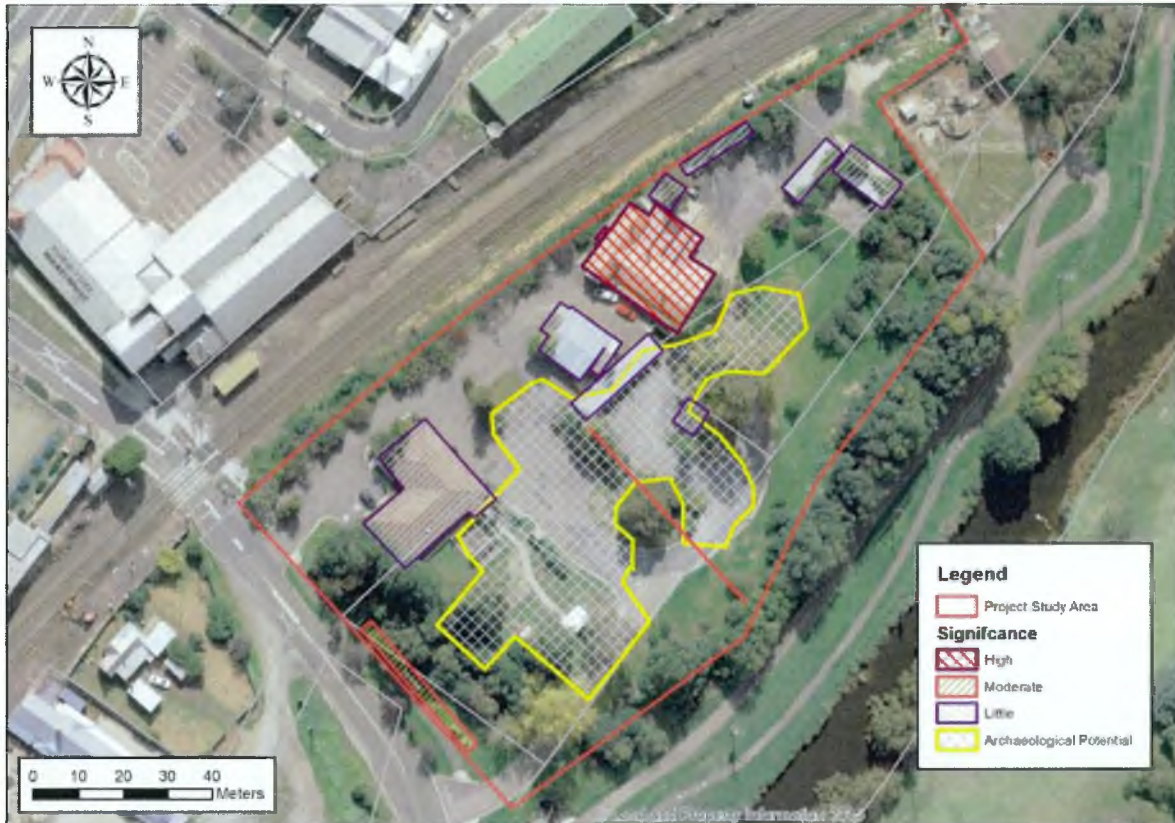
Figure G3–2: Open Sheds



Figure G3–3: Brick Storage Building**Figure G3–4: Redundant Gas Infrastructure**

G4. HERITAGE

In accordance with the heritage impact assessment study provided within the SEE **Appendix H**, these building and all shed structures fall under low significance. The building identified as having high significance will be protected during the remediation and demolition in accordance with the heritage impact assessment provided within the SEE.



G5. DEMOLITION

All demolition works will be undertaken in accordance with all applicable guidelines and legislation.