



GeoEnviro Consultancy Pty Ltd

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Report

**Preliminary Site Investigation Report
Proposed Residential Subdivision Development
Part Lot 1 DP 918039 & Part Lot 1 DP 919845
No 110 & 118 Middle Arm Road
Goulburn NSW**

Prepared for:

RPS

Suite 1.12, Level 1 Nexus Building

4 Columbia Court

NORWEST NSW 2153

Ref: JE23741A-r1

February 2023



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7th February 2023

Our Ref: JE23741A-r1

RPS

Suite 1.12, Level 1 Nexus Building

4 Columbia Court

NORWEST NSW 2153

Attention: Mr Tony Atkins

**Re: Preliminary Site Investigation (PSI) Report
Proposed Residential Subdivision Development
Part Lot 1 DP 918039 & Part Lot 1 DP 919845
No 110 & 118 Middle Arm Road
Goulburn NSW**

We are pleased to submit our Preliminary Site Investigation assessment for the Proposed Residential Subdivision Development at the above address.

Should you have any queries, please contact the undersigned.

Yours faithfully

GeoEnviro Consultancy Pty Ltd

Solern Liew BE CPEng NER CEnvP

Director





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Document Control

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Address	Middle Arm Road Goulburn NSW
Client	RPS

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- Appendix C Aerial Photographs
- Appendix D NSW EPA and POEO, and Groundwater Borehole Search
- Appendix E Council S10.7 Certificates
- Appendix F Unexpected Asbestos Finds Protocol
- Appendix G Important Information about your Environmental Site Assessment Report.
Explanatory Notes.

Executive Summary

This report presents the results of a Preliminary Site Investigation (PSI) Report for the site referred to as Part Lot 1 DP 918039 & Part Lot 1 DP 919845 No 110 & 118 Middle Arm Road Goulburn as shown as Subject Site in Drawing No 1. The investigation was commissioned by Mr Tony Atkins of RPS following our fee proposal reference PE23275A dated 10th January 2023.

We understand as part of the proposed residential subdivision development of the adjoining property No 129 Marys Mount Road Goulburn, the Subject Site which is part of the adjoining properties (ie No 110 & 118 Middle Arm Road Goulburn) will be rezoned.

The objective of this study was to assess the Subject Site to determine if the potential of significant land contamination is likely to exist on site that may present a risk to human health and/or the environment as a result of previous and current land use and to provide our assessment and recommendation on suitability of site for the proposed development.

This contamination assessment was performed in general conformance with our understanding of the guidelines by the Australian and New Zealand Conservation Council (ANZECC) and NSW Environment Protection Authority (NSW EPA).

The scope of work conducted consisted of:

- A review of available information on the site history from aerial photographs and NSW Land and Property Information (LPI).
- A search of records on previous notices issued by NSW EPA.
- A search of information on Groundwater Bores in the area from the NSW Natural Resource Atlas (NRA).
- A review of Goulburn Mulwaree Councils Section 10.7 (2) Zoning Certificates on the adjoining property.
- A review of published information on the subsurface conditions in the general area.
- An inspection of the site to identify apparent or suspected areas of contamination.
- Develop a preliminary conception site model identifying potential sources of contamination and impacted areas.

At the time of our site investigation, the Subject Site was vacant with grass cover. The properties of the subject site were used for residential purposes.

From a review of the historical information and site inspection, we are of the opinion that the risk of gross chemical contamination within the Subject Site is generally considered to be low and therefore suitable for the proposed rezoning and included as part of the adjoining residential subdivision development of No 129 Marys Mount Road Goulburn.

All surface rubbish material not mentioned above and surface asbestos material where encountered on-site during development should be appropriately disposed off-site to a NSW EPA approved landfill. Should contamination be present during residential development, remediation and validation will be required to ensure the site is made suitable for the proposed development.

1. INTRODUCTION

This report presents the results of a Preliminary Site Investigation (PSI) Report for the Subject Site referred to as Part Lot 1 DP 918039 & Part Lot 1 DP 919845 No 110 & 118 Middle Arm Road Goulburn as shown in Drawing No 1. The investigation was commissioned by Mr Tony Atkins of RPS following our fee proposal reference PE23275A dated 10th January 2023.

We understand as part of the proposed residential subdivision development of the adjoining property No 129 Marys Mount Road Goulburn, the Subject Site which is part of the adjoining properties (ie No 110 & 118 Middle Arm Road Goulburn) will be rezoned.

The objective of this study was to assess the site to determine if the potential of significant land contamination is likely to exist on the Subject Site that may present a risk to human health and/or the environment as a result of previous and current land use and to provide our assessment and recommendation on suitability of site for the proposed development.

2. SCOPE OF WORK

This contamination assessment was performed in general conformance with our understanding of the guidelines by the Australian and New Zealand Conservation Council (ANZECC) and NSW Environment Protection Authority (NSW EPA).

The scope of work conducted consisted of:

- A review of available information on the site history from aerial photographs and NSW Land and Property Information (LPI).
- A search of records on previous notices issued by NSW EPA.
- A search of information on Groundwater Bores in the area from the NSW Natural Resource Atlas (NRA).
- A review of Goulburn Mulwaree Council's Section 10.7 (2) Zoning Certificates on the adjoining property.
- A review of published information on the subsurface conditions in the general area.
- An inspection of the site to identify apparent or suspected areas of contamination.
- Develop a preliminary conception site model identifying potential sources of contamination and impacted areas.

3. SITE INFORMATION

3.1 Site Location

The Subject Site is located at the rear of No 110 & 118 Middle Arm Road Goulburn and is referred to Part Lot 1 DP 919039 & part Lot 1 DP 919845 as shown on Drawing No 1. The Subject Site is irregular in shape with a total site area is about 1.2 hectares. Refer to Drawing No 1 for site locality.

The site is within the jurisdiction of the Goulburn Mulwaree Council and is situated within a semi-rural residential area with rural properties to the north, east and west, and residential properties to the south.

3.2 Site Topography and Geological Setting

The site is situated on the upper slopes of a hill with the site sloping down to the east at angles of between 3 to 60 degrees. Based on Google Earth, the site is situated at about 673m to 670m above sea level.

The 1:100,000 Soil Landscape Map of Goulburn prepared by the Soil Conservation Services of NSW indicates the site to consist of soil belonging to the Monastery Hill Landscape Group occurring on crests and sideslopes consisting of moderately permeable and low erodibility soils. Refer to Drawing No 2 for the soil landscape map.

The 1:100,000 Geological Map of Goulburn indicates the site to be underlain by Forest Lodge Quartz Monzodiorite of the Turraro Suite typically consisting of dark green-grey, quartz monzodiorite. Equigranular to porphyritic in plagioclase, augite ± orthopyroxene, hornblende and rare biotite in a micrographic and granophyric groundmass. Salmon-coloured K-feldspar and green sericitised plagioclase crystals. Refer to Drawing No 3 for the geological map.

3.3 Hydrogeology

Topography, surface cover and geology control the hydrogeology of the site. It is anticipated that the majority of rainfall runoff will flow east into dam at the front of the properties.

Groundwater is also expected to flow east. We expect permanent groundwater table to be at a significant depth (i.e. in excess of 3m from ground surface.).

Our search of the NSW Department of Primary Industries groundwater database for the region indicates 2 groundwater bores within the properties. The groundwater bores indicate water bearing zones at about 19m, 52m and 63m below existing ground level. Groundwater is considered a resource within the region used for domestic and stock purposes.

3.4 Acid Sulfate Soil Risk Map

A review of acid sulfate soil risk map prepared by the Department of Planning, Industry and Environment indicates the site to be situated in an area with no known occurrence of acid sulfate soils.

3.5 Existing Site Conditions and Description

A site visit was carried out on the 20th January 2023 by an environmental scientist to observe existing site features and identify obvious or suspected areas of potential contamination. Reference should be made to Drawing No 1 for site locality.

At the time of the investigation, the Subject Site was vacant with grass cover. Both properties (ie No 110 & 118 Middle Arm Road) were used predominantly for residential purposes with dwellings and sheds in the middle of the properties. Dams occupied the front of the properties along with vacant land with grass cover.

4. SITE HISTORY**4.1 Aerial Photographs**

A review of aerial photographs taken in 1975 to 2013 was carried out. Refer to Appendix C for copies of the aerial photos. The following is a summary of the observations made from the review;

Year	Description
1975	The Subject Site situated at the rear of the properties were vacant with grass cover and minor trees. The properties appeared to have been formed and used as residential purposes with buildings constructed in the location of the current dwellings. The properties may also have possibly been used for grazing. Surrounding properties consisted of semi-rural properties appearing to be used for residential and some minor agricultural activities such as market gardening or grazing.
1987 to 1997	The Subject Site remained vacant with grass cover from 1987 to 1997. The properties appeared similar to their current state with residential dwellings and sheds constructed in the middle of the properties and used mainly for residential use. Surrounding properties remained semi-rural properties and appearing to be used mainly for residential purposes and possibly grazing.
2013	There was no change within the Subject Site and properties which were used for residential purposes. Surrounding properties to the north and east remained semi-rural residential properties. There were residential subdivisions on the adjoining southern properties with smaller residential lots and dwellings constructed.

4.2 Historical Land Titles

A search of historical information on the previous owners was undertaken for the site. The information can often be linked to possible land uses and provides an indication of potential contamination on the site. At the time of writing this report, information was yet to be made available although it is expected for the properties to have been owned by individuals or families throughout the last 30 years.

4.3 NSW EPA Contaminated Land and POEO Public Register

A search of NSW EPA's contaminated land register and licensing register conducted on 18th January 2023 indicates the site to have no records kept under the Contaminated Land Management Act 1997 and Environmentally Hazardous Chemical Act 1985. Refer to Appendix D for details of the NSW EPA search.

A search for records under the Protection of Environment Operation Act 1997 (POEO) was undertaken on 18th January 2023 which did not identify any of the following in relation to the site:

- Environmental protection licences
- Applications for new licences and to transfer or vary existing licences
- Environment protection and noise control notices
- Penalty notices issued by the EPA.
- Convictions in prosecutions under the POEO Act
- The results of civil proceedings
- Licence review information
- Exemptions from the provisions of the POEO Act or regulation
- Approvals granted under Clause 9 of the POEO (Clean Air) Regulation
- Audits required to be undertaken in relation to a licence
- Pollution studies required by a condition of a licence
- Pollution reduction programs required by a condition of a licence
- Penalty notice issued in relation to a premises.

4.4 Section 10.7 (2) Planning Certificate

Copies of the Section 10.7 (2) certificates was obtained of the adjoining northern property Lot 2 DP 1207669 from Goulburn Mulwaree Council to determine conditions applicable to the site in relation to the Contaminated Land Management Act 1997 and Contaminated Land Management Amendment Act 2009. Reference may be made to the certificate attached in Appendix E.

The certificates indicate the following;

- The site is not defined as significantly contaminated land within the meaning of that Act.
- The site is not subject to a management order within the meaning of that Act.
- The site is not subject to an approved voluntary management proposal within the meaning of that Act.
- The site is not subject to an ongoing maintenance order within the meaning of that Act.
- The site is not subject to a site audit statement within the meaning of that Act.

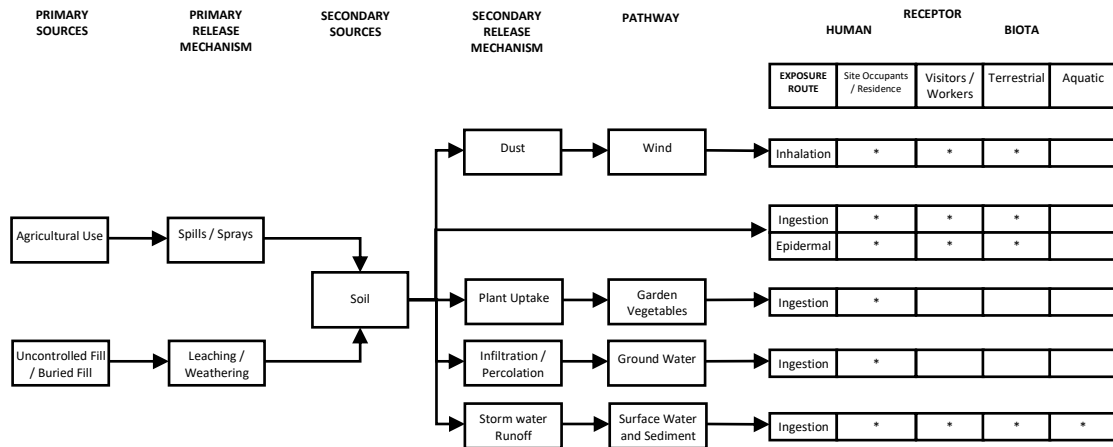
4.5 Underground Storage Tanks and Utilities

There were no visible or obvious signs of underground storage tanks such as ventilation pipes, inlet pit and bowsers/refuelling pumps noted during our site inspection. A Workcover search for licenses to store dangerous goods was not carried out as it was not considered necessary given the site's history. A search of underground utilities records supplied by Dial-before-you-dig indicate no major services within the site.

5. CONCEPTUAL SITE MODEL

5.1 Schematic CSM

Based on our preliminary desktop/historic review of the site and initial site inspection, our preliminary CSM for the subject site being used for mainly residential may be illustrated on the following flow chart;



5.2 Potential Contamination Sources

5.2.1 On-Site Source

5.2.1.1 Agricultural Land Use

Based on aerial photographs and historical information, the site appeared to have been used primarily for residential purposes and possibly some minor agricultural activities such as grazing over the last 30 years. It is possible for the site to have been used for land cultivation in the past even though this was not apparent based on the aerial photographs.

Common chemicals that are used in agricultural activities are Organochlorine Pesticides (OCP), Organophosphorus Pesticides (OPP), herbicides and fungicides. OCP is the most persistent of these chemicals, with residues lasting in the environment up to 20 years, whilst OPP, herbicides and fungicides are less persistent in the environment and therefore not considered significant. Fertilisers used in market gardens can also contain heavy metals which are more persistent in the environment

As the Subject Site has not been the subject of land cultivation, there is a minimal risk of gross ground chemical contamination associated with agricultural activities.

5.2.2 Off-Site Sources

The adjoining property to the west on the crest of the hill consisted of a semi-rural residential property with no significant agricultural use. As the site is situated above the adjoining southern and northern properties, the risk of off-site migration of contaminants into the subject site from runoff is considered low.

5.3 Potentially Contaminated Media

The potential for contaminated media for the subject site includes potential fill, natural soils and surface water.

Any fill encountered within the site has the potential to be contaminated with Heavy Metals, OCP, PCB, TRH, BTEX, PAH and asbestos (ACM, AF/FA).

The potential leachability through rainfall and stormwater runoffs can lead to infiltration of the contaminated media through topsoil, fill and contaminating the underlying natural soil.

As the property is situated away from highly contaminating activities (e.g. industrial, workshop) contamination through groundwater media is considered low.

5.4 Exposure Pathways

Taking into consideration of the current land use, the potential contaminated in the above media has the potential to be mobilised through the following pathways;

- Dermal and oral contact to contaminated topsoil and surface fill (and associated dust) during excavation and construction works
- Leaching of lead and other contaminants into the ground and uptake of contaminants by vegetation (e.g. vegetables and fruit trees)
- Ingestion via eating edible plants (e.g. vegetables and fruit trees) by site occupants
- Direct ingestion of soil by children playing on the ground surface in unpaved areas
- Inhalation of dust (including asbestos) by site occupants and construction workers

5.5 Potential for Migration

Contaminants can migrate from site through wind, stormwater runoffs, infiltration of surface water and groundwater flows. The factors influencing the potential for contaminants to migrate include;

- Type of contaminants (eg mobility characteristics, bioavailability).
- Extent (eg localised or widespread) and concentrations of contaminants.
- Locality and source of contaminants
- Physical characteristics of the site (eg topography, geology, hydrology and hydrogeology).

The potential contaminants identified on this site are present in soil (eg impacted soil or fill). There were no forms of liquid contaminants encountered on the surface of the site that can result in off-site migration.

There is a potential for stormwater runoff infiltrating through contaminated fill and leaching contaminants into the underlying natural soil.

As the site has a low probability of having buried underground storage tanks, there is low potential for vapours or ground gases associated with volatile contaminants generated from the site and impacting on adjoining sites.

5.6 Sensitive Receptors

Potential receptors of environmental impacts on the subject site include:

- Construction and maintenance workers during construction site redevelopment
- Land users in adjacent areas

6. PRELIMINARY CONTAMINATION ASSESSMENT

This report presents the results of a Preliminary Site Investigation comprising of a site history appraisal and a visual site inspection to provide preliminary comments on the potential for soil contamination of the site.

The conclusions presented in this report are professional opinions based solely upon visual observations of the site and its vicinity and our interpretation of the documentation made available. The quantitative level and extent of any contamination present could not be determined from this limited scope of work and the assessment has not undertaken any independent validation of the advice provided.

We understand as part of the proposed residential subdivision development of the adjoining property No 129 Marys Mount Road Goulburn, the Subject Site which is part of the adjoining properties (ie No 110 & 118 Middle Arm Road Goulburn) will be rezoned for the proposed development.

At the time of our site investigation, the subject site was vacant with grass cover. The properties of the Subject Site were used for residential purposes.

From a review of the historical information and site inspection, we are of the opinion that the risk of gross chemical contamination within the Subject Site is generally considered to be low and therefore suitable for the proposed rezoning and included as part of the adjoining residential subdivision development of No 129 Marys Mount Road Goulburn.

All surface rubbish material not mentioned above and surface asbestos material where encountered on-site during development should be appropriately disposed off-site to a NSW EPA approved landfill. Should contamination be present during residential development, remediation and validation will be required to ensure the site is made suitable for the proposed development.

7. LIMITATIONS

This report is solely for the use of the client or client's representative and relevant authorities and no responsibility is accepted for the use of this report or part by third parties. This report has been prepared for the particular project described and no responsibility is accepted for the use of any part of this report in any other context or for any other purpose

We have used a degree of care, skill and diligence normally exercised by consulting engineers in similar circumstances and locality. The findings contained in this report are the results of Discrete/specific sampling methodologies used in accordance with normal practices and standards. There is no investigation which is thorough enough to preclude the presence of material which presently, or in future, may be considered hazardous to the site.

As regulatory evaluation criteria are constantly updated, concentrations of contaminants presently considered low, may in the future fall short of regulatory standards that require further investigation/redemption.

The statements presented in these documents are intended to advise you of what should be your realistic expectations of this report, and to present you with recommendations on how to minimise the risks associated with the ground works for this project. The document is not intended to reduce the level of responsibility accepted by GeoEnviro Consultancy Pty Ltd, but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes in so doing. Attached in Appendix G are documents entitled "Important Information about Your Environmental Site Assessment" and Explanatory Notes in conjunction with which this report must be read, as it details important limitations regarding the investigation undertaken and this report. No other warranty expressed or implied is made or intended

Subject to payment of all fees due for the investigation, the client alone has a licence to use this report. Copyright in this report is the property of GeoEnviro Consultancy Pty Ltd.


This report shall not be reproduced except in full.


REFERENCES

1. *1:100,000 Soil Landscape Map of Goulburn – Department of Environment, Climate Change and Water; Soil Landscape Series*
2. *1:100,000 Geological Map of Goulburn – Geological Survey of New South Wales*
3. *Australian & New Zealand Guidelines for the Assessment and Management of Contaminated Sites, Australian and New Zealand Conservation Council and National Health and Medical Research Council, 1992.*
4. *Assessment of Orchard and Market Garden Contamination – Contaminated Sites Discussion Paper, NSW EPA 1999.*
5. *Health Based Soil Investigation Levels, National Environmental Health Forum Monographs Soil Series No. 1 – 1996*
6. *National Environment Protection (Assessment of Site Contamination) Measure 1999(including updated Schedule B1 – 2014*
7. *Guidelines for Assessment Service Station-sites – NSW EPA 1994*
8. *Guidelines for the NSW Auditor Scheme, NSW EPA*
9. *Part 1 – Classifying Waste – 2015, NSW EPA*
10. *Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000 – ANZECC.*
11. *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia – Department of Health -May 2009*



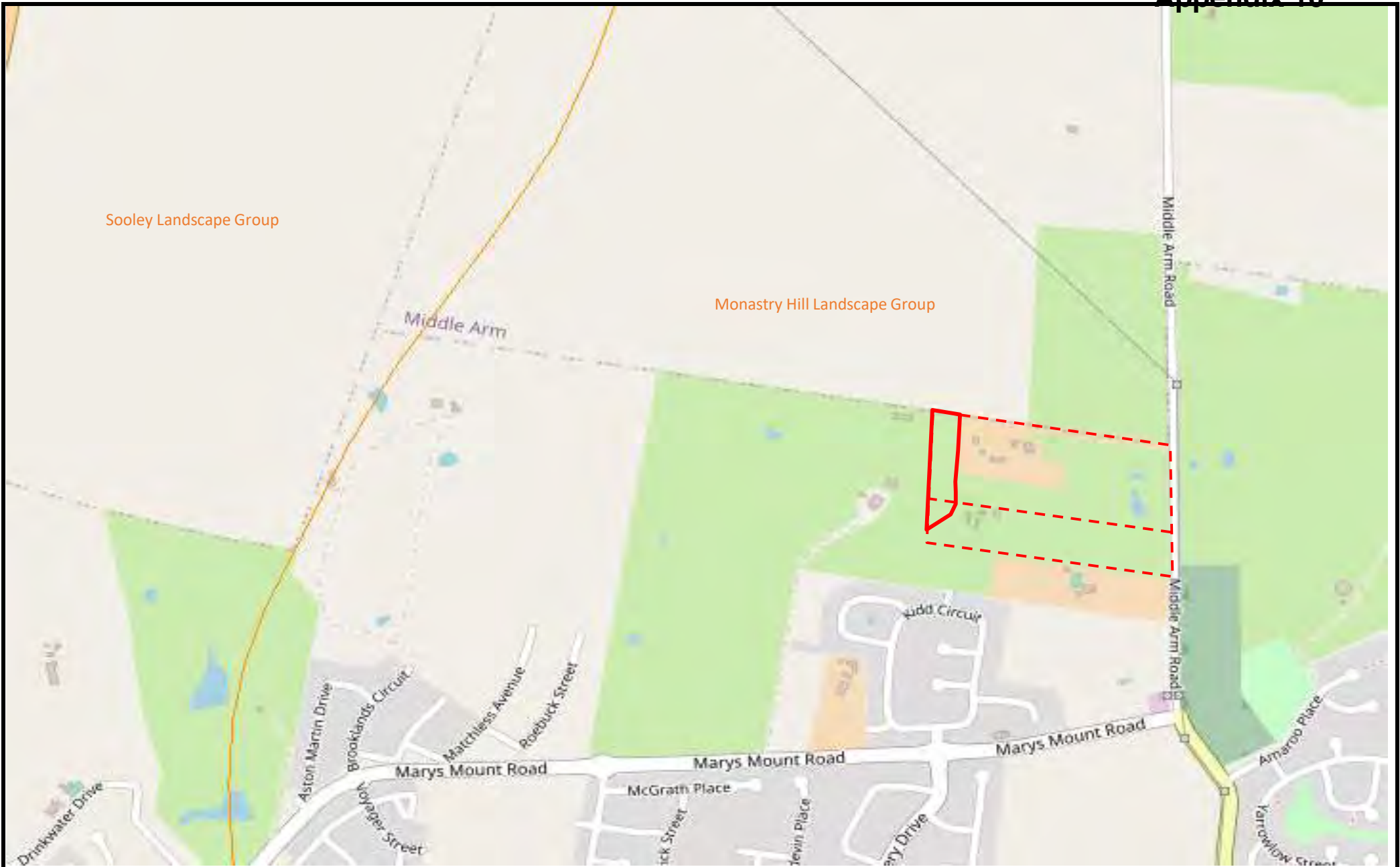
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 Approximate Subject Site Area

 **GeoEnviro Consultancy Pty Ltd**
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Drawn By: AT	Date: 1/2/23
Checked By: SL	Date: 1/2/23
Revision By:	Date:
Scale: Not to Scale	A3

RPS	
110 & 118 Middle Arm Road Goulburn	
Site Locality Plan	
Project No: JE23741A	Drawing No: 1



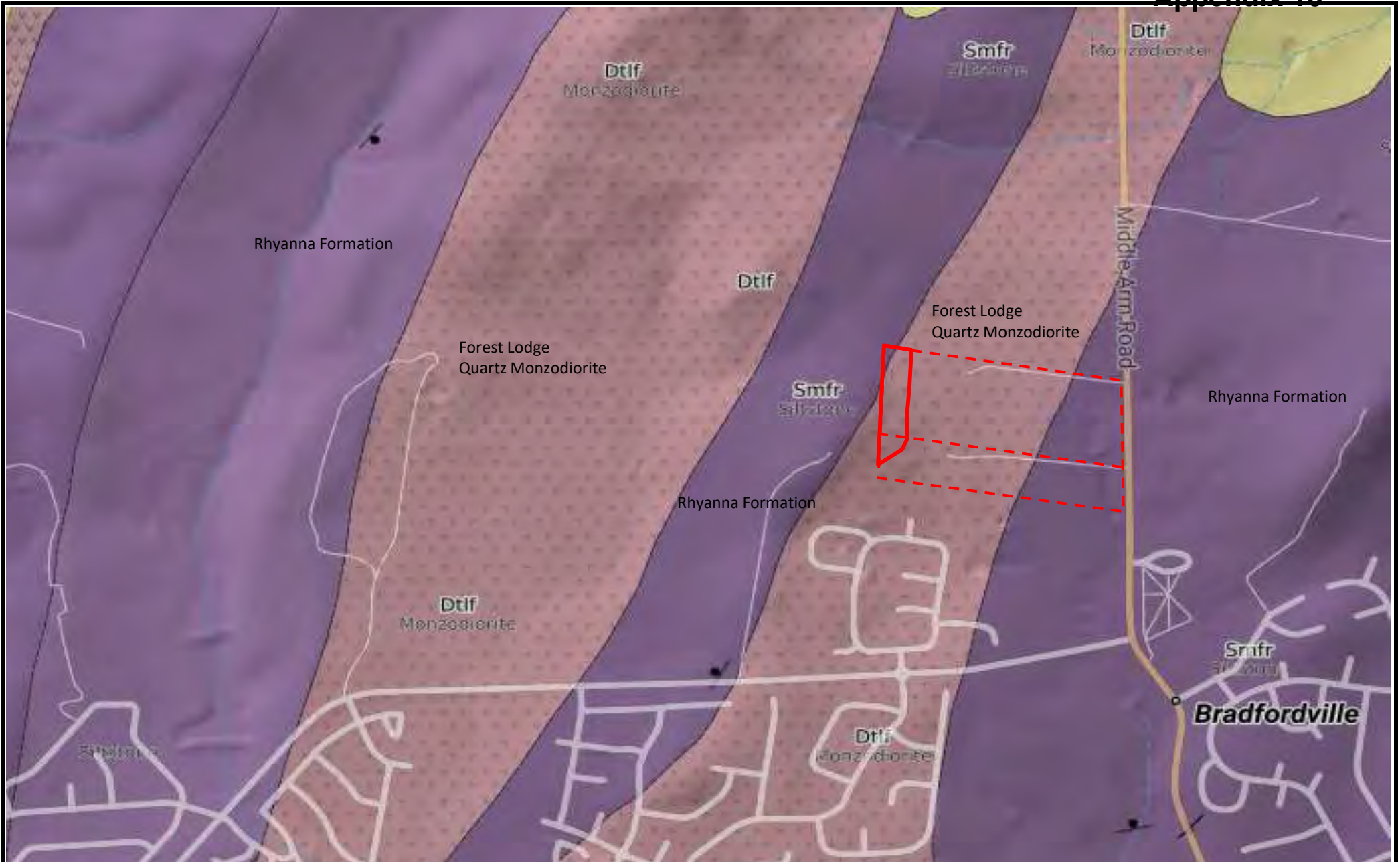
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Checked By: SL	Date: 1/2/23
Revision By:	Date:

Scale: Not to Scale	A3
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RPS	
110 & 118 Middle Arm Road Goulburn	
Soil Landscapes Map	
Project No: JE23741A	Drawing No: 2



Legend



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Checked By: SL	Date: 1/2/23
Revision By:	Date:

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RPS	
110 & 118 Middle Arm Road Goulburn	
Geological Map	
Project No: JE23741A	Drawing No: 3

APPENDIX A

Site Photographs



Facing west to the subject site at the rear of No 110 Middle Arm Road.



Facing south from the subject site with residential subdivision in the background.



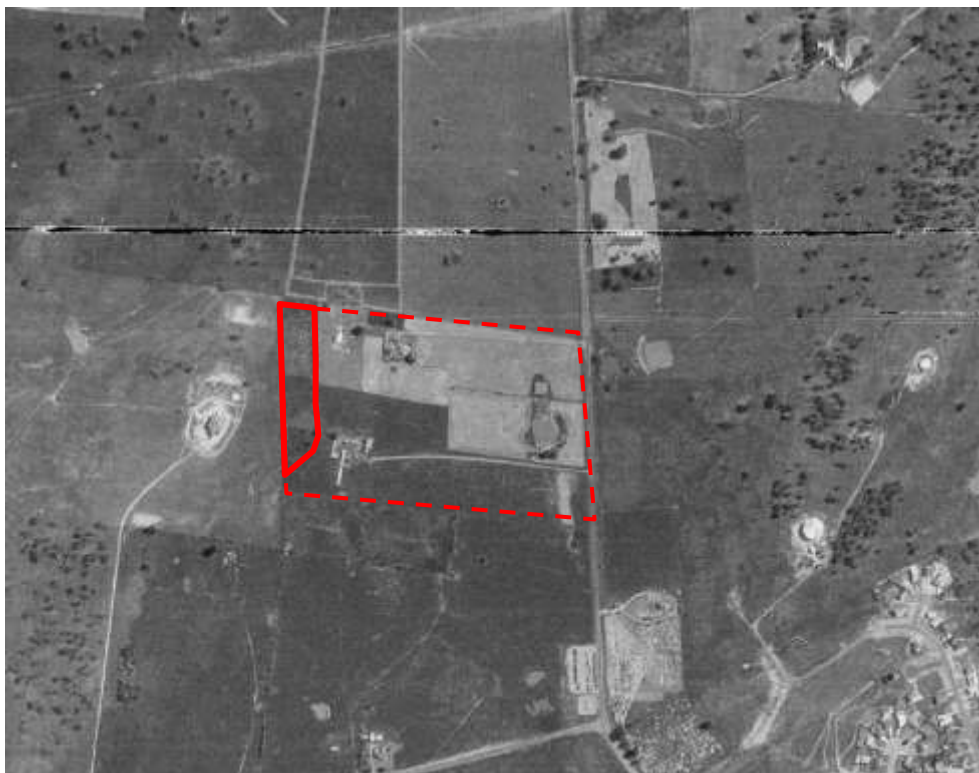
Facing west to the subject site at the rear of No 118 Middle Arm Road.



Facing south from the subject site at the rear of No 118 Middle Arm Road. Western boundary lined with trees to the right and common property boundary of No 110 lined with trees in the background.

APPENDIX C

Aerial Photographs



1975



1987



1997



2013

APPENDIX D

NSW EPA and POEO, and Groundwater Borehole Search

Search results

Your search for: LGA: GOULBURN MULWAREE COUNCIL

Matched 23 notices relating to 4 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
GOULBURN	1 Blackshaw ROAD	Former Goulburn Gasworks	2 current and 10 former
GOULBURN	129 Lagoon STREET	Mobil Service Station	7 former
TARAGO	106 Goulburn STREET	Tarago former Station Masters Cottage	1 current
TARAGO	Goulburn STREET	Tarago Railway Siding	2 current and 1 former

Page 1 of 1

18 January 2023

For business and industry ^

For local government ^

Contact us

131 555 (tel:131555)

Online (<https://www.epa.nsw.gov.au/about-us/contact-us/feedback>)

info@epa.nsw.gov.au (<mailto:info@epa.nsw.gov.au>)

EPA Office Locations (<https://www.epa.nsw.gov.au/about-us/contact-us/locations>)

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environmer
protection-
authrity-
(<https://www.epa.nsw.gov.au>)

Find us on



Search results

Your search for: **General Search** with the following criteria

Suburb - Goulburn
returned 122 results

[Export to excel](#)

1 of 7 Pages

[Search Again](#)

Number	Name	Location	Type	Status	Issued date
1587490		54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	11 Dec 2019
1552527	A.J. & B.M. WYBROW PTY LTD	27 Hetherington Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	29 Aug 2017
1562594	A.J. & B.M. WYBROW PTY LTD	27 Hetherington Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	08 Mar 2018
12182	BLUEWATER TREATMENT PTY LTD	38 COPFORD STREET, GOULBURN, NSW 2580	POEO licence	Issued	24 Aug 2004
1512521	BLUEWATER TREATMENT PTY LTD	38 COPFORD STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	11 Apr 2013
1597716	BLUEWATER TREATMENT PTY LTD	38 COPFORD STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	17 Dec 2020
1620723	BLUEWATER TREATMENT PTY LTD	38 COPFORD STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	28 Jul 2022
20036	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	POEO licence	Revoked	12 Jul 2012
1525058	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	09 Oct 2014
1527209	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	16 Dec 2014
1531631	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	24 Jun 2015
1536812	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	15 Jan 2016
3085780428	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	Penalty Notice	Issued	05 Oct 2016
1551133	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	09 May 2017
1557623	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	s.79 Revocation of a Licence	Issued	26 Apr 2018
1575394	CHRISTOPHER JAMES EVESTON	2-12 Common Street, GOULBURN, NSW 2580	Court Ordered Modification	Issued	21 Dec 2018
687	CONCRITE PTY LTD	LANSDOWNE STREET, GOULBURN, NSW 2580	POEO licence	No longer in force	03 Mar 2000
20211	DENRITH PTY. LTD.	282 Carrick Road, GOULBURN, NSW 2580	POEO licence	Issued	31 Oct 2013
1518697	DENRITH PTY. LTD.	282 Carrick Road, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	09 Dec 2013
1519267	DENRITH PTY. LTD.	282 Carrick Road, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	07 Jan 2014

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Number	Name	Location	Type	Status	Issued date
1594638	DENRITH PTY. LTD.	282 Carrick Road, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	21 May 2020
1625986	DENRITH PTY. LTD.	282 Carrick Road, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	16 Jan 2023
1007137	GOULBURN CITY COUNCIL	233-235 WHEEO ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	30 Aug 2001
1013318	GOULBURN CITY COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	04 Dec 2001
1015802	GOULBURN CITY COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	18 Mar 2002
1014115	GOULBURN CITY COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	27 Jun 2002
1017501	GOULBURN CITY COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	Load Reduction Agreement	Issued	28 Jun 2002
1022454	GOULBURN CITY COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	21 Nov 2002
1024593	GOULBURN CITY COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	29 Jan 2003
1023400	GOULBURN CITY COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	30 Jan 2003
1029089	GOULBURN CITY COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	14 Aug 2003
1032483	GOULBURN CITY COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	27 Nov 2003
1030825	GOULBURN CITY COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	12 Jan 2004
1510482	GOULBURN HOLDING GROUP PTY LTD	2-12 Common Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	04 Dec 2012
3085772580	GOULBURN HOLDING GROUP PTY LTD	2-12 Common Street, GOULBURN, NSW 2580	Penalty Notice	Issued	23 Jan 2014
1649	GOULBURN MULWAREE COUNCIL	233-235 WHEEO ROAD, GOULBURN, NSW 2580	POEO licence	Issued	06 Jun 2000
1742	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	POEO licence	Issued	01 Dec 2000
6780	GOULBURN MULWAREE COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	POEO licence	Issued	01 Dec 2000
1035459	GOULBURN MULWAREE COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	23 Mar 2004
1034854	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	29 Mar 2004

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1048078	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	17 Jun 2005
1058526	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	12 Apr 2006
1060391	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	27 Jun 2006
1059990	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	Load Reduction Agreement - Termination	Issued	02 Jan 2007
1067500	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	02 Jan 2007
1076941	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	20 Aug 2007
1089930	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	28 Jul 2008
1098733	GOULBURN MULWAREE COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	27 Mar 2009
1104325	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	28 Sep 2009
1111417	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	13 Jul 2010
1129632	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	14 Jul 2011
1505916	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	21 May 2012
1514254	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	Compliance Audit	Complete	07 Jun 2013
1515466	GOULBURN MULWAREE COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	09 Jul 2013
1516468	GOULBURN MULWAREE COUNCIL	233-235 WHEEO ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	19 Aug 2013
1514408	GOULBURN MULWAREE COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	Compliance Audit	Complete	19 Sep 2013
1513924	GOULBURN MULWAREE COUNCIL	233-235 WHEEO ROAD, GOULBURN, NSW 2580	Compliance Audit	Complete	25 Jul 2014
1523610	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	30 Jul 2014
1541679	GOULBURN MULWAREE COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	23 Jun 2016
1552824	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	08 Jun 2017

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1565157	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	07 Jun 2018
1566455	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	02 Aug 2018
1575662	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	07 Feb 2019
1579488	GOULBURN MULWAREE COUNCIL	100 SINCLAIR STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	30 May 2019
1592032	GOULBURN MULWAREE COUNCIL	54-70 ROSS STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	13 Jul 2020
3501496	GOULBURN MULWAREE COUNCIL	233-235 WHEEO ROAD, GOULBURN, NSW 2580	s.92 Clean Up Notice	Issued	03 Dec 2021
12018	GOULBURN RECYCLING (AUST) PTY LTD	12 COMMON STREET, GOULBURN, NSW 2580	POEO licence	Revoked	25 Mar 2004
1077835	GOULBURN RECYCLING (AUST) PTY LTD	12 COMMON STREET, GOULBURN, NSW 2580	s.79 Revocation of a Licence	Issued	06 Sep 2007
4206	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	POEO licence	Surrendered	09 Mar 2000
1002377	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	08 Jan 2001
1005559	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	18 Apr 2001
1014910	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	09 Aug 2002
1045395	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	07 Apr 2005
1048814	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	12 Jul 2005
1051906	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	27 Sep 2005
1113594	GOULBURN WOOL SCOUR PTY LIMITED	MAZAMET ROAD, GOULBURN, NSW 2580	s.80 Surrender of a Licence	Issued	30 Apr 2010
10923	GREATER SOUTHERN AREA HEALTH SERVICE	130 GOLDSMITH STREET, GOULBURN, NSW 2580	POEO licence	No longer in force	11 Aug 2000
1012127	GREATER SOUTHERN AREA HEALTH SERVICE	130 GOLDSMITH STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	24 Oct 2001
1035706	GREATER SOUTHERN AREA HEALTH SERVICE	130 GOLDSMITH STREET, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	23 Apr 2004
263	HANSON CONSTRUCTION MATERIALS PTY LTD	68 MARY STREET, GOULBURN, NSW 2580	POEO licence	No longer in force	12 Nov 1999

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1597035	NORTHERN PARK PTY LTD	2-12 Common Street, GOULBURN, NSW 2580	s.91 Clean Up Notice	Issued	07 Sep 2021
3085767630	PACIFIC NATIONAL (NSW) PTY LTD	Along rail corridor between Bango, Goulburn and Moss Vale , GOULBURN, NSW 2580	Penalty Notice	Issued	04 Feb 2013
20727	Pinegro Products Proprietary Limited	MAZAMET ROAD, GOULBURN, NSW 2580	POEO licence	Issued	12 Feb 2016
1549927	Pinegro Products Proprietary Limited	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	15 Mar 2017
1554478	Pinegro Products Proprietary Limited	MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	27 Jul 2017
20760	RAIL FIRST ASSET MANAGEMENT PTY LTD	67 BRAIDWOOD ROAD, GOULBURN, NSW 2580	POEO licence	Surrendered	21 Mar 2016
1545166	RAIL FIRST ASSET MANAGEMENT PTY LTD	67 BRAIDWOOD ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	23 Sep 2016
1546036	RAIL FIRST ASSET MANAGEMENT PTY LTD	67 BRAIDWOOD ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	25 Oct 2016
1548250	RAIL FIRST ASSET MANAGEMENT PTY LTD	67 BRAIDWOOD ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	12 Mar 2019
1606831	RAIL FIRST ASSET MANAGEMENT PTY LTD	67 BRAIDWOOD ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	04 Mar 2021
1619417	RAIL FIRST ASSET MANAGEMENT PTY LTD	67 BRAIDWOOD ROAD, GOULBURN, NSW 2580	s.80 Surrender of a Licence	Issued	25 Jul 2022
6380	RAIL INFRASTRUCTURE CORPORATION	11 FINLAY STREET, GOULBURN, NSW 2580	POEO licence	Surrendered	16 Jun 2001
1025680	RAIL INFRASTRUCTURE CORPORATION	11 FINLAY STREET, GOULBURN, NSW 2580	s.80 Surrender of a Licence	Issued	12 Mar 2003
20724	ROCKY HILL RECYCLED SAND & SOIL PTY LIMITED	27 Hetherington Street, GOULBURN, NSW 2580	POEO licence	Issued	12 Dec 2016
4047	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	POEO licence	Issued	03 Jan 2001
1014316	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	16 Jan 2003
1026483	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	16 Apr 2003
1098027	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	05 Mar 2009
1113155	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	29 Apr 2010
1124010	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	25 Jan 2011

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1509710	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	02 Nov 2012
1514280	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	Compliance Audit	Complete	19 Jun 2013
1517993	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	05 Nov 2013
1523968	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	25 Feb 2015
1584094	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	26 May 2020
1610754	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	03 Aug 2021
1613324	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	16 Nov 2021
1619534	SOUTHERN MEATS PTY. LTD.	99-241 MAZAMET ROAD, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	04 Jul 2022
21137	TRIBE PARTNER BREWING PTY LTD	2 Ducks Lane, GOULBURN, NSW 2580	POEO licence	Issued	24 Oct 2018
1592268	TRIBE PARTNER BREWING PTY LTD	2 Ducks Lane, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	28 Feb 2020
3504174	TRIBE PARTNER BREWING PTY LTD	2 Ducks Lane, GOULBURN, NSW 2580	s.91 Clean Up Notice	Issued	17 Nov 2022
1541897	Visy Logistics Pty Ltd	Hume Highway (Goulburn Bypass), GOULBURN, NSW 2580	s.91 Clean Up Notice	Issued	24 Jun 2016
13355	VOWLES HOLDINGS PTY LTD	2A Sloane Street, GOULBURN, NSW 2580	POEO licence	Surrendered	09 Jun 2011
1516549	VOWLES HOLDINGS PTY LTD	2A Sloane Street, GOULBURN, NSW 2580	s.58 Licence Variation	Issued	22 Aug 2013
1514434	VOWLES HOLDINGS PTY LTD	2A Sloane Street, GOULBURN, NSW 2580	Compliance Audit	Complete	10 Sep 2013
1568033	VOWLES HOLDINGS PTY LTD	2A Sloane Street, GOULBURN, NSW 2580	s.80 Surrender of a Licence	Issued	15 Jan 2019
1609641	VOWLES HOLDINGS PTY LTD	2A Sloane Street, GOULBURN, NSW 2580	s.81 Variation of a Surrender Condition	Issued	10 Jun 2021
1617599	VOWLES HOLDINGS PTY LTD	2A Sloane Street, GOULBURN, NSW 2580	s.81 Variation of a Surrender Condition	Issued	21 Mar 2022
1548724	WESTERN FREIGHT MANAGEMENT PTY LIMITED	Hume Highway, GOULBURN, NSW 2580	s.91 Clean Up Notice	Issued	24 Jan 2017
1603663	WOLFCON PTY LIMITED	LOT 2 DP 40807 (LANIGAN LANE), GOULBURN, NSW 2580	s.91 Clean Up Notice	Issued	03 Dec 2020

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1603916	WOLFCON PTY LIMITED	LOT 2 DP 40807 (LANIGAN LANE), GOULBURN, NSW 2580	s.110 Variation of Clean Up Notice	Issued	11 Dec 2020
3173530196	WOLFCON PTY LIMITED	LOT 2 DP 40807 (LANIGAN LANE), GOULBURN, NSW 2580	Penalty Notice	Issued	31 Mar 2021

[1234567](#)

18 January 2023

For business and industry ^

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Contact us

131 555 (tel:131555)

Online (<https://www.epa.nsw.gov.au/about-us/contact-us/feedback>)

info@epa.nsw.gov.au (<mailto:info@epa.nsw.gov.au>)

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WaterNSW

Work Summary

GW107224

Licence: 10WA115555

Licence Status: CURRENT

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

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Down Hole Hamm

Owner Type: Private

Commenced Date:
Completion Date: 28/02/2005

Final Depth: 72.00 m
Drilled Depth: 72.00 m

Contractor Name: Bungendore Water Bores

Driller: Daniel Robert Hill

Assistant Driller:

Property: AMISFIELD 82 Middle Arm Rd
GOULBURN 2580 NSW

Standing Water Level 10.000
(m):

GWMA: -
GW Zone: -

Salinity Description:
Yield (L/s): 0.500

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: ARGYLE	NARRANGARRIL	1 921213
Licensed: ARGYLE	NARRANGARRIL	Whole Lot 1//921213

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6154465.000
Easting: 749966.000

Latitude: 34°43'16.8"S
Longitude: 149°43'47.0"E

GS Map: -

MGA Zone: 55

Coordinate Source: GIS - Geogra

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	72.00	200			Down Hole Hammer
1		Annulus	Waterworn/Rounded	0.00	72.00	1			Graded
1	1	Casing	Pvc Class 9	0.00	72.00	160			Seated on Bottom, Screwed and Glued
1	1	Opening	Slots - Vertical	18.00	66.00	160		0	PVC Class 9, SL: 150.0mm, A: 2.00mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
19.00	23.00	4.00	Unknown	10.00		0.19		00:30:00	
63.00	65.00	2.00	Unknown	10.00		0.31		01:30:00	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	loamy soil	Loam	
3.00	20.00	17.00	volcanic, weathered	Volcanic	
20.00	72.00	52.00	volcanic	Volcanic	

Remarks

24/03/2010: updated from original form A

***** End of GW107224 *****

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

WaterNSW

Work Summary

GW107152

Licence: 10WA115569

Licence Status: CURRENT

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

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:
Completion Date: 03/04/2005

Final Depth: 72.00 m
Drilled Depth: 72.00 m

Contractor Name: Watermin Drillers Pty Ltd

Driller: Allan Ross Jones

Assistant Driller:

Property: AVONLEA 118 Middle Arm Rd
GOULBURN 2580 NSW

GWMA: -
GW Zone: -

Standing Water Level
(m):

Salinity Description:
Yield (L/s): 0.126

Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: ARGYLE	NARRANGARRIL	1 919845
Licensed: ARGYLE	NARRANGARRIL	Whole Lot 1//919845

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6154701.000
Easting: 750003.000

Latitude: 34°43'09.2"S
Longitude: 149°43'48.2"E

GS Map: -

MGA Zone: 55

Coordinate Source: GIS - Geogra

Construction

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

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	32.00	139			Rotary Air
1		Hole	Hole	32.00	72.00	0			Unknown
1	1	Casing	Pvc Class 9	-0.30	32.00	125			Driven into Hole, Glued

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
52.00	53.00	1.00	Unknown			0.13			

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	topsoil	Topsoil	
1.00	5.00	4.00	clay	Clay	
5.00	32.00	27.00	granite, soft	Granite	
32.00	72.00	40.00	granite	Granite	

19/03/2010: updated from original form A

***** End of GW107152 *****

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

APPENDIX E

Council's S10.7 Certificates



Appendix 10

Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

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

Contact: Planning & Environment

Geoenviro Consultancy Pty Ltd
PO Box 1543
Macquarie Centre
NORTH RYDE NSW 2113

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

Receipt No.: 361637
Applicant's Reference: JE23741A
Certificate No.: PLAN/0827/2223

DESCRIPTION OF PROPERTY

Address: 118 Middle Arm Road GOULBURN NSW 2580
Legal Description: Lot 1 DP 919845

1 Names of relevant planning instruments and development control plans

- (1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

State Environmental Planning Policies (SEPP)

<i>SEPP (Primary Production) 2021</i>	<i>SEPP (Building Sustainability Index: BASIX) 2004</i>
<i>SEPP (Resources and Energy) 2021</i>	<i>SEPP (Precincts - Regional) 2021</i>
<i>SEPP (Resilience and Hazards) 2021</i>	<i>SEPP (Transport and Infrastructure) 2021</i>
<i>SEPP (Industry and Employment) 2021</i>	<i>SEPP (Biodiversity and Conservation) 2021</i>
<i>SEPP No. 65 - Design Quality of Residential Apartment Development</i>	<i>SEPP (Exempt and Complying Development Codes) 2008</i>
<i>SEPP (Planning Systems) 2021</i>	<i>SEPP (Housing) 2021</i>
<i>SEPP (Sustainable Buildings) 2022</i>	

Local Environmental Plan (LEP)

Goulburn Mulwaree Local Environmental Plan 2009

Note:

On 26 April 2023, Business and Industrial zones will be replaced by Employment zones within standard instrument local environmental plans. The Department of Planning and Environment exhibited in May 2022 details of how each Local Environmental Plan that includes a Business or Industrial zone will be amended to include Employment zones. The exhibition detail can be viewed on the Planning Portal.

Development Control Plan (DCP)

Goulburn Mulwaree Development Control Plan 2009

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

Draft Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i>
Nil.
Draft Amendments to the <i>Goulburn Mulwaree Development Control Plan 2009</i>
DCP Amendment 21 – Heavy Vehicle Haulage Pavement Standards
Draft State Environmental Planning Policies (SEPP's)
<p><i>Draft Environment SEPP</i></p> <p><i>ISEPP – Amendment – Health Infrastructure</i></p> <p><i>Explanation of Intended Effect – Proposed amendments to clause 4.6 of the Standard Instrument LEP</i></p> <p><i>Explanation of Intended Effect – SEPP (State Environmental Planning Policy (Transport & Infrastructure) - Changes to protect fuel pipelines</i></p> <p><i>Explanation of Intended Effect – Proposed amendment of SEPP (State Environmental Planning Policy (Transport & Infrastructure) 2021 – Facilitating temporary uses in Future Infrastructure Corridors</i></p> <p><i>Explanation of Intended Effect – State Environmental Planning Policy (Housing) 2021- Better enabling the planning and delivery of housing for people with particular needs</i></p> <p><i>Explanation of Intended Effect – Special Flood Considerations Clause</i></p> <p>For further information please visit the Planning NSW and NSW Planning Portal web sites: https://www.planning.nsw.gov.au/Policy-and-Legislation/State-Environmental-Planning-Policies-Review https://www.planningportal.nsw.gov.au/exhibition</p>

- (3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if–
- it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or
 - for a proposed environmental planning instrument–the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.
- (4) In this section–
Proposed Environmental Planning Instrument means a draft environmental planning instrument and includes a planning proposal for local environmental plan.

2 Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument of draft environmental planning instrument that includes the land in a zone, however described–

- The identity of the zone, whether by reference to–
 - A name, such as “Residential Zone” or “Heritage Area”, or
 - A number, such as “Zone No 2 (a)”.

The identity of the zone is **R2 Low Density Residential** and **RU6 Transition** under the Goulburn Mulwaree Local Environmental Plan 2009.

- The purposes for which development in the zone–

- (i) May be carried out without development consent, and
- (ii) May not be carried out except with development consent, and
- (iii) Is prohibited.

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maintain the economic strength of commercial centres by limiting the retailing of food and clothing.

2 Permitted without consent

Home occupations; Roads.

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Dwelling houses; Group homes; Home industries; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Respite day care centres; Tank-based aquaculture; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hostels; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential care facilities; Residential flat buildings; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies.

Zone RU6 Transition

1 Objectives of zone

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

2 Permitted without consent

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

3 Permitted with consent

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

4 Prohibited

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Business premises; Camping grounds; Caravan parks; Crematoria; Dual occupancies; Electricity generating works; Exhibition homes; Exhibition villages; Group homes; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Intensive plant agriculture; Livestock processing industries; Local distribution premises; Marinas; Mooring pens; Mortuaries; Multi dwelling housing; Passenger transport facilities; Pond-based aquaculture Recreation facilities (major); Registered clubs; Residential flat buildings; Restricted premises; Retail premises; Rural workers' dwellings; Sawmill or log processing works; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shop top housing; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies.

(c) Whether additional permitted uses apply to the land.

No

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

Yes.

There is a minimum allotment size of 100ha for the RU6 zoned land for the erection of a dwelling in certain rural and conservation zones pursuant to Part 4 of the *Goulburn Mulwaree Local Environmental Plan 2009*.

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

(e) Whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*.

No. The land is not in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*.

(f) Whether the land is in a heritage conservation area, however described.

No. The land is not within a heritage conservation area.

(g) Whether an item of environmental heritage, however described, is located on the land.

No. An item of environmental heritage is not situated on the land.

3 Contributions plans

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contribution plans.

Goulburn Mulwaree Local Infrastructure Contributions Plan 2021

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

(2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.

No. The land is not within a special contributions area under the Act, Division 7.1.

4 Complying development

- (1) If the land is land on which complying development may be carried out under each of the complying development codes under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A(1)(c)-(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.
- (2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.
- (3) If council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that—
 - (a) A restriction applies to the land, but it may not apply to all the land, and
 - (b) The council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.
- (4) If the complying development codes are varied, under the Policy, clause 1.12, in relation to the land.

The answers for (1)-(4) are set out below.

Housing Code

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

The Inland Code applies to the land.

The land is unsewered land to which *State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

The Greenfield Housing Code applies to the land.

Low Rise Housing Diversity Code

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

The land is unsewered land to which *State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

Greenfield Housing Code

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

The land is unsewered land to which *State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

Inland Code

No. Complying development under the Inland Code cannot be carried out on the land because the

land is affected by the following exclusions:
The Greenfield Housing Code applies to the land.

The land is unsewered land to which *State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

Rural Housing Code

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

The Inland Code applies to the land.

The land is unsewered land to which *State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

Housing Alterations Code

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

The land is unsewered land to which *State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

General Development Code

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

The land is unsewered land to which *State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies (if the development will result in an increase to the number of bedrooms on the site or a site disturbance area of more than 250m²).

Industrial and Business Alterations Code

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

Industrial and Business Buildings Code

No. Complying development under the Industrial and Business Buildings Code cannot be carried out on the land due to the zoning of the land.

Container Recycling Facilities Code

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

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

Subdivisions Code

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

Demolition Code

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

Fire Safety Code

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

Note. If the land is a lot to which the Housing Code, Rural Housing Code, Housing Alterations Code, General Development Code, Industrial and Business Alterations Code or Industrial and Business Buildings 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.

5 Exempt development

- (1) If the land is land on which exempt development may be carried out under each of the exempt development codes under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.
- (2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.
- (3) If council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that–
 - (a) A restriction applies to the land, but it may not apply to all the land, and
 - (b) The council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.
- (4) If the exempt development codes are varied, under the Policy, clause 1.12, in relation to the land.

The answers for (1)-(4) are set out below.

General Exempt Development Code

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

Advertising and Signage Exempt Development Code

Yes. Exempt development under the Advertising and Signage Exempt Development Code can be carried out on the land.

Temporary Uses and Structures Exempt Development Code

Yes. Exempt development under the Temporary Uses and Structures Exempt Development Code can be carried out on the land.

6 Affected building notices and building product rectification orders

- (1) Whether council is aware that–
 - (a) An affected building notice is in force in relation to the land, or

No. Council is not aware of any affected building notice that is in force in respect of the land.

- (b) A building product rectification order is in force in relation to the land that has not been fully complied with, or

No. Council is not aware of any building product rectification order given in relation to the land that has not been fully complied with.

- (c) A notice of intention to make a building product rectification order given in relation to the land is outstanding

No. Council is not aware of any intention to make a building product rectification order in respect of the land and is outstanding.

- (2) In this section–

Affected Building Notice has the same meaning as the *Building Products (Safety) Act 2017*, Part 4.

Building Product Rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

7 Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, referred to in the Act, section 3.15.

No.

8 Road widening and road realignment

Whether the land is affected by road widening or road realignment under–

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

No.

9 Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

No.

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

No.

(3) In this clause –

Flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

Probable maximum flood has the same meaning as in the Floodplain Development Manual.

10 Council and other public authority policies on hazard risk restrictions

(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulphate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

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

(2) In this section–

Adopted Policy means a policy adopted–

- (a) by the council, or
- (b) by any other public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11 Bush fire prone land

(1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.

(2) If none of the land is bush fire prone land, a statement to that effect.

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

12 Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

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

13 Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No.

14 Paper subdivision information

(1) The name of a development plan adopted by a relevant authority that–

- (a) applies to the land, or
- (b) is proposed to be subject to a ballot.

(2) The date of a subdivision order that applies to the land.

- (3) Words and expressions used in this section have the same meaning as they have in this Regulation, Part 10 and the Act, Schedule 7.

Not applicable.

15 Property vegetation plans

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

No. Council is not aware of a property vegetation plan under the *Native Vegetation Act 2003* relating to the land.

16 Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*, Part 5, a statement to that effect, but only if council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

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

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

17 Biodiversity certified land

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

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

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

18 Orders under Trees (Disputes Between Neighbours) Act 2006

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

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

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

Not applicable to the Goulburn Mulwaree Local Government Area.

20 Western Sydney Aerotropolis

Not applicable to the Goulburn Mulwaree Local Government Area.

21 Development consent conditions for seniors housing

If the *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, and conditions of a development consent granted after 11 October 2007 in relation to land that are of the kind set out in that Policy, section 88(2).

No.

22 Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate under the *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate–

- (a) The period for which the certificate is current, and
- (b) That a copy may be obtained from the Department.

No. Council is not aware of any current site compatibility certificate (affordable rental housing) in respect of proposed development on the land.

(2) If the *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that area kind referred to in that Policy, section 21(1) or 40(1).

No terms referred to in section 21(1) or 40(1) of the *State Environmental Planning Policy (Housing) 2021* have been imposed as conditions of consent to a development application in respect of the land.

(3) Any conditions of a development consent in relation to land that are a kind referred to in the *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1).

No terms referred to in clause 17(1) or 38(1) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* have been imposed as conditions of consent to a development application in respect of the land.

(4) In this section–
Former Site Compatibility Certificate means a site compatibility certificate issued under the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

Additional Matters

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

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

No. The land is not significantly contaminated as at the date this certificate is issued.

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

No. The land is not subject to a management order as at the date this certificate is issued.

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

No. The land is not the subject of an approved voluntary management proposal as at the date this certificate is issued.

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

No. The land is not subject to an ongoing maintenance order as at the date this certificate is issued.

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

No. The land is not the subject of a site audit statement as at the date this certificate is issued.

Legislation referred to in this certificate can be found at www.legislation.nsw.gov.au.



Date of Certificate
20 January 2023

for **Aaron Johansson**
Chief Executive Officer
Goulburn Mulwaree Council

Notice to Prospective Purchasers/Residents

1. Urban Land and Rural land in the Goulburn Mulwaree Local Government Area

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

Goulburn Mulwaree Council supports the right of persons carrying out legitimate non-residential land use activities on urban land. Furthermore, Council supports the rights of persons to carry out legitimate rural and agricultural uses and practices on rural land.

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

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

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

Urban activities

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

Rural activities

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

Prospective purchasers are encouraged to attend locations of interest during different times of the day to determine the suitability of land for their intended use.

In addition to the above, Council suggests an awareness of rural land management responsibilities, in particular weeds management that accompany ownership.

2. Unauthorised Development

2.1 Background

The need for obtaining approval/consent is an important step in the development process as it ensures that a number of important assessments are carried out prior to the commencement of works. These assessments and their subsequent approvals provide a variety of safeguards for the landowner and the wider community, and therefore ensure the safety of any building/land user and the protection of the environment. Obtaining consent also serves to ensure that third party protections such as insurance remain valid.

In accordance with the *Environmental Planning & Assessment Act 1979*, the term 'development' can be applied to most works, including but not limited to:

- use of land;
- subdivision of land;
- the erection of a building;
- the carrying out of work; and
- the demolition of a building or work.

The following information is provided as a courtesy and is general in nature. It is not to be construed as either town planning or legal advice. It is therefore important that you seek your own professional advice in relation to your rights and obligations in respect of any matters that this advice may raise.

2.2 Common Misconceptions

“Weekenders”

The term “weekender” (i.e. the temporary use of a dwelling for short term accommodation) is not a defined land use within NSW and therefore is not an approved land use under the *Goulburn Mulwaree Local Environmental Plan (GM LEP) 2009*. Therefore, a “weekender” is not considered to be a legitimate building or land use classification. A building is either considered to be a non-habitable structure (i.e. a shed) or a habitable dwelling. Any use of a structure as a dwelling (regardless of frequency of use) is considered to be a dwelling and requires all relevant approvals.

“Weekenders” are sometimes the result of the unauthorised conversion of existing buildings, such as farm sheds, into a building intended for habitation. In circumstances where a building is intended for the purpose of human habitation (for example sleeping, living, meal preparation, ablutions, etc.), the building is classified as a dwelling and must be assessed as a Class 1 structure in accordance with the *Building Code of Australia*. These are the same standards that a dwelling house is constructed to meet.

Furthermore, *any* form of habitation requires the land to contain a dwelling entitlement (as some lots in rural areas are below the minimum lot size for a dwelling under GMLEP 2009 and do not have a historical entitlement to a dwelling). Council cannot grant approval to a Development Application for a dwelling on land that does not possess such an entitlement. It is particularly important in rural areas to ensure that a lot does enjoy a dwelling entitlement – see Council’s website for a dwelling entitlement enquiry form.

Conversion of Sheds to “Granny Flats”

As with “weekenders”, a “granny flat” is not a defined land use under the GM LEP. The closest land use definition is a secondary dwelling, which requires development consent. Secondary dwellings must be assessed as a Class 1 structure in accordance with the *Building Code of Australia* to ensure the safety, health and amenity of any occupant that may use the structure.

Farm Buildings/Rural Sheds

Provisions exist under the *State Environmental Planning Policy (Exempt & Complying Development Codes) 2008* for some structures to be erected on rural lands without the need for consent. Notwithstanding this, any structure erected under this instrument must meet strict development standards to ensure that minimum environmental and safety requirements can be met. These provisions may be available on land zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry or RU6 Transition.

Importantly this type of development can only proceed where it is ancillary to an agricultural use on the same land holding. "Agriculture" is specifically defined under the GM LEP, and for an activity to be classified as "agriculture", the activity conducted on the land must be a form of *commercial activity* related to aquaculture, extensive agriculture, intensive livestock agriculture or extensive plant agriculture.

Landowners and prospective purchasers are advised that a significant area of the Goulburn Mulwaree Council Local Government Area is located within the Sydney Drinking Water Catchment. As a result, much of the rural area is zoned as "conservation" – i.e. C2 Environmental Conservation, C3 Environmental Management and C4 Environmental Living and therefore prohibits many land uses, such as rural sheds, from being constructed or undertaken without having an appropriate consent in place.

Clearing of Vegetation

Much of the Goulburn Mulwaree Council Local Government Area contains threatened species and various *Endangered Ecological Communities* (EEC's) and *Critically Endangered Ecological Communities* (CEEC's), including but not limited to Grassy Box Woodland, Tallong Midge Orchid, Glossy Black Cockatoo habitat and Koala habitat.

A raft of legislation and plans exist to preserve native vegetation, including but not limited to the *Biodiversity Conservation Act 2016*, *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*, *State Environmental Planning Policy (Koala Habitat Protection) 2020* and the *Goulburn Mulwaree Development Control Plan 2009*.

It is recommended that professional guidance be sought prior to undertaking any vegetation removal, including destruction of grasslands or when carrying out bushfire protection measures, as thresholds apply and approvals may be required.

Earthworks & Road Construction

Earthworks are defined within the GM LEP as the excavation or filling of land. Some forms of earthworks can be undertaken without consent under the *State Environmental Planning Policy (Exempt & Complying Development Codes) 2008*, however thresholds apply and a number of environmental considerations must be demonstrated.

If not considered or planned appropriately, earthworks can adversely affect neighbours by disrupting or intensifying natural water flow paths, and can cause significant environmental harm by destabilising the structure of the topsoil leading to erosion and soil degradation.

As with earthworks, some roads (both public and private) can be constructed without consent, however, some environmental zones require consent to be obtained first. In addition to drainage considerations, the design and construction of a road must also take into account matters such as the impact upon vegetation, especially if clearing is required, as this may trigger the need for obtaining consent.

Additional considerations apply to the management of sites subject to earthworks or road construction given the presence of the Goulburn Mulwaree Local Government Area in the Sydney Drinking Water Catchment, particularly in relation to erosion and sediment control. Further information can be obtained from either Council or Water NSW.

Enclosure of Existing Carports and Verandahs

Carports and verandahs are often enclosed to provide additional living or storage space via cost effective means. Consent is often required prior to carrying out such works, as consideration needs to be given to a variety of matters. These include an assessment of the structural integrity of the existing structure, as well as ensuring other habitable areas are not adversely impacted, such as living spaces not losing access to light and ventilation. These assessments ensure that following any works the occupants of the building will remain safe, and that the building will continue to function as intended.

2.3 Summary

Council understands that the purchase of land and property is a significant investment, and often the single biggest financial commitment made by many, therefore, it is recommended by Council that you carry out thorough due diligence research prior to committing to a purchase and ensure that:

ADDITIONAL INFORMATION THAT DOES NOT FORM PART OF THE CERTIFICATE

- The improvements to the land that you are purchasing are authorised/approved.
- Any improvements that you wish to make to the land or any existing buildings, including any new works or alterations, are permissible.

In instances where Council is notified of the presence of unauthorised development, Council has a duty of care to the community and potential property buyers to ensure that the appropriate compliance pathway is actioned. In other words, properties that are found to contain illegal/unlawful development on the land will be subject to compliance and enforcement action. This may result in the need to remove any work and any associated infrastructure, the need to restore or rehabilitate land, issuing of Penalty Infringement Notices, or even prosecution. The responsibility for ensuring the relevant approvals are in place is with the current property owner (i.e. responsibility goes with the land when transferred to a new owner).

No responsibility will be taken for purchases made because of advertising content or false/misleading sales pitches, these matters should be addressed with the relevant government licencing agency i.e. NSW Office of Fair Trading.

If in doubt, ask!

Further information can be obtained by contacting Council on 02 4823 4444 or email council@goulburn.nsw.gov.au.

APPENDIX F

Unexpected Finds Protocol


UNEXPECTED FINDS PROTOCOL

ITEM	REQUIREMENTS		
DEFINITION	An unexpected find may be identified as a result of site activity, for example through earthworks and movement of plant on site including preparatory site works.		
SITE SUPERVISOR	<p>On being notified of an Unexpected Find, the Principal Contractor must:</p> <ul style="list-style-type: none"> • Stop work & notify the site manager/HSE coordinator as soon as practically possible. • Ensure the find is not further disturbed. • Ensure all personnel are removed from the area with the exception of personnel required to isolate or make safe the area. • Establish an “unexpected find” isolation zone as required to prevent or minimise exposure risks for site personnel, members of the public, fauna or flora. Note: Persons are not to expose themselves to further risk whilst establishing isolation zone. • Assess the requirement to evacuate areas or the entire site. • Co-ordinate site or area evacuation as assessed. Note: It is preferable to evacuate the whole site if there is any doubt as to the safety of personnel or the environment. • As soon as the safety of personnel, environment & the site is secured the Site Manager/Supervisor should notify their relevant HSE Manager, Project Manager & Construction Manager. • As soon as practically possible record the events associated with the unexpected find. 		
PROJECT MANAGER	<p>The Project Manager and/or HSE Manager in consultation with the relevant General Manager notify regulatory authorities as required.</p> <p>Establish a risk based process for managing clearance of the unexpected find & establishing incident investigation.</p> <p>The Project Manager or HSE Manager must also ensure that the find is reported to the Principal.</p> <p>This may be by verbal communication.</p>		
UNEXPLODED ORDNANCE	<ul style="list-style-type: none"> • Do not touch or disturb. • Contact Police immediately. 		
UNEXPECTED SERVICES (LIVE OR DISUSED)	<ul style="list-style-type: none"> • This may include power, gas or fuel. • Do not touch or further disturb. • The area must be immediately designated a non-smoking and “no naked flames” area. • All nearby machinery should be turned off. • Contact relevant governing authority. • Contact appropriate trade supervisor. 		
ASBESTOS	<p>Products made from asbestos cement not only include fibro sheeting (flat and corrugated), but items such as water, drainage and flue pipes, roofing shingles and gutters.</p> <ul style="list-style-type: none"> • Do not touch or further disturb. • Isolate area (10 metre isolation zone required for asbestos). • Contact hygienist. • Implement hygienist’s recommendations. • If persons have been exposed arrange medical advice/consultation i.e. possible asbestos fibre exposure will require lung function test & chest x-ray. Note: This applies more specifically to friable type asbestos rather than non friable asbestos containing material however if any doubt exists treat as friable. • Obtain clearance from hygienist prior to re-entering area. 		
	<table border="1" style="width: 100%;"> <tr> <td data-bbox="368 1872 935 2031"> Non-Friable Asbestos Over 97% of the products in Australia were non-friable material in which the Asbestos fibres were bonded by cement, vinyl, resin or other similar material. </td> <td data-bbox="935 1872 1498 2031"> Friable Asbestos The hazardous friable asbestos is material which can be crumbled, pulverised, or reduced to powder by hand pressure. This may also include previously non-friable material which becomes broken or damaged by mechanical force. </td> </tr> </table>	Non-Friable Asbestos Over 97% of the products in Australia were non-friable material in which the Asbestos fibres were bonded by cement, vinyl, resin or other similar material.	Friable Asbestos The hazardous friable asbestos is material which can be crumbled, pulverised, or reduced to powder by hand pressure. This may also include previously non-friable material which becomes broken or damaged by mechanical force.
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ITEM	REQUIREMENTS
OTHER CONTAMINANTS OF CONCERN	<p>The possibility exists for additional contamination other than those previously identified to be present within the site. Ground conditions between sampling points may vary, and further hazards may arise from unexpected sources and/or in unexpected locations. The nature of any additional contamination which may be present at the site are generally detectable through visual or olfactory means, for example:</p> <ul style="list-style-type: none"> • Drums or underground storage tanks; • Chemical bottles; and • Odorous or stained soils. <p>As a precautionary measure to ensure the protection of the site personnel and surrounding community, should any of the abovementioned substances be identified (or any other contamination), the following procedure should be undertaken:</p> <ul style="list-style-type: none"> • Cease work. • Isolate area around the unexpected find. • Client to be contacted and environmental consultant to inspect unexpected find. • Environmental consultant to undertake detailed inspection including sampling and analysis. • Where substance is assessed as presenting an unacceptable risk to human health; remediation and validation to be undertaken. • Exclusion zone and environmental controls to be removed. • Continue work. <p>Should any unexpected finds require remediation and validation, the works will be conducted in general accordance with relevant NSW EPA guidance, and with appropriate measures based on the nature of the unexpected find.</p> <p>The sampling strategy for each 'unexpected finds' shall be determined by a suitably qualified environmental consultant, in accordance with NSW EPA sampling guidelines.</p>
HUMAN REMAINS	<ul style="list-style-type: none"> • Do not touch or disturb. • Contact Police immediately. • Please note that aboriginal burial objects (such as bark coffins) are defined by legislation as human remains.
HERITAGE ITEMS	<ul style="list-style-type: none"> • Do not touch or disturb. • Contact Heritage Office or relevant State or Local Government Authority.
OBJECTS OF POSSIBLE CULTURAL SIGNIFICANCE	<ul style="list-style-type: none"> • Do not touch or disturb. • Contact Department of Indigenous Affairs or relevant State or Local Government Authority.
UNEXPECTED FIND PROCESS	<pre> graph TD A[Unexpected Find Discovered] --> B[Person Uncovering Find 1. Stop work 2. Consider personnel safety etc 3. Notify Site Supervisor/ Manager location] B --> C[Site Supervisor/Manager • Establish Unexpected Find isolation zone as required • Notify Project Manager/ Construction Manager and HSE Managers] C --> D[Project Manager/Construction Manager • In consultation with State General Manager/HSE Manager notify relevant authority (where required) • Complete Incident Register in site diary • Develop, document and implement process to clear find] </pre>

APPENDIX G

Important Information about your Environmental Site Assessment Explanatory Notes



GeoEnviro Consultancy Pty Ltd

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IMPORTANT INFORMATION REGARDING YOUR ENVIRONMENTAL SITE ASSESSMENT

This Environmental Assessment Report was performed in general conformance with our understanding of the guidelines by the Australian and New Zealand Conservation Council (ANZECC), the Office of Environment and Heritage (OEH) and the National Environmental Protection (Assessment of Site Contamination) Measure 1999 (amended 2013).

These accompanying notes have been prepared by GeoEnviro Consultancy Pty Ltd, using guidelines prepared by ASFE; The Association of Engineering Firms Practising in the Geosciences. The notes are offered as an aid in the interpretation of your environmental site assessment report.

REASONS FOR AN ENVIRONMENTAL SITE ASSESSMENT

Environmental site assessments are typically, though not exclusively, performed in the following circumstances:

- As a pre- acquisition assessment on behalf of either a purchaser or a vendor, when a property is to be sold
- As a pre-development assessment, when a property or area of land is to be redeveloped, or the land use has change, eg from a factory to a residential subdivision
- As a pre-development assessment of greenfield sites, to establish baseline conditions and assess environmental, geological and hydrological constraints to the development of, eg, a landfill
- As an audit of the environmental effects of previous and present site usage

Each circumstance requires a specific approach to the assessment of soil and groundwater contamination. In all cases the objective is to identify and if possible, quantify the risks which unrecognised contamination poses to the ongoing or proposed activity. Such risk may be both financial (clean-up costs or limitations in site use) and physical (health risks to site users or the public).

ENVIRONMENTAL SITE ASSESSMENT LIMITATIONS

Although information provided by an environmental site assessment can reduce exposure to the risk of the presence of contamination, no environmental site assessment can eliminate the risk. Even a rigorous professional assessment may not detect all contamination within a site. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas which did not show signs of contamination when sampled. Contaminant analysis cannot possibly cover every type of contaminant which may occur, only the most likely contaminants are screened.



AN ENVIRONMENTAL SITE ASSESSMENT REPORT IS BASED ON A UNIQUE SET OF PROJECT SPECIFIC FACTORS

Your environmental assessment report should not be used;

- When the nature of the proposed development is changed, eg, if a residential development is proposed, rather than a commercial development
- When the size or configuration of the proposed development is altered, eg, if a basement is added
- When the location or orientation of the proposed structure is modified
- When there is a change of land ownership, or
- For application to an adjacent site

In order to avoid costly problems, you should ask your consultant to assess any changes in the project since the assessment and the implications, if any, to recommendations made in the assessment.

ENVIRONMENTAL SITE ASSESSMENT FINDINGS ARE PROFESSIONAL ESTIMATES

Site assessment identifies actual sub-surface conditions only at those points where samples are taken, when they are taken. Data obtained from the sampling and subsequent laboratory analyses are interpreted by geologists, engineers or scientist and opinions are drawn about the overall subsurface conditions, the nature and extent of contamination, the likely impact on any proposed development and appropriate remediation measures. Actual conditions may differ from those inferred, because no professional, no matter how qualified and no sub-surface exploration program, no matter how comprehensive, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than an assessment indicates. Actual conditions in areas not sampled may differ from predictions. Nothing can be done to prevent the unanticipated, however, steps can be taken to help minimise the impact. For this reason, site owner should retain the services of their consultants throughout the development stage of the project in order to identify variances, conduct additional tests which may be necessary and to recommend solutions to problems encountered on site.

Soil and groundwater contamination is a field in which legislation and interpretation of legislation by government departments is changing rapidly. Whilst every attempt is made by GeoEnviro Consultancy Pty Ltd to be familiar with current policy, our interpretation of the investigation findings should not be taken to be that of the relevant authority. When approval from a statutory authority is required for a project, that approval should be directly sought.

STABILITY OF SUB-SURFACE CONDITIONS

Sub-surface conditions can change by natural processes and site activities. As an environmental site assessment is based on conditions existing at the time of the investigation, project decisions should not be based on environmental site assessment data which may have been affected by time. The consultant should be requested to advise if additional tests are required.



ENVIRONMENTAL SITE ASSESSMENTS ARE PERFORMED FOR SPECIFIC PURPOSES AND CLIENTS

Environmental site assessments are prepared in response to a specific scope of work required to meet the specific needs or specific individuals. An assessment prepared for a consulting civil engineer may not be adequate to a construction contractor or another civil engineer.

An assessment should not be used by other persons for any purpose, or by the client for a different purposes. No individual, other than the client, should apply an assessment, even for its intended purposes, without first conferring with the consultant. No person should apply an assessment for any purposes other than that originally contemplated, without first conferring with the consultant.

MISINTERPRETATION OF ENVIRONMENTAL SITE ASSESSMENTS

Costly problems can occur when design professionals develop plans based on misinterpretation of an environmental site assessment. In order to minimise problems, the environmental consultant should be retained to work with appropriate design professionals, to explain relevant findings and to review the adequacy of plans and specifications relative to contamination issues.

LOGS SHOULD NOT BE SEPARATED FORM THE REPORT

Borehole and test pit logs are prepared by environmental scientists, engineers or geologist, based upon interpretation of field conditions and laboratory evaluation of field samples. Field logs normally provided in our reports and these should not be redrawn for inclusion in site remediation or other design drawings, as subtle but significant drafting errors or omissions may occur in the transfer process. Photographic reproduction can eliminate this problem, however, contractors can still misinterpret the logs during bid preparation if separated from the test of the assessment. Should this occur, delays and disputes , or unanticipated costs may result.

To reduce the likelihood of boreholes and test pit logs misinterpretation, the complete assessment should be available to persons or organisations involved in the project, such as contractors, for their use. Denial of such access and disclaiming responsibility for the accuracy of sub-surface information does not insulate an owner from the attendant liability. It is critical that the site owner provides all available site information to persons and organisations, such as contractors.

READ RESPONSIBILITY CLAUSES CLOSELY

An environmental site assessment is based extensively on judgement and opinion, therefore, it is necessarily less exact than other disciplines. This situation has resulted in wholly unwarranted claim being lodged against consultants. In order to aid in prevention of this problem, model clauses have been developed for use in written transmittals. These are definitive clauses, designed to indicate consultant responsibility. Their use helps all parties involved recognise individual responsibilities and formulate appropriate action. Some of these definitive clauses are likely to appear in the environmental site assessment and you are encouraged to read them closely. Your consultant will be happy to give full and frank answers to any questions you may have.



EXPLANATORY NOTES

Introduction

These notes have been provided to amplify the geotechnical report with regard to investigation procedures, classification methods and certain matters relating to the Discussion and Comments sections. Not all notes are necessarily relevant to all reports.

Geotechnical reports are based on information gained from finite sub-surface probing, excavation, boring, sampling or other means of investigation, supplemented by experience and knowledge of local geology. For this reason they must be regarded as interpretative rather than factual documents, limited to some extent by the scope of information on which they rely.

Description and Classification Methods

The methods the description and classification of soils and rocks used in this report are based on Australian standard 1726, the SSA Site investigation Code, in general descriptions cover the following properties - strength or density, colour, structure, soil or rock type and inclusions. Identification and classification of soil and rock involves to a large extent, judgement within the acceptable level commonly adopted by current geotechnical practices.

Soil types are described according to the predominating particle size, qualified by the grading or other particles present (eg sandy clay) on the following bases:

Table with 2 columns: Soil Classification, Particle Size. Rows include Clay, Silt, Sand, Gravel with corresponding particle size ranges.

Table with 2 columns: Soil Classification, Particle size. Rows include Clay, Silt, Sand, Gravel with corresponding particle size ranges.

Cohesive soils are classified on the basis of strength, either by laboratory testing or engineering examination. The strength terms are defined as follows:

Table with 2 columns: Classification, Undrained Shear Strength kPa. Rows include Very Soft, Soft, Firm, Stiff, Very Stiff, Hard with corresponding strength values.

Non-cohesive soils are classified on the basis of relative density, generally from the results of standard penetration tests (SPT) or Dutch cone penetrometer test (CPT), as below:

Table with 3 columns: Relative Dense, SPT 'N' Value (blows/300mm), CPT Cone Value (qc-Mpa). Rows include Very Loose, Loose, Medium Dense, Dense, Very Dense with corresponding values.

Rock types are classified by their geological names, together with descriptive terms on degrees of weathering strength, defects and other minor components. Where relevant, further information

regarding rock classification, is given on the following sheet.

Sampling

Sampling is carried out during drilling to allow engineering examination (and laboratory testing where required) of the soil or rock.

Disturbed samples taken during drilling provided information on plasticity, grained size, colour, type, moisture content, inclusions and depending upon the degree of disturbance, some information on strength and structure.

Undisturbed samples are taken by pushing a thin walled sample tube (normally know as U50) into the soil and withdrawing a sample of the soil in a relatively undisturbed state. Such Samples yield information on structure and strength and are necessary for laboratory determination of shear strength and compressibility. Undisturbed sampling is generally effective only in cohesive soils. Details of the type and method of sampling are given in the report.

Field Investigation Methods

The following is a brief summary of investigation methods currently carried out by this company and comments on their use and application.

Hand Auger Drilling

The borehole is advanced by manually operated equipment. The diameter of the borehole ranges from 50mm to 100mm. Penetration depth of hand augered boreholes may be limited by premature refusal on a variety of materials, such as hard clay, gravels or ironstone.

Test Pits

These are excavated with a tractor-mounted backhoe or a tracked excavator, allowing close examination of the insitu soils if it is safe to descend into the pit. The depth of penetration is limited to about 3.0m for a backhoe and up to 6.0m for an excavator. A potential disadvantage is the disturbance caused by the excavation.

Care must be taken if construction is to be carried out near, or within the test pit locations, to either adequately recompact the backfill during construction, or to design the structure or accommodate the poorly compacted backfill.

Large Diameter Auger (eg Pengo)

The hole is advanced by a rotating plate or short spiral auger generally 300mm or larger in diameter. The cuttings are returned to the surface at intervals (generally of not more than 05m) and are disturbed, but usually unchanged in moisture content. Identification of soil strata is generally much more reliable than with continuous spiral flight augers and is usually supplemented by occasional undisturbed tube sampling.

Continuous Spiral Flight Augers

The hole is advanced by using 90mm - 115mm diameter continuous spiral flight augers, which are withdrawn at intervals to allow sampling or insitu testing. This is a relatively economical means of drilling in clays and in sands above the water table. Samples are returned to the surface, or may be collected after withdrawal of the augers flights, but they are very disturbed and may be highly mixed with soil of other stratum.

Information from the drilling (as distinct from specific sampling by SPT or undisturbed samples) is of relatively low reliability due to remoulding, mixing or softening of samples by ground water, resulting in uncertainties of the original sample depth.



Continuous Spiral Flight Augers (continued)

The spiral augers are usually advanced by using a V - bit through the soil profile refusal, followed by Tungsten Carbide (TC) bit, to penetrate into bedrock. The quality and continuity of the bedrock may be assessed by examination of the recovered rock fragments and through observation of the drilling penetration resistance.

Non - core Rotary Drilling (Wash Boring)

The hole is advanced by a rotary bit, with water being pumped down the drill rod and returned up the annulus, carrying the cuttings, together with some information from the "feel" and rate of penetration.

Rotary Mud Stabilised Drilling

This is similar to rotary drilling, but uses drilling mud as a circulating fluid, which may consist of a range of products, from bentonite to polymers such as Revert or Biogel. The mud tends to mask the cuttings and reliable identification is again only possible from separate intact sampling (eg SPT and U_{50} samples).

Continuous Core Drilling

A continuous core sample is obtained using a diamond tipped core barrel. Providing full core recovery is achieved (which is not always possible in very weak rock and granular soils) this technique provides a very reliable (but relatively expensive) method of investigation. In rocks an NMLC triple tube core barrel which gives a core of about 50mm diameter, is usually used with water flush.

Portable Proline Drilling

This is manually operated equipment and is only used in sites which require bedrock core sampling and there is restricted site access to truck mounted drill rigs. The boreholes are usually advanced initially using a tricone roller bit and water circulation to penetrate the upper soil profile. In some instances a hand auger may be used to penetrate the soil profile. Subsequent drilling into bedrock involves the use of NMLC triple tube equipment, using water as a lubricant.

Standard Penetration Tests

Standard penetration tests are used mainly in non-cohesive soils, but occasionally also in cohesive soils, as a means of determining density or strength and of obtaining a relatively undisturbed sample. The test procedure is described in Australian Standard 1289 "Methods of testing Soils for Engineering Purpose"- Test F31.

The test is carried out in a borehole by driving a 50mm diameter split sample tube under the impact of a 63Kg hammer with a free fall of 769mm. It is normal for the tube to be driven in three successive 150mm increments and the "N" value is taken as the number of blows for the last 300mm. In dense sands, very hard clays or weak rocks, the full 450mm penetration may not be practicable and the test is discontinued.

The test results are reported in the following form:

- In a case where full penetration is obtained with successive blows counts for each 150mm of, say 4, 6, and 7 blows.

$$\begin{array}{l} \text{as 4, 6, 7} \\ \text{N} = 13 \end{array}$$

- In a case where the test is discontinued short of full penetration, say after 15 blows for the first 150mm and 30 blows for the next 40mm.

$$\text{as 15,30/40mm}$$

The results of the tests can be related empirically to the engineering properties of the soil. Occasionally the test

methods is used to obtain samples in 50mm diameter thin walled samples tubes in clays. In these circumstances, the best results are shown on the bore logs in brackets.

Dynamic Cone Penetration Test

A modification to the SPT test is where the same driving system is used with a solid 60° tipped steel cone of the same diameter as the SPT hollow sampler. The cone can be continuously driven into the borehole and is normally used in areas with thick layers of soft clays or loose sand. The results of this test are shown as 'N_c' on the bore logs, together with the number of blows per 150mm penetration.

Cone Penetrometer Testing and Interpretation

Cone penetrometer testing (sometimes referred to as Dutch Cone-CPT) described in this report, has been carried out using an electrical friction cone penetrometer and the test is described in Australian Standard 1289 test F5.1.

In the test, a 35mm diameter rod with cone tipped end is pushed continuously into the soil, the reaction being provided by a specially designed truck or rig, which is fitted with a hydraulic ram system. Measurements are made of the end bearing resistance on the cone and the friction resistance on a separate 130mm long sleeve, immediately behind the cone. Transducer in the tip of the assembly are connected by electrical wires passing through the centre of the push rods to an amplifier and recorder unit mounted on the control truck.

As penetration occurs (at a rate of approximately 20mm per second) the information is output on continuous chart recorders. The plotted results in this report have been traced from the original records. The information provided on the charts comprises:

- Cone resistance - the actual end bearing force divided by the cross sectional area of the cone, expressed in Mpa.
- Sleeve friction - the frictional force on the sleeve divided by the surface area, expressed in kPa.
- Friction ratio - the ratio of sleeve friction to cone resistance, expressed in percentage.

There are two scales available for measurement of cone resistance. The lower "A" scale (0-5Mpa) is used in very soft soils where increased sensitivity is required and is shown in the graphs as a dotted line. The main "B" scale (0-50Mpa) is less sensitive and is shown as a full line.

The ratios of the sleeve resistance to cone resistance will vary with the type of soil encountered, with higher relative frictions in clays than in sands. Friction ratios of 1% to 2% are commonly encountered in sands and very soft clays, rising to 4% to 10% in stiff clays.

In sands, the relationship between cone resistance and SPT value is commonly in the range:

$$q_c \text{ (Mpa)} = (0.4 \text{ to } 0.6) N \text{ (blows per 300mm)}$$

In clays the relationship between undrained shear strength and cone resistance is commonly in the range:

$$q_c = (12 \text{ to } 18) C_u$$

Interpretation of CPT values can also be made to allow estimate of modulus or compressibility values to allow calculation of foundation settlements. Inferred stratification, as shown on the attached report, is assessed from the cone and friction traces, from experience and information from nearby boreholes etc.



Cone Penetrometer Testing and Interpretation continued

This information is presented for general guidance, but must be regarded as being to some extent interpretive. The test method provides a continuous profile of engineering properties and where precise information or soil classification is required, direct drilling and sampling may be preferable.

Portable Dynamic Cone Penetrometer (AS1289)

Portable dynamic cone penetrometer tests are carried out by driving a rod in to the ground with a falling weight hammer and measuring the blows per successive 100mm increments of penetration.

There are two similar tests, Cone Penetrometer (commonly known as Scala Penetrometer) and the Perth Sand Penetrometer. Scala Penetrometer is commonly adopted by this company and consists of a 16mm rod with a 20mm diameter cone end, driven with a 9kg hammer, dropping 510mm (AS 1289 Test F3.2).

Laboratory Testing

Laboratory testing is carried out in accordance with Australian Standard 1289 "Methods of Testing Soil for Engineering Purposes". Details of the test procedures are given on the individual report forms.

Engineering Logs

The engineering logs presented herein are an engineering and/or geological interpretation of the sub-surface conditions and their reliability will depend to some extent on frequency of sampling and the method of drilling. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, however, this is not always practicable or possible to justify economically. As it is, the boreholes represent only a small sample of the total sub-surface profile. Interpretation of the information and its application to design and construction should take into account the spacing of boreholes, frequency of sampling and the possibility of other than "straight line" variations between the boreholes.

Ground water

Where ground water levels are measured in boreholes, there are several potential problems:

- In low permeability soils, ground water although present, may enter the hole slowly, or perhaps not at all, during the investigation period.
- A localised perched water table may lead to a erroneous indication of the true water table.
- Water table levels will vary from time to time, due to the seasons or recent weather changes. They may not be the same at the time of construction as indicated in the report.
- The use of water or mud as a drilling fluid will mask any ground water inflow. Water has to be blown out of the hole and drilling mud must be washed out of the hole if any water observations are to be made.

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

Engineering Reports

Engineering reports are prepared by qualified personnel and are based on the information obtained and on current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal is changed, say to a twenty storey building. If this occurs, the company will be pleased to review the report and sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of sub-surface conditions, discussions of geotechnical aspects and recommendations or suggestions for design and construction. However, the company cannot always anticipate or assume responsibility for:

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

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

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, the company request immediate notification. Most problems are much more readily resolved when conditions are exposed than at some later stage, well after the event.

Reproduction of Information for Contractual Purposes

Attention is drawn to the document "Guidelines for the Provision of Geotechnical Information trader Documents", published by the Institute of Engineers Australia. Where information obtained for this investigation is provided for tender 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. The Company would be pleased to assist in this regard and/or make additional copies of the report available for contract purpose, at a nominal charge.

Site Inspection

























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

Review of Design

Where major civil or structural developments are proposed, or where only a limited investigation has been completed, or where the geotechnical conditions are complex, it is prudent to have the design reviewed by a Senior Geotechnical Engineer.



Graphic Symbols For Soil and Rock

SOIL		ROCK	
	Fill		Shale
	Topsoil		Sandstone
	Gravel (GW , GP)		Siltstone, Mudstone, Claystone
	Sand (SP, SW)		Granite, Gabbro
	Silt (ML, MH)		Dolerite, Diorite
	Clay (CL, CH)		Basalt, Andesite
	Clayey Gravel (GC)		Other Materials
	Silty Sand (SM)		Concrete
	Clayey Sand (SC)		Bitumen, Asphaltic Concrete, Coal
	Sandy Silt (ML)		Ironstone Gravel
	Gravelly Clay (CL, CH)		Organic Material
	Silty Clay (CL, CH)		
	Sandy Clay (CL, CH)		
	Peat or Organic Soil		