

## LAND AND HOUSING CORPORATION



# Preliminary Site Investigation

36 Howard Boulevard, Goulburn NSW

# Document Control

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## Executive Summary

EI Australia (EI) was engaged by Land and Housing Corporation to conduct a preliminary investigation of 36 Howard Boulevard, Goulburn NSW ('the site').

The site is located within the local government area (LGA) of Goulburn Mulwaree Council, is identified as Lot 164 in Deposited Plan (DP) 250803, and covers approximately 3,193 m<sup>2</sup>.

The site is grassed open space with a public pathway along the eastern and southern boundaries.

EI understand that this PSI report is required for the purpose of a planning proposal to rezone the site from 'RE1' to 'R1 residential'.

### **Main Objective**

The main objective of this assessment is to evaluate the potential for site contamination on the basis of historical land uses, anecdotal and documentary evidence of possible pollutant sources and to provide a conclusion regarding the suitability of the site for the proposed use. Recommendations would be made for further investigation, should the potential for contamination be confirmed.

### **Scope of Work**

In order to achieve the above objective, a desktop review of historical imagery and documentation was conducted, followed by preparation of a conceptual site model and interpretation of the collected data, in order to make a conclusive statement regarding contamination at the site.

### **Key Findings**

The key findings of this PSI were as follows:

- The site consisted of a vacant block of grassed land, utilised for recreational purposes (i.e. a park), and has been utilised this way since at least the 1970s.
- The local surroundings consist of low density residential properties, with Wollondilly River located approximately 370m to the south. The former Goulburn Tannery is located further to the south.
- The site was free of statutory notices and licencing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. No part of the property was included on the *List of NSW Contaminated Sites Notified to the EPA*.
- The site walkover revealed no obvious sources of contamination, with the entirety of the site being used for recreational purposes. A public concrete pathway ran along the eastern boundary of the site. Some natural soils and granite bedrock were exposed and accessible throughout the site. Historical aerial and street imagery revealed a children's playground was present on the site for at least a few years in the early 2000s, and was demolished by 2009.
- The sub-surface conditions are expected to comprised of a minimal layer of filling (≤0.5m thickness), overlying natural Aeolian deposits, dominated by sand, silt and clay, followed by granite bedrock at depth. The potential for ASSs to be present was considered to be low.
- A major cut and fill operation was unlikely to have occurred on the property.

- The inferred groundwater flow direction was in a south easterly direction, concurrent with the local topography and concurrent with the Wollondilly River.
- The CSM established that the site posed a low risk with respect to land contamination, derived from several potential sources. The site has not been disturbed for several decades and is located in a low risk area, and is unlikely to be impacted by significant contamination sources.

### **Conclusions**

Based on the findings of this PSI, and with consideration of EI's *Statement of Limitations (Section 7)*, it is concluded that there was a low potential for contamination to exist on the site. Based on the site history and current site conditions EI consider that further intrusive investigations are not required and consider the site can be rezoned from 'RE1' to 'R1 residential' in accordance with the SEPP (Resilience and Hazards), 2021 under the Environmental Planning & Assessment Act (1979).

# 1. Introduction

## 1.1. Background and Purpose

EI Australia (EI) was engaged by Land and Housing Corporation ('the client') to conduct a preliminary site investigation (PSI) of 36 Howard Boulevard, Goulburn, NSW ('the site').

The site is located within the local government area (LGA) of Goulburn Mulwaree Council (**Figure 1, Appendix A**). It can also be identified as Lot 164 in Deposited Plan (DP) 250803, and covers an area of approximately 3,200m<sup>2</sup> (**Figure 2, Appendix A**).

The site is grassed open space with a public pathway along the eastern and southern boundaries. The land is the northern part of Goulburn, north of the Wollondilly River within an area generally containing single storey residential dwellings.

The purpose of this PSI is to assist with a planning proposal to rezone the site from 'RE1' (recreational) to 'R1 residential'.

## 1.2. Proposed Development

As indicated this is a planning proposal to convert the land use from RE1 (recreational) to R1 (residential) and as such no development plans are available.

## 1.3. Project Objective

The main objective of this assessment is to evaluate the potential for site contamination on the basis of historical land uses, anecdotal and documentary evidence of possible pollutant sources and to provide a conclusion regarding the suitability of the site for the proposed use. Recommendations would be made for further investigation, should the potential for contamination be confirmed.

## 1.4. Scope of Works

In order to achieve the above objective, the following scope of works was completed:

- A review of relevant topographical, geological and soil landscape maps for the site area;
- A search for groundwater bore records within close vicinity (500m radius) of the site;
- A detailed site inspection;
- Review of site history, based on land title records, a set of historical aerial photographs, searches of readily available databases (Ref: Lotsearch, 2024) and property files archived by Goulburn Mulwaree Council;
- Searches of public registers maintained by the NSW Environment Protection Authority (EPA) for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*;
- A search of the *List of NSW Contaminated Sites Notified to the EPA*;
- A search through the NSW Government PFAS investigation program database for information on surrounding site;
- Presentation of a conceptual site model (CSM); and
- Data interpretation and reporting, including review by a certified site contamination specialist (CEnvP (SC Specialist)) under the Environment Institute of Australia & New Zealand (EIANZ).

This PSI report was completed with reference to the EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*. It documents the investigation works, with

discussion of the findings in regards to potential exposure pathways to human health and the environment. It concludes with a statement concerning the potential for contamination to exist on the land.

## 1.5. Regulatory Framework

The following regulatory framework and guidelines were considered during this PSI:

- *Contaminated Land Management Act 1997* (the CLM Act 1997);
- *Environmental Planning and Assessment Act 1979* (the EP&A Act 1979);
- EPA (2017) *Guidelines for the NSW Site Auditor Scheme*;
- EPA (2020) *Consultants Reporting on Contaminated Land*;
- Goulburn Mulwaree Local Environmental Plan (LEP) 2009;
- Goulburn Mulwaree Development Control Plan (DCP) 2009;
- NEPC (2013) *National Environment Protection (Assessment of Site Contamination) Amendment Measure*.
- *Protection of the Environment Operations Act 1997* (the POEO Act 1997); and
- *State Environmental Planning Policy (Resilience and Hazards) (2021)*.



## 2. Site Description

### 2.1. Property Identification, Location and Physical Setting

The site identification details and associated information are presented in **Table 2-1**. The site locality and assessment area are shown in **Figures 1 and 2, Appendix A**.

**Table 2-1 Site Identification**

Attribute	Description
Street Address	36 Howard Boulevard, Goulburn NSW also known as Gibson Park ( <a href="https://maps.six.nsw.gov.au">https://maps.six.nsw.gov.au</a> )
Location	In Goulburn north of the Wollondilly River, bounded by Howard Boulevard to the north, Gibson Street to the west and residential properties to the south and east.
Geographical Coordinates	Northern eastern corner of site (GDA2020-MGA55): <ul style="list-style-type: none"> <li>▪ Easting: 749074.328</li> <li>▪ Northing: 6153193.837</li> </ul> (Source: <a href="http://maps.six.nsw.gov.au">http://maps.six.nsw.gov.au</a> )
Site Area	3,193 m <sup>2</sup>
Lot and DP	Lot 164 of DP250803
State Survey Marks	Five state survey marks are situated within close proximity (<250m) to the site: <ul style="list-style-type: none"> <li>▪ SS51476: Approximately 20m north of the site on the intersection of Gibson Street and Howard Boulevard;</li> <li>▪ SS135114: Approximately 80m east of the site on the intersection of Howard Boulevard and Towrang Avenue;</li> <li>▪ SS70697: Approximately 80m south of the site, at the intersection of Gibson Street and Green Valley Road;</li> <li>▪ SS66616: Approximately 180m west of the site along Endeavour Avenue;</li> <li>▪ SS70698: Approximately 80m west of the site in the cul-de-sac of Endeavour Avenue.</li> </ul> (Source: <a href="http://maps.six.nsw.gov.au">http://maps.six.nsw.gov.au</a> )
LGA	Goulburn Mulwaree Council
Parish	Goulburn
County	Argyle
Current Zoning	RE1: Public Recreation ( <i>Goulburn Mulwaree Local Environmental Plan 2009</i> )

### 2.2. Local Land Use

The site is situated within a residential area. The sensitive receptors within close proximity (<250m) to the site are identified in **Table 2-2**.

**Table 2-2 Local Land Use**

Direction	Land Use Description	Sensitive Receptor (distance from site)
North	Low / high residential properties	Property occupants / visitors (adjacent)

Direction	Land Use Description	Sensitive Receptor (distance from site)
South	Low / high residential properties Wollondilly River further south	Property occupants / visitors (adjacent) Ecological receptor (Wollondilly River)
East	Low / high residential properties	Property occupants / visitors (adjacent)
West	Low / high residential properties	Property occupants / visitors (adjacent)

### 2.3. Regional Setting

Regional topography, geology and soil landscape information is given in **Table 2-3**.

**Table 2-3 Regional Setting**

Attribute	Description
Topography	The site appears to have a slight slope to the south east. Its average elevation is 647m Australia Height Datum (AHD).
Drainage	Site drainage is likely to consist of mostly surface runoff which would flow in a south easterly direction, towards the municipal stormwater pits on Howard Boulevard and possibly the nearby Gundry Street.
Geology	The 1:250,000 scale Geological Series Goulburn Sheet SI/55-12 (Ref. DMR, 2013), indicates the site is underlain by Tumboramboro Granite of the Tumboramboro Suite.
Soil Landscape	The NSW Government Department of Planning, Industry and Environment eSPADE v2.2 website indicates that the site overlies Monastery Hill Soil Landscape (CS-mh). The landscape is formed on teschenite (dolerite) intrusions, with crests and side slopes containing orange coloured soils with acid to alkaline reaction. ( <a href="https://www.environment.nsw.gov.au/eSpade2Webapp/">https://www.environment.nsw.gov.au/eSpade2Webapp/</a> ).
Acid Sulfate Soil (ASS) Risk	A review of the NSW Government Department of Planning, Industry and Environment eSPADE v2.2 website acid sulfate soil (ASS) risk mapping indicates the site itself is not located within or in close proximity to (i.e. <500m) any areas identified as subjected to ASS risk. There was no ASS risk maps presented within the Goulburn Mulwaree Council LEP (2009). Based on this, further ASS investigations were not deemed required.
Nearest Surface Water Feature	Wollondilly River, approximately 350m south of the site.
Groundwater Flow Direction	Inferred to be flowing in a south easterly direction, concurrent with the local topography and concurrent with the Wollondilly River.

### 2.4. Groundwater Bore Records and Local Groundwater Use

An online search for groundwater bores registered with WaterNSW was undertaken on 7 February 2024 (Ref. <https://realtimedata.waternsw.com.au/water.stm>). The search identified two registered bores within a 500m radius of the site. Summary details for the bores are presented in **Table 2-4**. The summary reports obtained from the search are presented in **Appendix B**.

**Table 2-4 Summary of Registered Groundwater Bores**

Bore ID	Date Drilled	Depth (m)	SWL/Salinity/Yield	Purpose	Proximity
GW106741	06/12/2004	56.00	-/-0.379	Domestic	Approx. 20m east of the site
GW107189	31/07/2004	90.00	24.000/-/0.069	Domestic	Approx. 150m north-east of the site

Standing water level (SWL) measured in mBGL, --- no data

In summary, the two groundwater bores within a 500m radius of the site are registered for domestic use, suggesting that groundwater is utilised within the area.

## 2.5. Site Inspection

Observations were recorded during an inspection of the site on the 11 February 2024. These observations are summarised below. Photographs taken during the inspections are presented in **Appendix C**.

- The site is located in a residential area, bordered by Howard Boulevard to the north and Gibson Street to the west. Residential properties lie directly adjacent to the east and south. The Wollondilly River is located further to the south.
- The public reserve is fenced on the street frontage to prevent vehicular access and has residential fences on the southern and eastern boundaries (**Photographs 1 and 2**).
- The site appears to have a slight slope to the east; with the site topography consistent with its immediate surroundings, suggesting that major cut and fill operations was unlikely to have occurred on the property.
- The site consisted of one large grassed area, with a small tree located towards the centre. Rock outcrops were visible in some areas, as well as exposed natural soils (**Photographs 3 and 4**).
- Concrete pathways/footpaths border the site on the northern, eastern and southern boundaries the southern and eastern paths join a path to the nearby Gundry Street (**Photograph 5**).
- A Telstra phone box and electrical sub-station kiosk were located along Howard Boulevard, along the site's northern boundary. An additional substation kiosk was noted outside of the site's western boundary. There was no visual evidence of leakage from either facility (**Photograph 6**).
- There was no visual evidence of illegal dumping across the site but some general rubbish was noted.
- The site was covered in grass, with some areas bare and exposing accessible, natural soils. A small tree was present towards the centre of the site. Larger eucalyptus trees were present around the southern and eastern boundaries.
- No visual evidence of infrastructure associated with an underground petroleum storage system (UPSS) was observed on the site.
- No fragments of fibre cement sheeting (FCS) were observed across the site surface.
- There was no NSW Fire and Rescue Station (or Training College) in the vicinity (<100m) of the site.

## 3. Site History and Searches

### 3.1. Land Titles Information

A historical land titles search was undertaken on 8 February 2024. Copies of relevant documents resulting from this search are presented in **Appendix D**. The search revealed that the site has been a local recreational area (Gibson Park) since inception by Council.

### 3.2. Historical Aerial Photograph Review

The historical aerial photographs reviewed as part of this PSI were obtained from the NSW Government Historical Imagery Portal (<https://portal.spatial.nsw.gov.au/>), with images from 1975, 1991, 1997 and 2014 inspected. An image from 2007 was inspected from Google Maps (<https://www.google.com/maps>). A summary of the findings is given in **Table 3-2**.

**Table 3-1 Summary of Aerial Photograph Observations**

Photograph	Site Description	Land Use
1975	The site appears vacant and similar to present day imagery, with some denser vegetation occurring in the centre of the site. Howard Boulevard is present to the north of the site, followed by low density residential dwellings. Gibson Street is present to the west; however portions of it appear to be unsealed. Vacant farmland lies further to the west. Low density residential properties and vacant blocks are present to the south, before reaching the Wollondilly River. Low density residential properties are present to the east, followed by large earthworks for residential development further east. Imagery is blurry. Site developed prior to 1975	Recreational
1991	The site relatively unchanged from the 1975 image; however some exposed soils appear in the centre of the site. In the surrounding areas, Gibson Street has been sealed, with residential development occurring along its western edge, with large areas of exposed soils present further west. The residential developments to the east have been completed, with further residential development occurring to the south.	Recreational
1997	The site was largely unchanged since the 1991 image. Surrounding areas were largely unchanged, with some completed residential development in the south being completed.	Recreational
2007	A children's playground can be seen in the centre of the site, along with some trees planted along throughout (see google earth and google street view) Surrounding areas were largely unchanged.	Recreational
2009	The children's playground has been removed, with its footprint still visible on the grass (see google earth and google street view). Surrounding areas were largely unchanged.	Recreational
2014	The children's playground has been demolished, along with the planted vegetation previously identified. Surrounding areas were largely unchanged, with further residential development occurring to the west.	Recreational
2024	One of the previously planted trees is still present towards the southern middle area of the site. The remaining areas of the site appear largely	Recreational

Photograph	Site Description	Land Use
	unchanged. Surrounding areas were largely unchanged from previous aerial imagery.	

In summary, the site had been used for recreational purposes (park) since at least the 1970s. The park is surrounded by public pathways and several “desire” paths were noted crossing diagonally across the park in several aerial photographs indicating local pedestrian traffic. The major developments that had occurred surrounding the site were residential developments, directly adjacent and further to the east and west.

### 3.3. NSW Government PFAS Investigation Program

A search was made on the NSW Government PFAS Program database on the 8 February 2024, with no results for any locations in Goulburn being present.

### 3.4. Council Information

An application to access records archived by Goulburn Mulwaree Council was initiated on 9 February 2024. At the time of writing this report, a response was yet to be received.

### 3.5. Readily Available Database Search

EI engaged Lotsearch Pty Ltd to undertake a search of historical records for the site and surrounding area. A copy of the Lotsearch report (Ref: LS052632 EL) is presented in **Appendix E**. A review of the relevant information from the search is summarised below:

- No former gasworks or waste management facilities were located within 500m of the site;
- No dry cleaners, motor garages or services stations were located within 500m of the site;
- No properties that were part of the NSW Environment Protection Authority (EPA) Per and Poly-Fluoroalkyl Substances (PFAS) Investigation Program or the Defence or Air services Australia PFAS programs were present within a 500 m radius of the site;
- No properties assessed as part of the Defence 3 Year Regional Contamination Investigation program were within a 500 m radius of the site;
- The site and its surroundings were not recorded as having a “naturally occurring asbestos potential”;
- No dryland salinity assessment data was recorded for the site;
- No mining subsidence districts were present within the surveyed area;
- No SEPP State Significant Precincts were recorded in the vicinity of the site (<500 m);
- No natural hazard (bushfire prone land) constraint applied to the site;
- No other ecological constraints applied to the site; and
- Several heritage environmental planning instruments (EPI) were identified within the search, all of which in excess of 500m from the site.

#### Historical Business Directory

There are no records of businesses utilising the site since the 1950s, suggesting the site has always been used for a public recreational area.

### NSW EPA Online Records

Searches of public registers maintained by the EPA for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* (CLM Act 1997) and *Protection of the Environment Operations Act 1997* (POEO Act 1997) were conducted as part of the Lotsearch.

#### Record of Notices under Section 58 of CLM Act 1997

An on-line search of the contaminated land public record was conducted as part of the Lotsearch for the site. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the CLM Act 1997;
- Notices available to the public under Section 58 of the CLM Act 1997;
- Approved voluntary management proposals under the CLM Act 1997 that have not been fully carried out and where the approval of the EPA has not been revoked;
- Site audit statements provided to the EPA under Section 53B of the CLM Act 1997 that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by the EPA under Section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (EHC Act 1985).

The search confirmed that there were no sites within a 500m radius of the site that were issued a notice by the EPA.

#### List of NSW Contaminated Sites Notified to EPA

A search through the *List of NSW Contaminated Sites Notified to the EPA* under Section 60 of the CLM Act 1997 was conducted as a part of the Lotsearch for the site. This list is maintained by the EPA and includes properties on which contamination has been identified, but not deemed to be impacted significantly enough to warrant regulation.

The search confirmed that one site within 500m of the site had been notified as contaminated to the EPA. The site details are identified in **Table 3-5**.

**Table 3-3 EPA contaminated site within close proximity to the site**

Site	Address	Activity	Management Class	Status	Distance / Direction from site
Goulburn Tannery	13 Gibson Street	Other Industry	Regulation under CLM Act no required	Current EPA List	390m south

#### POEO Public Register

A search of the *Protection of the Environment Operations Act 1997* public register was conducted as part of the Lotsearch, with no sites within close proximity to the site (approx.. 500m). This register contains records relating to environmental protection licences, applications, notices, audits, pollution studies and reduction programs.

### 3.6. SafeWork NSW Records Search

A search of the SafeWork NSW records relating to the site was requested on 9 February 2024 by EI. A response was received from SafeWork NSW on 12 February 2024, which confirmed that SafeWork held no documentation for potential dangerous goods and/or USTs for the subject site.

A copy of the response from SafeWork NSW is presented in **Appendix F**.

## 4. Conceptual Site Model

In accordance with the NEPC (2013) *Schedule B2 - Guideline on Site Characterisation*, a CSM was developed as part of the contamination appraisal, which assessed plausible linkages between potential contamination sources, migration pathways and receptors. It is hereby presented, taking into account the findings from EI's walkover inspection and the historical search information.

### 4.1 Rationale

The primary purpose of this PSI was to appraise the potential for contamination to exist on the site. If such a potential was suspected, the environmental and human-health risks associated with contamination were to be evaluated.

This appraisal did not involve intrusive sampling and laboratory analysis of soils, soil vapours or groundwater. Instead, the potential for contamination was based on a desktop study, collating information from history searches and government-maintained databases, as well as a walkover inspection. Professional judgement was then applied, based on previous experience.

#### 4.1. Summary of Site History

Based on the walkover inspection and available historical information (**Sections 2 and 3**), the site had been a recreational park since at least the 1970s when development of the surrounding low density residential properties is thought to have begun.

The local surroundings have consisted of low density residential dwellings, with some commercial properties located further to the south, after the Wollondilly River. This includes the former Goulburn Tannery, approximately 400m south of the site. Areas to the east of Howard Boulevard are now campuses of Charles Sturt University, the NSW Police Academy and Mulwaree High School.

#### 4.2. Predicted Subsurface Conditions

Based on the available map information, site inspection (**Section 2**) and previous nearby EI investigations, the sub-surface conditions were expected to comprise a thin layer of top soil and/or filling ( $\leq 0.5\text{m}$ ), overlying natural residual soils followed by granitic bedrock at depth. Based on the site inspection (**Section 2.5**), rock outcrops were noted at the surface, suggesting shallow bedrock at the site. The potential for ASSs to be present was considered to be low.

No major cut and fill operations were considered to have occurred on the property.

The inferred groundwater flow direction was in an easterly direction, concurrent with the topography, as well as the flow of the nearby Wollondilly River to the south.

#### 4.3. Potential Contamination Sources

Initial assessment indicated that there was potential for contamination to exist on the site, derived from the following sources:

- Use of minor fill/mulch for landscaping or minor levelling;
- Use of fertilisers, herbicides or pesticides for park management;
- Leakage for any mowers used to maintain the grass;
- Leaking of adjacent electrical power boxes, along Howard Boulevard and Gibson Street (see **Figure 2, Appendix A**);

- The weathering of metals and hazardous materials (including ACM and lead-based paints) of nearby residential properties and from metal fences surrounding the site; and
- Illegal dumping of contaminated waste materials in areas of the site.

#### 4.4. Potential Contaminants

Based on the sources listed in **Section 4.3**, the potential contaminants for this site were considered to be:

- Heavy Metals (HM) - arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc (including use of fertilisers and background concentrations from underlying granitic rocks);
- Total Recoverable Hydrocarbons (TRH) (mower use);
- Polycyclic Aromatic Hydrocarbons (PAH) (from ash or fires);
- Organochlorine and Organophosphorus Pesticides (OCP / OPP) (use of herbicides and pesticides); and
- Asbestos (contaminant of fill/mulch).

#### 4.5. Potential Receptors

The following potential receptors of site contamination were identified:

- Future site users / occupiers;
- On-site demolition, excavation and construction workers (during future redevelopment);
- Users of the adjacent land (residential); and
- Local groundwater.

#### 4.6. Risk Assessment

A qualitative assessment of the potential risks for the site relating to the identified sources of contamination is summarised in **Table 4-1**.

**Table 4-1 Assessment of Potential Contamination Risk**

Potential Source	Impacted Medium	Potential Contaminants	Risk of Contamination
Use of machinery for vegetation management	Near-surface soil (≤1m below ground level)	HM, TRH	<b>Low</b> Machinery unlikely to be maintained onsite.
Use of fertilisers and pesticides throughout site	Near-surface soil (≤1m below ground level)	HM, OCP, OPP	<b>Low</b> Little to no evidence of use of pesticides / herbicides
Ash or fires lit on site	Near-surface soil (≤1m below ground level)	PAHs	<b>Low</b> No evidence of materials being burnt on site.
Illegal dumping / contaminated fill or mulch	Near-surface soil (≤1m below ground level)	Unknown, asbestos	<b>Low</b> No evidence of materials being dumped throughout the site.
Groundwater	Subsurface seepage	HM	<b>Low</b> No evidence of up-gradient or on-site sources

A summary of the CSM, including the potential contamination sources, exposure pathways and human and environmental receptors is presented in **Table 4-2**.



Based on this model, there was low potential for contamination to exist on the site. The entire site is grassed, with areas of natural soils and rocks exposed throughout. There may be some potential surface contamination through the source of illegal dumping, however nothing significant was identified during a site inspection.

Groundwater is considered to pose a low risk to human health and ecological receptors given the lack of onsite and up-gradient contaminant sources.

**Table 4-2 Summary of the Conceptual Site Model**

Potential Source	Impacted Medium	Potential Contaminants	Transport Mechanism	Exposure Pathway	Potential Receptor	Source-Pathway-Receptor (SPR) Linkage
Use of machinery for vegetation management	Soil	HM, TRH, PAH, OCP, OPP, and asbestos	Disturbance of surface and subsurface soils during site redevelopment, future site maintenance and future use of the site post redevelopment	Ingestion Dermal contact Inhalation of particulates	Future site users Demolition / excavation / construction workers Adjacent site users Future intrusive workers	Unlikely to be complete
Use of fertilisers and pesticides throughout site						
Ash or fires lit on site		PAHs, unknowns, and asbestos				
Illegal dumping / contaminated fill or mulch						
Off-site migration	Groundwater	Dissolved HM, TRH, OCP, OPP and PAH	Volatilisation of contamination from groundwater to indoor or outdoor air spaces (onsite and offsite)	Inhalation of vapours Ingestion Dermal contact	Future site users Demolition / excavation / construction workers Adjacent site users Future intrusive workers	Unlikely to be complete
			Migration of dissolved phase impacts in groundwater via diffusion and advection	Biota uptake	Ecological receptors	Unlikely to be complete

## 5. Conclusion

The site identified as 36 Howard Boulevard, Goulburn NSW was the subject of a PSI, the main objective of which was to appraise the potential for contamination as part of a planning proposal to rezone the site from 'RE1' to 'R1 residential'. The key findings of this PSI were as follows:

- The site consisted of a vacant block of grassed land, utilised for recreational purposes (i.e. a park), and has been utilised this way since at least the 1970s.
- The local surroundings consist of low density residential properties, with Wollondilly River located approximately 370m to the south. The former Goulburn Tannery is located further to the south.
- The site was free of statutory notices and licencing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. No part of the property was included on the *List of NSW Contaminated Sites Notified to the EPA*.
- The site walkover revealed no obvious sources of contamination, with the entirety of the site being used for recreational purposes. A public concrete pathway ran along the eastern boundary of the site. Some natural soils and granite bedrock were exposed and accessible throughout the site. Historical aerial and street imagery revealed a children's playground was present on the site for at least a few years in the early 2000s, and was demolished by 2009.
- The sub-surface conditions are expected to comprised of a minimal layer of filling ( $\leq 0.5\text{m}$  thickness), overlying natural Aeolian deposits, dominated by sand, silt and clay, followed by granite bedrock at depth. The potential for ASSs to be present was considered to be low.
- A major cut and fill operation was unlikely to have occurred on the property.
- The inferred groundwater flow direction was in a south easterly direction, concurrent with the local topography and concurrent with the Wollondilly River.
- The CSM established that the site posed a low risk with respect to land contamination, derived from several potential sources. The site has not been disturbed for several decades and is located in a low risk area, and is unlikely to be impacted by significant contamination sources.

Based on the findings of this PSI, and with consideration of EI's *Statement of Limitations (Section 7)*, it is concluded that there was a low potential for contamination to exist on the site. Based on the site history and current site conditions EI consider that further intrusive investigations are not required and consider the site can be rezoned from 'RE1' to 'R1 residential' in accordance with the SEPP (Resilience and Hazards), 2021 under the Environmental Planning & Assessment Act (1979).

## 6. Statement of Limitations

This report has been prepared for the exclusive use of Land and Housing Corporation, whom is the only intended beneficiary of EI's work. The scope of the investigation carried out for the purpose of this report is limited to that agreed with STS Geotechnics Pty Ltd.

No other party should rely on this document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia, as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices.

The conclusion presented in this report is based on a limited assessment of historical and current uses of the site. Due to the preliminary nature of this investigation, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

## References

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- DUAP/EPA (1998) *Managing Land Contamination. Planning Guidelines SEPP 2021 - Remediation of Land*, New South Wales Department of Urban Affairs and Planning / Environment Protection Authority, August 1998.
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- EPA (2017) *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme* (Third Edition), Environment Protection Authority of New South Wales, EPA 2017P0269, October 2017.
- EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*, Environment Protection Authority of New South Wales, EPA 2020P2233, April 2020.
- EPA (2021) *Managing Land Contamination. Planning Guidelines SEPP - Resilience and Hazards*, Environment Protection Authority, December 2021.
- EPA (2022a) *Sampling Design Part 1 - Application: Contaminated Land Guidelines*, Environment Protection Authority of New South Wales, EPA 2022P3915, August 2022.
- EPA (2022b) *Sampling Design Part 2 - Interpretation: Contaminated Land Guidelines*, Environment Protection Authority of New South Wales, EPA 2022P3916, August 2022.
- HEPA (2020) *PFAS National Environmental Management Plan*, National Chemicals Working Group of the Heads of the EPAs Australia and New Zealand (HEPA), January 2020.
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- NEPC (2013) *National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013*. National Environment Protection Council, Document OPC50357-B, 11 April 2013.
- NSW (2021) *State Environmental Planning Policy (Resilience and Hazards) (2021)*, last modified 2 March 2022.

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## Appendix A - Figures

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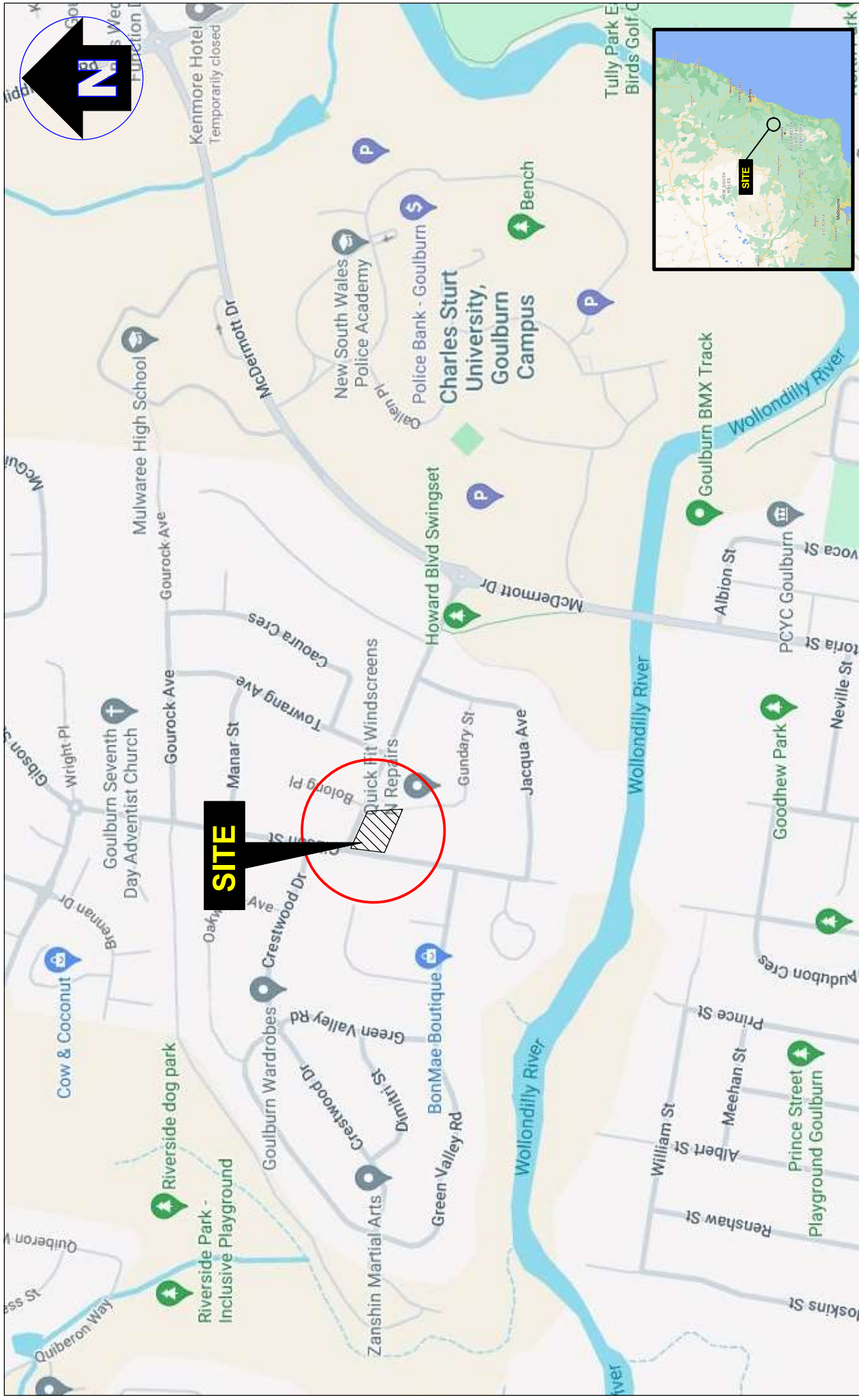


Figure: **1**

**STS Geotechnical Pty Ltd**  
 Preliminary Site Investigation  
 36 Howard Boulevard, Goulburn NSW  
 Site Locality Plan

Drawn:	J.M.
Approved:	J.H.
Date:	08-02-24
Scale:	Not To Scale



**eiaustralia**  
 Remediation Geotechnical  
 Suite 6.01, 55 Miller Street, PYRMONT 2009  
 Ph (02) 9516 0722 Fax (02) 9518 5088



Map Source: SixMaps; 22/04/2014



**LEGEND**

- Site boundary
- Electrical power box locality



Drawn:	J.M.
Approved:	J.H.
Date:	7-02-2024

**STS Geotechnics Pty Ltd**  
 Preliminary Site Investigation  
 36 Howard Avenue, Goulburn NSW  
**Site Layout**

Figure:

**2**

Project: E26297.E01



---

## Appendix B - Groundwater Bore Search

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# WaterNSW

## Work Summary

**GW106741**

Licence: 10WA115545

Licence Status: CURRENT

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

Work Type: Bore  
Work Status: Supply Obtained  
Construct.Method: Rotary Air  
Owner Type: Private

Commenced Date:  
Completion Date: 08/12/2004

Final Depth: 56.00 m  
Drilled Depth: 56.00 m

Contractor Name: Watermin Drillers Pty Ltd  
Driller: Allan Ross Jones  
Assistant Driller:

Property: LENANE 27 Howard Blvd GOULBURN  
2580 NSW  
GWMA: -  
GW Zone: -

Standing Water Level (m):  
Salinity Description:  
Yield (L/s): 0.379

### Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: ARGYLE	NARRANGARRIL	80/250802
Licensed: ARGYLE	NARRANGARRIL	Whole Lot 80/250802

Region: 10 - Sydney South Coast  
River Basin: 212 - HAWKESBURY RIVER  
Area/District:

CMA Map: 8828-4S  
Grid Zone: Scale:

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

Northing: 6153176.000  
Easting: 749173.000  
Latitude: 34°43'59.3"S  
Longitude: 149°43'17.2"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	18.00	185			Rotary Air
1		Hole	Hole	18.00	56.00	139			Rotary Air
1	1	Casing	Pvc Class 9	-0.30	18.00	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)
25.00	28.00	1.00	Unknown			0.13			
30.00	30.50	0.50	Unknown			0.25			

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	topsoil	Topsoil	
1.00	4.00	3.00	clay	Clay	
4.00	15.00	11.00	shale, soft	Shale	
15.00	58.00	41.00	granite	Granite	

## Remarks

27/01/2010; updated from original form A

\*\*\* End of GW106741 \*\*\*

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

# WaterNSW Work Summary

**GW107189**

Licence: 10WA115474

Licence Status: CURRENT

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

Work Type: Bore  
Work Status: Supply Obtained  
Construct.Method: Down Hole Hamm  
Owner Type: Private

Commenced Date:  
Completion Date: 31/07/2004

Final Depth: 90.00 m  
Drilled Depth: 90.00 m

Contractor Name: Bungendore Water Bores  
Driller: Daniel Robert Hill  
Assistant Driller:

Property: DUFFY 1 Oakwood Ave GOULBURN  
2580 NSW  
GWMA: -  
GW Zone: -

Standing Water Level (m): 24.000  
Salinity Description:  
Yield (L/s): 0.069

## Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: ARGYLE	NARRANGARRIL	29//809677
Licensed: ARGYLE	NARRANGARRIL	Whole Lot 29//809677

Region: 10 - Sydney South Coast  
River Basin: - Unknown  
Area/District:

CMA Map:  
Grid Zone: Scale:

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

Northing: 6153313.000  
Easting: 748988.000  
Latitude: 34°43'55.0"S  
Longitude: 149°43'09.8"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	15.00	200			Down Hole Hammer
1		Hole	Hole	15.00	90.00	150			Down Hole Hammer
1	1	Casing	Pvc Class 9	0.00	15.00	160			Driven into Hole

## Water Bearing Zones

From (m)	To (m)	Thickness (m)	WEZ Type	S.W.L (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
58.00	60.00	2.00	Unknown	24.00		0.07		02:00:00	

## Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.00	2.00	soil, sticky clay	Soil	
2.00	9.00	7.00	shale, yellow brown	Shale	
9.00	9.00	0.00	volcanics, black	Volcanic	

## Remarks

23/03/2010: updated from original form A

\*\*\* End of GW107189 \*\*\*

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## Appendix C - Site Photographs (taken 11 February 2024)

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**Photograph 1:** View of the site facing east from Gibson Street. Rock outcrops can be seen exposed in the foreground, and the lone small tree in the background.



**Photograph 2:** View of the western boundary of the site, from the intersection of Howard Boulevard and Gibson Street, facing south along Gibson Street. Low residential properties can be seen in the background.



**Photograph 3:** Example of exposed natural soils identified throughout the site.



**Photograph 4:** View of the site from the eastern corner, facing towards the south west. The public pathway that runs along the eastern boundary can be seen in the foreground, with low density residential properties further to the left (east).





**Photograph 5:** View of the site facing west along Howard Boulevard.



**Photograph 6:** Telstra payphone and electrical box located along Howard Boulevard.

---

## Appendix D - Historical Property Title Search

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FOLIO: 164/250803

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SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
30/1/2024	4:44 PM	-	-

VOL 13029 FOL 12 IS THE CURRENT CERTIFICATE OF TITLE

LAND

-----

LOT 164 IN DEPOSITED PLAN 250803  
AT MARY'S MOUNT  
LOCAL GOVERNMENT AREA GOULBURN MULWAREE  
PARISH OF NARRANGARRIL COUNTY OF ARGYLE  
TITLE DIAGRAM DP250803

FIRST SCHEDULE

-----

THE COUNCIL OF THE CITY OF GOULBURN (R S750745)

SECOND SCHEDULE (2 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 K200000P CAVEAT BY THE REGISTRAR GENERAL FORBIDDING  
REGISTRATION OF INSTRUMENTS NOT AUTHORISED BY THE  
PROVISIONS OF THE LOCAL GOVERNMENT ACT, 1919 RELATING  
TO PUBLIC RESERVES

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



**Historical Title Search NSW**

08/02/2024 01:19 PM

Client Reference: DI-E26297

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

8/2/2024 1:18PM

FOLIO: 164/250803

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

Prior Title(s): VOL 13029 FOL 12

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED

\*\*\* END OF SEARCH \*\*\*



LAND  
REGISTRY  
SERVICES

Direct Info  
Quick and easy online

DI-E26297

PRINTED ON 8/2/2024

© Office of the Registrar-General 2024



### Street Address Inquiry

08/02/2024 01:16 PM

Client Reference: DI-E26297

Transaction Id 28177

Address	Title Reference
GIBSON PARK, GOULBURN NSW 2580, 36 HOWARD BVD	164/250803

This information is provided as a searching aid only. The Registrar General does not guarantee the information provided  
© Office of the Registrar-General 2024

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## Appendix E – Readily Available Database Search

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# LOTSEARCH

LOTSEARCH ENVIRO LITE

**Date: 13 Feb 2024 11:49:15**

**Reference: LS052632 EL**

**Address: 36 Howard Boulevard, Goulburn, NSW 2580**

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.



## Dataset Listing

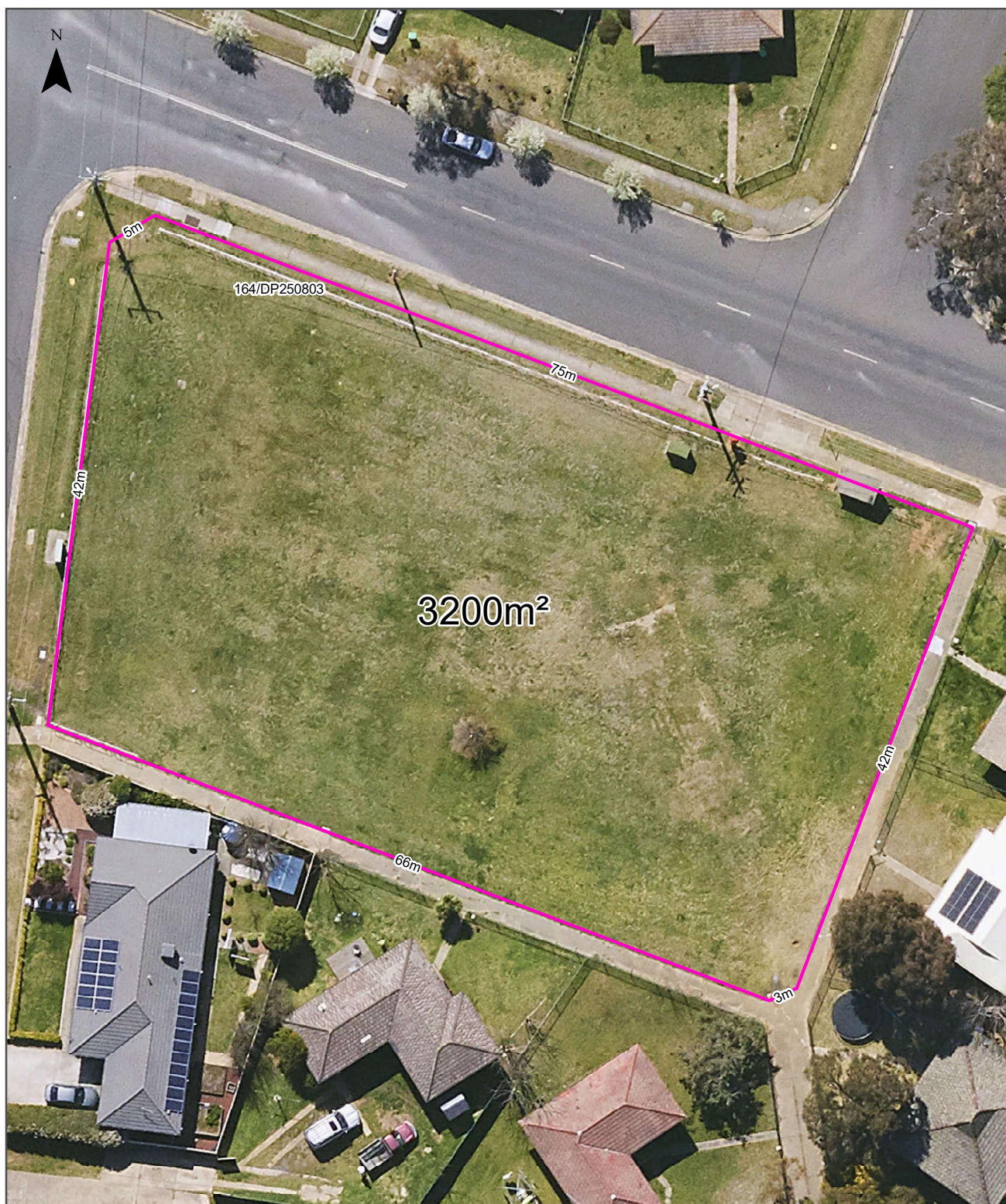
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	04/01/2024	04/01/2024	Quarterly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	22/08/2022	22/08/2022	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	12/01/2024	14/12/2023	Monthly	1000m	0	0	1
Contaminated Land Records of Notice	Environment Protection Authority	12/01/2024	12/01/2024	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority	24/01/2024	14/07/2021	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority	17/01/2024	17/01/2024	Monthly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	20/09/2023	07/09/2020	Annually	1000m	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority	15/01/2024	21/11/2023	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	05/02/2024	05/02/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	05/02/2024	05/02/2024	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	05/02/2024	05/02/2024	Monthly	2000m	0	0	0
Defence Controlled Areas	Department of Defence	12/01/2024	12/01/2024	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	24/01/2024	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Department of Defence	12/01/2024	12/01/2024	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	13/11/2023	15/12/2022	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	15/01/2024	15/01/2024	Monthly	1000m	0	0	0
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	15/01/2024	15/01/2024	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	15/01/2024	15/01/2024	Monthly	1000m	0	0	3
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	0
Points of Interest	NSW Department of Customer Service - Spatial Services	13/11/2023	13/11/2023	Quarterly	1000m	1	1	18
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	13/11/2023	13/11/2023	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	13/11/2023	13/11/2023	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Customer Service - Spatial Services	31/01/2024	31/01/2024	Quarterly	1000m	0	1	3
State Forest	Forestry Corporation of NSW	12/12/2023	11/12/2023	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	16/02/2023	31/12/2022	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	06/02/2024	19/08/2019	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	09/05/2023	23/02/2018	Annually	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	18/04/2023	13/07/2022	Annually	2000m	0	1	67
NSW Seamless Geology Single Layer: Rock Units	Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	1	1	7
NSW Seamless Geology – Single Layer: Trendlines	Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	0	0	0
NSW Seamless Geology – Single Layer: Geological Boundaries and Faults	Department of Regional NSW	06/12/2023	31/05/2023	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	12/01/2024	17/02/2011	Annually	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	12/12/2023	27/07/2020	Annually	1000m	1	1	4
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	02/02/2024	01/09/2023	Monthly	500m	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	12/01/2024	21/02/2013	Annually	1000m	1	1	1
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	Annually	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	24/01/2024	24/01/2024	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	24/01/2024	24/01/2024	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	24/01/2024	24/01/2024	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	24/01/2024	24/01/2024	Monthly	1000m	3	3	4
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	02/02/2024	08/09/2023	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	02/02/2024	19/01/2024	Monthly	1000m	1	2	13
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	20/10/2023	13/04/2022	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	24/01/2024	24/11/2023	Quarterly	1000m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	02/02/2024	19/01/2024	Monthly	1000m	0	0	6
Bush Fire Prone Land	NSW Rural Fire Service	12/01/2024	20/11/2023	Monthly	1000m	0	0	2
NSW Native Vegetation Type Map	NSW Department of Planning and Environment	26/05/2023	12/12/2022	Quarterly	1000m	1	1	5
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	09/05/2023	01/11/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	1
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	0	0	1
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	29/11/2023	29/11/2023	Weekly	10000m	-	-	-

# Site Diagram

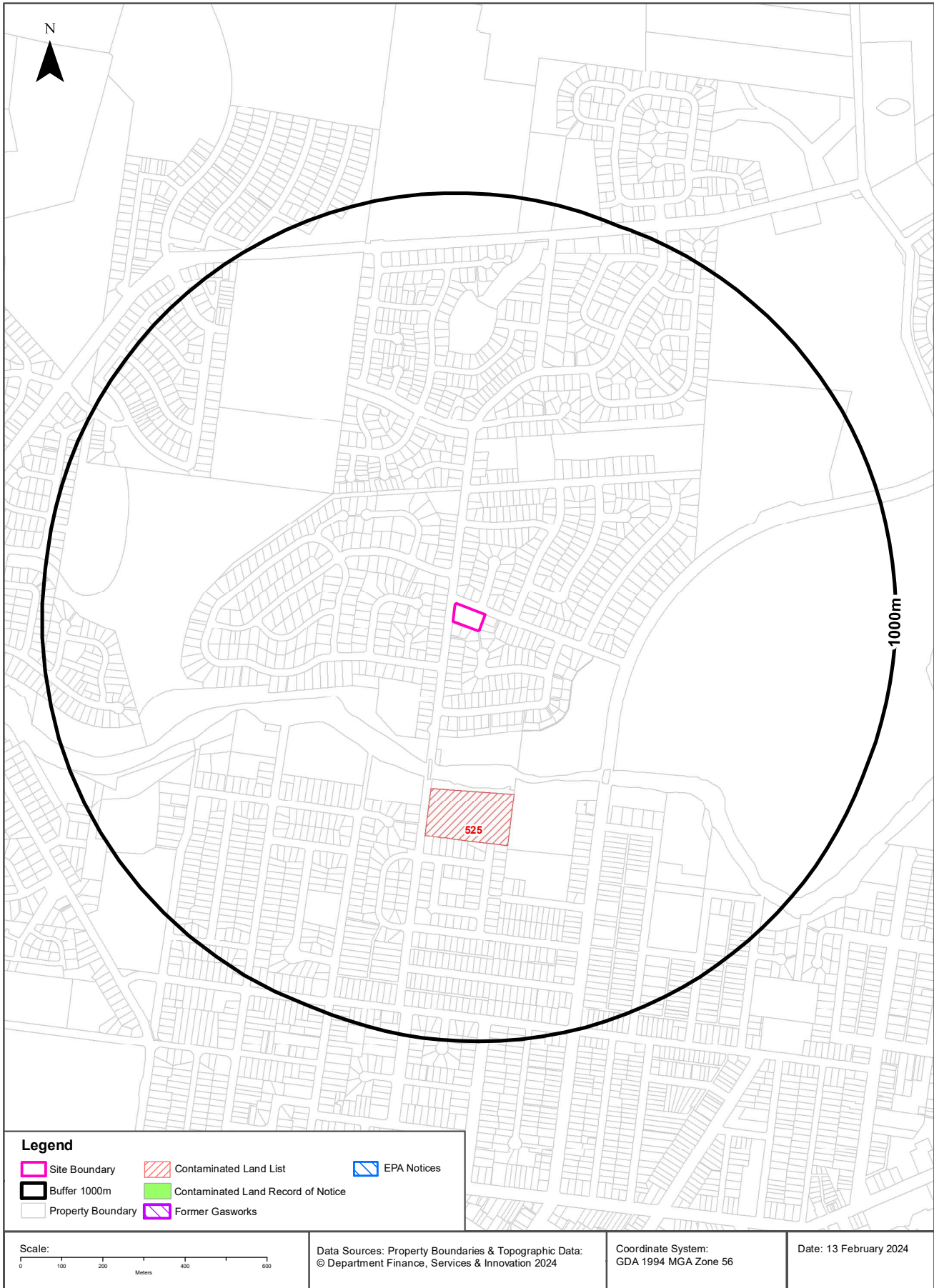
36 Howard Boulevard, Goulburn, NSW 2580



<b>Legend</b> Site Boundary Internal Parcel Boundaries	<b>Total Area:</b> 3200m <sup>2</sup> <b>Total Perimeter:</b> 231m	<b>Scale:</b> 
	<small>Disclaimers:</small> Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	Data Source Aerial Imagery: © Aerometrex Pty Ltd
	Coordinate System: GDA 1994 MGA Zone 56	Date: 13 February 2024

# Contaminated Land

36 Howard Boulevard, Goulburn, NSW 2580



## Contaminated Land

36 Howard Boulevard, Goulburn, NSW 2580

### List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
525	Goulburn Tannery	13 Gibson Street	Goulburn	Other Industry	Regulation under CLM Act not required	Current EPA List	Premise Match	390m	South

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority  
 © State of New South Wales through the Environment Protection Authority

## Contaminated Land

36 Howard Boulevard, Goulburn, NSW 2580

### Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority  
Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit  
<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

### Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

# Contaminated Land

36 Howard Boulevard, Goulburn, NSW 2580

## EPA Notices

Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
N/A	No records in buffer										

NSW EPA Notice Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

# Waste Management & Liquid Fuel Facilities

36 Howard Boulevard, Goulburn, NSW 2580

## National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Geoscience Australia  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
N/A	No records in buffer										

National Liquid Fuel Facilities Data Source: Geoscience Australia  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>



# PFAS Investigation & Management Programs

36 Howard Boulevard, Goulburn, NSW 2580

## EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

## Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

## Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

## Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

## Defence Sites and Unexploded Ordnance

36 Howard Boulevard, Goulburn, NSW 2580

### Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

### Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

### National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

## EPA Other Sites with Contamination Issues

36 Howard Boulevard, Goulburn, NSW 2580

### EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

## EPA Activities

36 Howard Boulevard, Goulburn, NSW 2580

## Licensed Activities under the POEO Act 1997

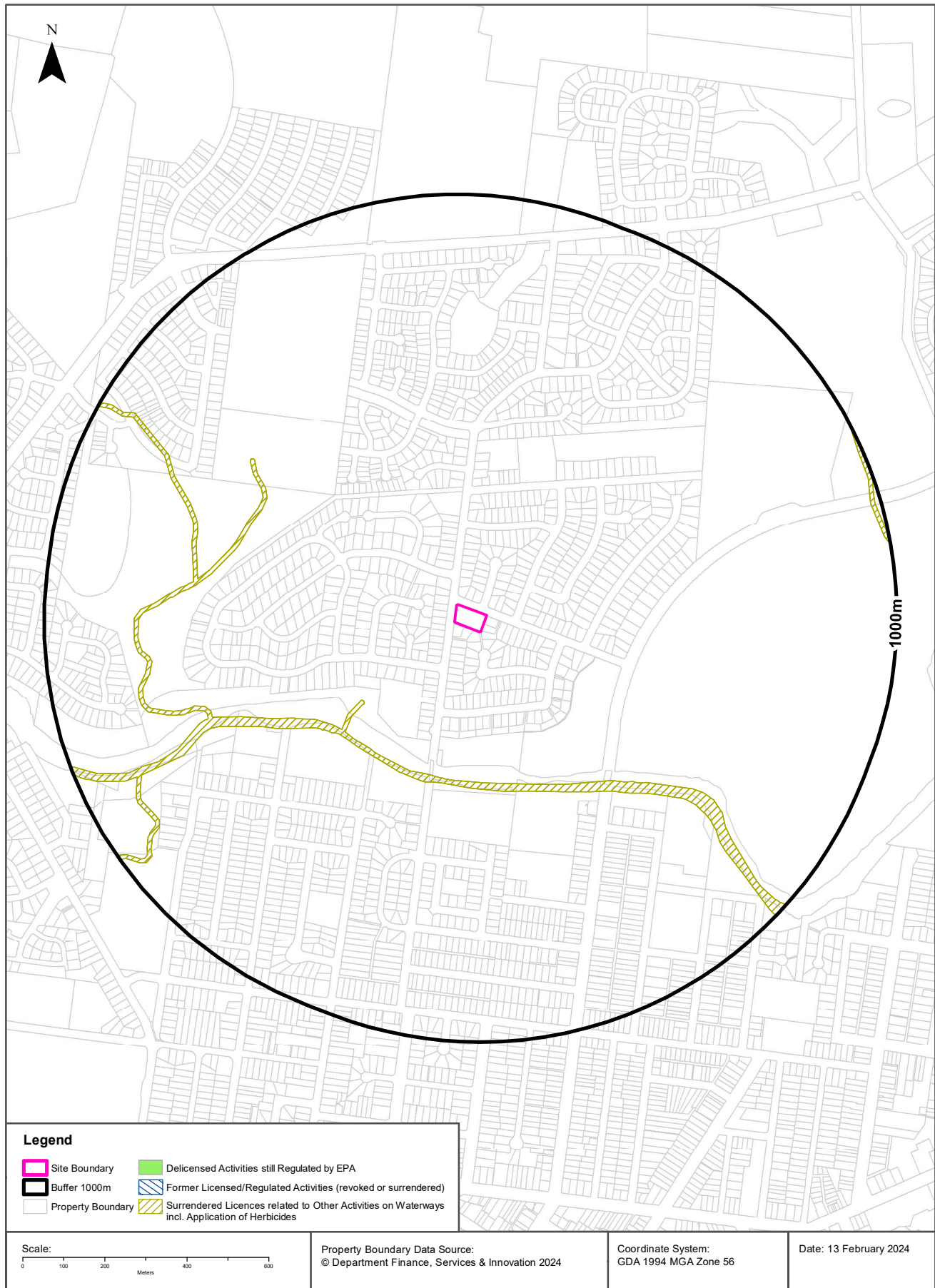
Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

POEO Licence Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

# Delicensed & Former Licensed EPA Activities

36 Howard Boulevard, Goulburn, NSW 2580



## EPA Activities

36 Howard Boulevard, Goulburn, NSW 2580

### Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

Delicensed Activities Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

### Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	293m	South West
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	293m	South West
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	293m	South West

Former Licensed Activities Data Source: Environment Protection Authority  
© State of New South Wales through the Environment Protection Authority

## Historical Business Directories

36 Howard Boulevard, Goulburn, NSW 2580

### Business Directory Records 1950-1991 Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

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## Business Directory Records 1950-1991 Road or Area Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1982, 1970, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					

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# Historical Business Directories

36 Howard Boulevard, Goulburn, NSW 2580

## Dry Cleaners, Motor Garages & Service Stations Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

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## Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

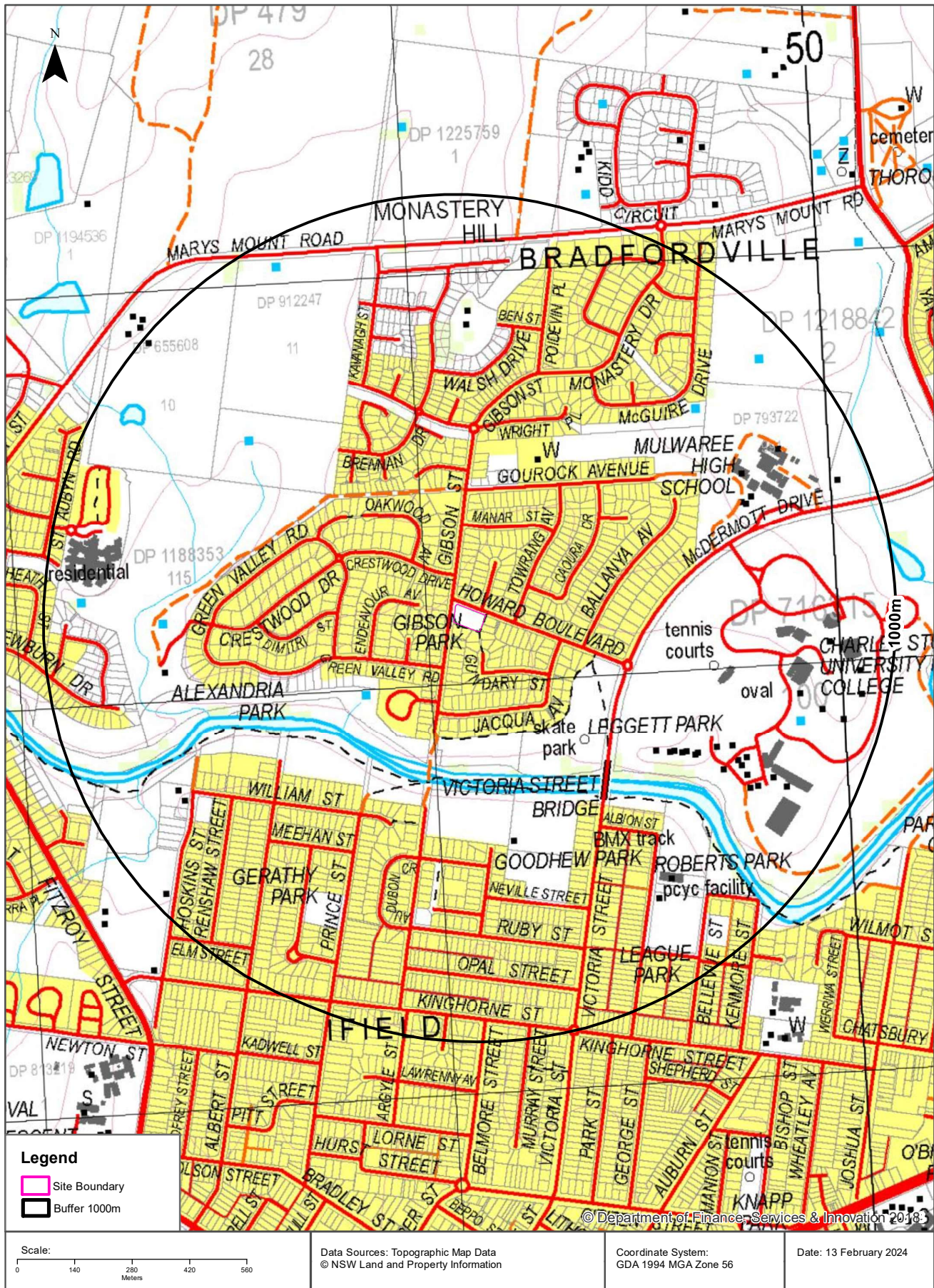
Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

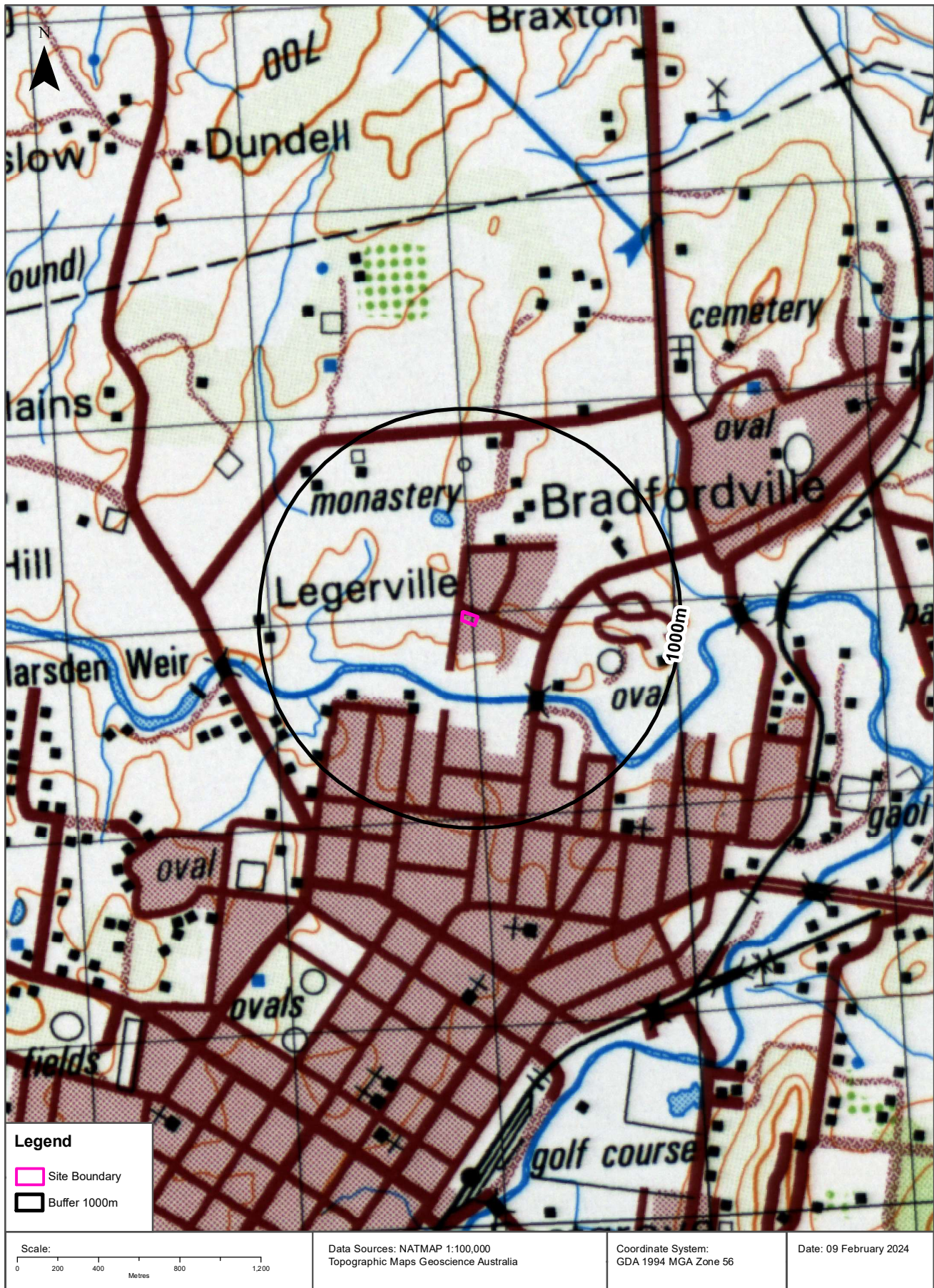
# Topographic Map 2015

36 Howard Boulevard, Goulburn, NSW 2580



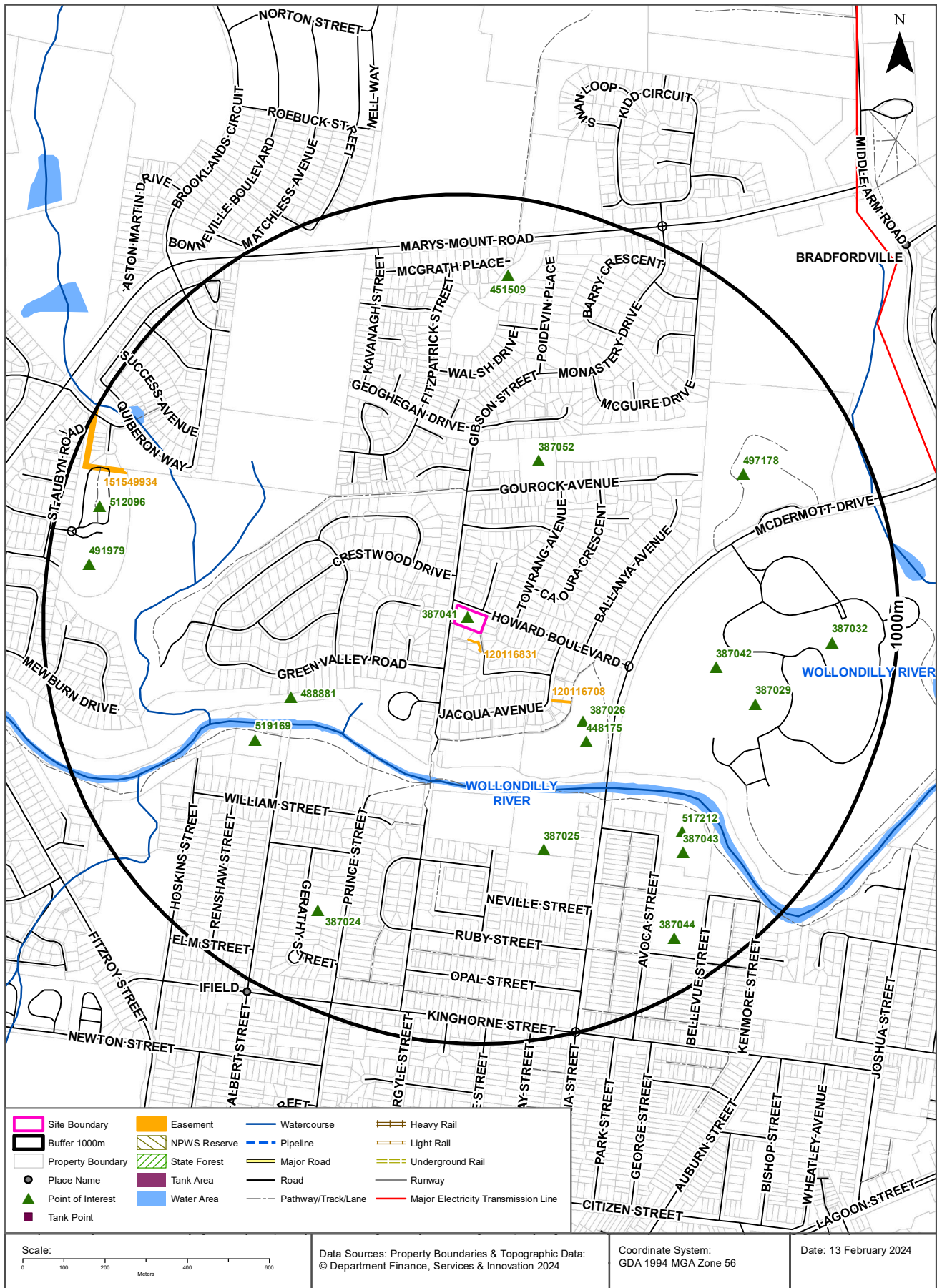
# Historical Map 1981

36 Howard Boulevard, Goulburn, NSW 2580



# Topographic Features

36 Howard Boulevard, Goulburn, NSW 2580



# Topographic Features

36 Howard Boulevard, Goulburn, NSW 2580

## Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
387041	Park	GIBSON PARK	0m	On-site
387026	Park	LEGGETT PARK	329m	South East
448175	Sports Court	SKATE PARK	369m	South East
387052	Place Of Worship	SEVENTH DAY ADVENTIST CHURCH	399m	North East
488881	Park	ALEXANDRIA PARK	436m	South West
387025	Park	GOODHEW PARK	548m	South
519169	Park	KEN BROWN RESERVE	561m	South West
387042	Sports Court	TENNIS COURTS	571m	East
387029	Sports Field	OVAL	687m	East
517212	BMX Track	BMX Track	689m	South East
497178	High School	MULWAREE HIGH SCHOOL	713m	North East
387043	Park	ROBERTS PARK	727m	South East
387024	Park	GERATHY PARK	772m	South West
451509	Mountain Like	MONASTERY HILL	814m	North
387032	University	CHARLES STURT UNIVERSITY NSW POLICE COLLEGE	842m	East
387044	Park	LEAGUE PARK	880m	South East
491979	Nursing Home	WARRIGAL CARE GOULBURN	899m	West
512096	Retirement Village	WARRIGAL CARE GOULBURN	902m	West

Topographic Data Source: © Land and Property Information (2015)

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# Topographic Features

36 Howard Boulevard, Goulburn, NSW 2580

## Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

## Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks Data Source: © Land and Property Information (2015)

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## Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120116831	Primary	Undefined		21m	South
120116708	Primary	Undefined		240m	South East
151549934	Primary	Right of way	10	867m	North West

Easements Data Source: © Land and Property Information (2015)

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## Topographic Features

36 Howard Boulevard, Goulburn, NSW 2580

### State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

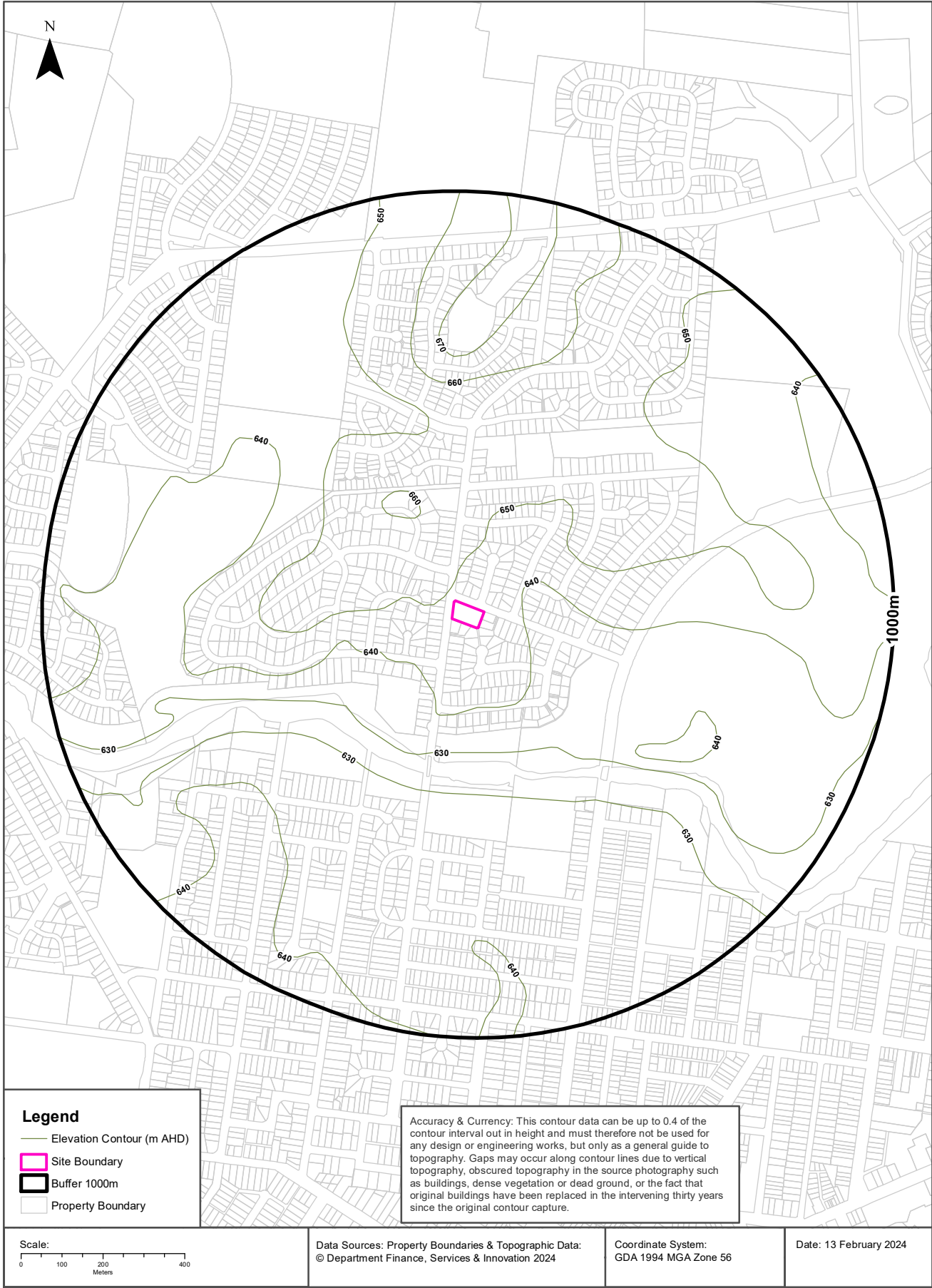
### National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)  
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# Hydrogeology & Groundwater

36 Howard Boulevard, Goulburn, NSW 2580

## Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Fractured or fissured, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

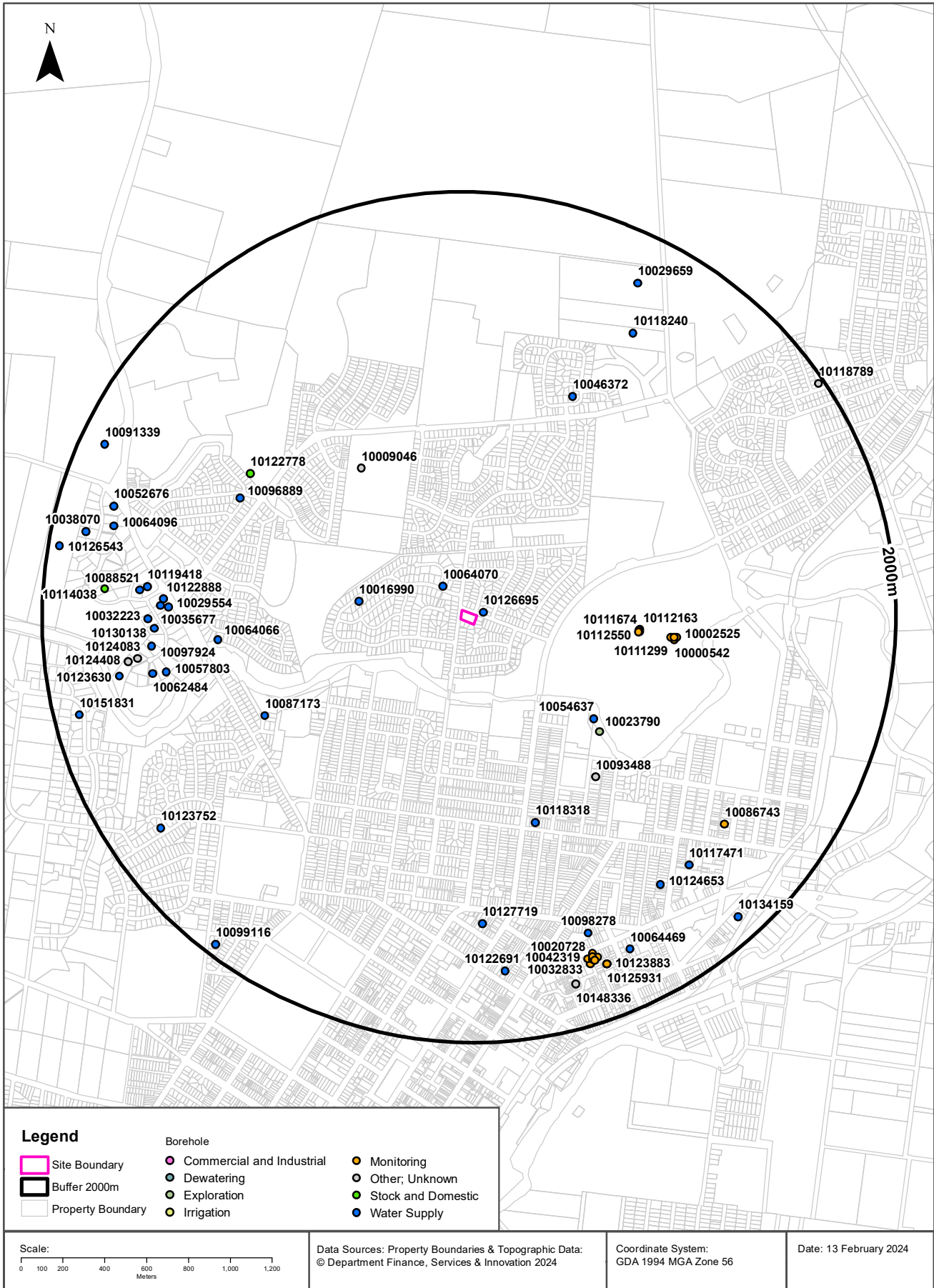
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018 Data Source : NSW Department of Primary Industries

# Groundwater Boreholes

36 Howard Boulevard, Goulburn, NSW 2580



# Hydrogeology & Groundwater

36 Howard Boulevard, Goulburn, NSW 2580

## Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10126695	GW106741	Water Supply	Functioning	06/12/2004	56.00		AHD		0.379		33m	East
10064070	GW107189	Water Supply	Functioning	31/07/2004	90.00		AHD		0.069	24.00	147m	North West
10016990	GW108053	Water Supply	Functioning	27/05/2006	32.00		AHD		0.379		491m	West
10054637	GW054751	Water Supply	Proposed	01/11/1980	100.60		AHD	Good			731m	South East
10120343	GW115472	Monitoring	Functional	26/05/2011	100.00		AHD				776m	East
10112550	GW115474	Monitoring	Functional	26/05/2011	10.00		AHD				777m	East
10112163	GW115473	Monitoring	Functional	26/05/2011	1.20		AHD				781m	East
10111674	GW115471	Monitoring	Functional	26/05/2011	10.00		AHD				783m	East
10023790	GW036429	Exploration	Proposed	01/03/1981			AHD				791m	South East
10009046	GW020949	Unknown	Unknown	01/09/1954	13.00		AHD				831m	North West
10111299	GW115470	Monitoring	Functional	26/05/2011	3.50		AHD				932m	East
10093488	GW042785	Other	Unknown	01/09/1976	43.20		AHD	1001-3000 ppm			935m	South East
10112402	GW115469	Monitoring	Functional	26/05/2011	4.70		AHD				948m	East
10000542	GW115145	Monitoring	Functional	25/05/2011	6.70		AHD				950m	East
10002525	GW115146	Monitoring	Functional	25/05/2011	6.00		AHD				960m	East
10118318	GW108892	Water Supply	Unknown	02/06/2008	55.00		AHD				993m	South
10087173	GW105564	Water Supply	Unknown	07/11/2003	108.00		AHD	900	0.075	16.00	1042m	South West
10046372	GW038230	Water Supply	Unknown	01/05/1974	21.30		AHD	1001-3000 ppm			1141m	North East
10064066	GW114528	Water Supply	Functioning	27/11/2013	66.00		AHD	Fresh	0.625	30.00	1161m	West
10096889	GW043473	Water Supply	Unknown	01/08/1973	17.60		AHD	Good			1187m	North West
10122778	GW111194	Stock and Domestic	Functioning	01/01/2005	50.00		AHD				1202m	North West
10029554	GW104500	Water Supply	Functioning	22/11/2000	30.00		AHD		2.650	9.50	1396m	West
10122888	GW110447	Water Supply	Unknown	24/10/2008	30.00		AHD		2.000		1423m	West
10057803	GW105020	Water Supply	Functioning	04/12/2001	9.00		AHD	700	5.000	3.50	1426m	West
10127719	GW107272	Water Supply	Functioning	10/06/2004	54.00		AHD		0.500	10.00	1433m	South
10035677	GW105518	Water Supply	Unknown	07/11/2003	38.00		AHD		0.189		1434m	West
10130138	GW108884	Water Supply	Unknown	30/05/2008	54.00		AHD	Good	0.137	28.00	1463m	West
10097924	GW108857	Water Supply	Functioning	13/01/2004	72.00		AHD		0.950	36.00	1481m	West
10032223	GW105764	Water Supply	Functioning	18/11/2003	42.00		AHD		2.250	15.00	1492m	West
10062484	GW103009	Water Supply	Unknown	22/05/2000	42.00		AHD	Fair			1493m	West

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (m bgl)	Distance	Direction
10119418	GW105738	Water Supply	Functioning	17/11/2003	36.00		AHD		4.375	15.00	1502m	West
10124653	GW105221	Water Supply	Functioning	05/03/2003	53.00		AHD		0.151	12.00	1532m	South East
10086743	GW108869	Monitoring	Proposed	12/05/2008	80.00		AHD				1533m	South East
10088521	GW105323	Water Supply	Unknown	14/04/2003	30.00		AHD	1000	3.000		1539m	West
10118240	GW107224	Water Supply	Functioning	28/02/2005	72.00		AHD		0.500	10.00	1541m	North East
10117471	GW107230	Water Supply	Functioning	23/10/2004	78.00		AHD		0.750	9.00	1545m	South East
10124083	GW105843	Unknown	Unknown	29/04/2005			AHD				1553m	West
10098278	GW072793	Water Supply	Unknown	17/01/1995	24.40		AHD	Good			1576m	South
10124408	GW105842	Unknown	Unknown	29/04/2005			AHD				1601m	West
10123630	GW105333	Water Supply	Unknown	28/05/2003	24.00		AHD	800	2.200		1652m	West
10122691	GW105234	Water Supply	Abandoned	29/11/2002	107.00		AHD				1665m	South
10020728	GW113358	Monitoring	Functional	17/10/2006	8.40		AHD				1674m	South
10059046	GW105655	Monitoring	Functional	19/11/2002	8.00		AHD			6.10	1690m	South
10042319	GW113356	Monitoring	Functional	18/10/2006	9.50		AHD				1693m	South
10027260	GW113360	Monitoring	Functional	17/10/2006	9.00		AHD				1699m	South
10022540	GW113359	Monitoring	Functional	17/02/2006	8.70		AHD				1700m	South
10055410	GW105653	Monitoring	Functional	19/11/2002	7.90		AHD			6.60	1702m	South
10114038	GW115936	Stock and Domestic	Functioning	31/10/2018	32.00		AHD				1706m	West
10063478	GW105654	Monitoring	Functional	19/11/2002	7.80		AHD			6.50	1708m	South
10064096	GW112378	Water Supply	Functioning	12/02/2013	48.00		AHD		0.250	13.00	1708m	West
10032833	GW113357	Monitoring	Functional	18/10/2006	7.20		AHD				1718m	South
10064469	GW108719	Water Supply	Unknown	27/03/2008	30.00		AHD		0.750	9.00	1725m	South East
10052676	GW107167	Water Supply	Unknown	01/01/2003	54.00		AHD		0.680	16.00	1734m	West
10123752	GW111812	Water Supply	Functioning	05/02/2007	78.00		AHD	1800	0.700	15.00	1745m	South West
10123883	GW103710	Monitoring	Unknown	23/11/2000	7.40		AHD				1745m	South
10125931	GW103711	Monitoring	Unknown	23/11/2000	8.50		AHD				1745m	South
10130348	GW103709	Monitoring	Unknown	23/11/2000	7.10		AHD				1745m	South
10130367	GW103712	Monitoring	Unknown	23/11/2000	8.50		AHD				1745m	South
10029659	GW107152	Water Supply	Functioning	03/04/2005	72.00		AHD		0.126		1763m	North East
10148336	GW047748	Other	Unknown	01/04/1980	15.20		AHD	Fair			1789m	South
10038070	GW106139	Water Supply	Functioning	24/05/2003	84.00		AHD	Fair	0.550	40.00	1833m	West
10151831	GW115862	Water Supply	Functioning	16/10/2018	72.00		AHD				1878m	West
10091339	GW063634	Water Supply	Unknown	01/09/1986	42.00		AHD				1880m	North West
10134159	GW110168	Water Supply	Unknown	03/02/2005	171.00		AHD	1900	5.000	100.00	1884m	South East
10126543	GW105981	Water Supply	Functioning	28/04/2004	90.00		AHD	Good			1944m	West
10099116	GW107588	Water Supply	Functioning	27/10/2005	54.00		AHD		1.750	14.00	1945m	South West

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10118789	GW101119	Other	Functioning	05/03/1997	62.50		AHD				1973m	North East

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Hydrogeology & Groundwater

36 Howard Boulevard, Goulburn, NSW 2580

## Driller's Logs

Drill log data relevant to the boreholes within the dataset buffer:

NGIS Bore ID	Drillers Log	Distance	Direction
10126695	0.00m-1.00m topsoil 1.00m-4.00m clay 4.00m-15.00m shale, soft 15.00m-56.00m granite	33m	East
10064070	0.00m-2.00m soil, sticky clay 2.00m-9.00m shale, yellow brown 9.00m-9.00m volcanics, balck	147m	North West
10016990	0.00m-1.00m topsoil 1.00m-2.00m clay 2.00m-11.00m granite, decomposed 11.00m-32.00m granite	491m	West
10054637	0.00m-3.30m Topsoil 3.30m-5.20m Sand Gravel 5.20m-9.70m Shale Grey Soft 9.70m-18.30m Shale Grey Water Supply 18.30m-25.90m Shale Hard 25.90m-39.60m Slate 39.60m-42.70m Sandstone 42.70m-47.80m Slate 47.80m-100.60m Quartzite Water Supply	731m	South East
10023790	0.00m-0.40m Topsoil 0.40m-4.00m Clay Yellow Grey 4.00m-6.00m Clay Sandy 6.00m-9.00m Gravel Large Sand Water Supply 9.00m-10.00m Clay Silty Stones Water Supply 10.00m-11.00m Gravel Large Clay Bands Water Bearing 11.00m-12.00m Clay Grey 12.00m-17.00m Gravel Large Clay Bands Water Bearing 17.00m-18.00m Shale Grey Sandy	791m	South East
10009046	0.00m-3.66m Clay Grey Gravel 3.66m-12.95m Granite Decomposed Water Supply	831m	North West
10093488	0.00m-0.30m Topsoil 0.30m-1.52m Clay 1.52m-6.40m Clay Sand 6.40m-13.41m Clay Gravel Water Supply 13.41m-43.28m Limestone Water Supply	935m	South East
10000542	0.00m-0.10m ASPHALT 0.10m-3.80m FILL, CLAY, TRACE SANDS BROWN 3.80m-5.50m CLAY AND ROCK 5.50m-6.70m GRANITE WEATHERED	950m	East
10002525	0.00m-0.10m ASPHALT 0.10m-0.80m CLAY BROWN AND ORANGE 0.80m-1.20m CLAY BROWN,TRACE OF IRONSTONE 1.20m-1.60m NO RECOVERY 1.60m-2.20m SANDY CLAY 2.20m-3.20m CLAY 3.20m-3.40m NO RECOVERY 3.40m-4.20m CLAY BROWN 4.20m-4.90m SANDY CLAY 4.90m-5.20m CLAY,FINE GRAINED SAND 5.20m-6.00m GRANITE WEATHERED	960m	East
10118318	0.00m-1.00m TOPSOIL 1.00m-9.00m CLAY 9.00m-16.00m SOFT SHALE 16.00m-49.00m SHALE 49.00m-55.00m BROKEN BASALT	993m	South
10087173	0.00m-2.00m SOIL/CLAYS 2.00m-9.00m WEATHERED VOLCANICS 9.00m-108.00m FRACTURED GREY VOLCANICS	1042m	South West
10046372	0.00m-0.30m Topsoil 0.30m-5.48m Clay 5.48m-11.58m Clay Sandy 5.48m-11.58m Limestone Bands 11.58m-21.33m Dolerite Fractured Water Supply	1141m	North East

NGIS Bore ID	Drillers Log	Distance	Direction
10064066	0.00m-1.00m RED CLAY 1.00m-7.00m VOLCANIC WEATHERED 7.00m-21.00m VOLCANIC GREY 21.00m-66.00m LIMESTONE GREY/BLACK	1161m	West
10096889	0.00m-0.30m Topsoil 0.30m-2.74m Clay Gravel 2.74m-6.71m Basalt Black 6.71m-17.68m Quartz Porphyry Water Supply	1187m	North West
10029554	0.00m-0.40m TOPSOIL 0.40m-5.00m BROWN STICKY CLAY 5.00m-14.00m LT BROWN WEATHERED VOLCANICS 14.00m-30.00m GREY BLACK VOLCANICS	1396m	West
10122888	0.00m-5.00m CLAY 5.00m-9.00m GRAVEL 9.00m-17.00m SHALE (YELLOW) 17.00m-30.00m SHALE	1423m	West
10057803	0.00m-1.00m FILL 1.00m-9.00m SAND	1426m	West
10127719	0.00m-11.00m clay 11.00m-24.00m shale 24.00m-54.00m basalt	1433m	South
10035677	0.00m-1.00m TOPSOIL 1.00m-8.00m CLAYS 8.00m-16.00m SOFT SHALE 16.00m-38.00m HARD SHALE	1434m	West
10097924	0.00m-4.00m clay, brown 4.00m-12.00m basalt, brown 12.00m-31.00m granite, grey 31.00m-39.00m shales, black 39.00m-54.00m basalt 54.00m-72.00m shales, black	1481m	West
10032223	0.00m-1.00m clay, sandy 1.00m-6.00m clay, sandy 6.00m-16.00m shale yellow 16.00m-20.00m shale, grey 20.00m-42.00m basalt, broken	1492m	West
10062484	0.00m-0.30m TOPSOIL 0.30m-4.50m CLAYS 4.50m-12.00m GRAVEL DECOMPOSED 12.00m-42.00m BLACK VOLCANIC FRACTURED	1493m	West
10119418	0.00m-1.00m topsoil 1.00m-5.00m clay, yellow 5.00m-11.00m shale, yellow 11.00m-17.00m shale, grey 17.00m-22.00m slate, black 22.00m-36.00m basalt, broken	1502m	West
10124653	0.00m-7.00m CLAY 7.00m-14.00m SOFT YELLOW CLAY 14.00m-16.00m WEATHERED GRANITE 16.00m-53.00m BLACK GRANITE	1532m	South East
10086743	0.00m-1.00m TOPSOIL 1.00m-9.00m CLAY 9.00m-14.00m GRAVEL 14.00m-16.00m SOFT SHALE 16.00m-80.00m SHALE	1533m	South East
10088521	0.00m-4.00m CLAY 4.00m-5.00m GRAVEL SMALL 5.00m-14.00m CLAY SHALE 14.00m-30.00m SHALE	1539m	West
10118240	0.00m-3.00m loamy soil 3.00m-20.00m volcanic, weathered 20.00m-72.00m volcanic	1541m	North East
10117471	0.00m-6.00m soil, stick brown clay 6.00m-13.00m volcanic, brown 13.00m-78.00m volcanic, grey blue hard	1545m	South East
10098278	0.00m-0.30m Topsoil 0.30m-6.10m Clay Weathered Rock 6.10m-24.40m Hard Weathered Rock	1576m	South
10123630	0.00m-2.00m CLAY 2.00m-7.00m QUARTZ/CLAY 7.00m-24.00m SHALE	1652m	West
10122691	0.00m-0.50m TOPSOIL 0.50m-4.00m BROWN CLAY 4.00m-6.00m GRAVEL 6.00m-8.00m BROWN CLAY 8.00m-8.50m DECOMPOSED GRANITE 8.50m-107.00m GRANITE	1665m	South

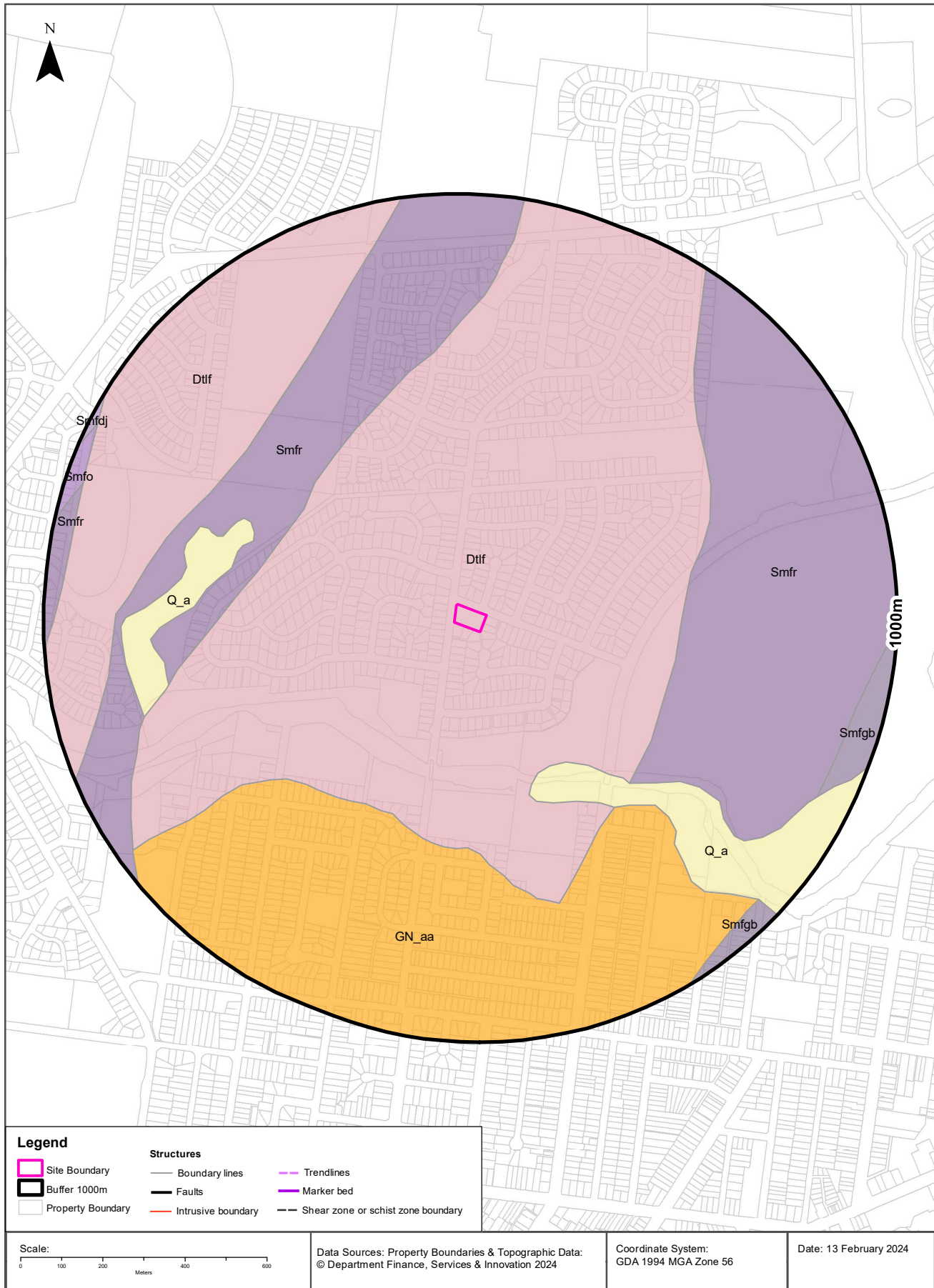


NGIS Bore ID	Drillers Log	Distance	Direction
10059046	0.00m-2.50m clay, brown, moderate plasticity 2.50m-4.00m clay, silty, firm, grey 4.00m-4.10m as above 4.10m-7.00m clay, gravel, non plastic 7.00m-8.00m as above, but wet gravel	1690m	South
10055410	0.00m-0.10m TOPSOIL, SILTY CLAY 0.10m-1.00m CLAY, SILTY DRY, GRAVELLY, LOOSE 1.00m-2.00m CLAY, BROWN, MOIST, FIRM 2.00m-3.00m CLAY, GREY, MOIST, FIRM 3.00m-4.30m CLAY, SILTY, GREY, DAMP, STIFF 4.30m-6.00m CLAY, GRAVELS, VERY STIFF, MOIST 6.00m-7.00m CLAY, GRAVELLY, WET, BROWN 7.00m-7.90m AS ABOVE	1702m	South
10063478	0.00m-2.50m CLAY, SILTY, BROWN, MOIST, FIRM 2.50m-3.80m AS ABOVE BUT STIFF, MODERATE PLASTICITY 3.80m-4.20m CLAY, SILTY, BERY STIFF, NON PLASTIC 4.20m-7.00m CLAY, GRAVEL, NON PLASTIC 7.00m-7.80m SAME AS ABOVE, WET	1708m	South
10064096	0.00m-2.00m SOIL BROWN CLAY FILL 2.00m-8.00m VOLCANICS SOFT BROWN 8.00m-26.00m VOLCANICS LIGHT BROWN FRACTURED 26.00m-48.00m SHALE GREY BLACK, SILTSTONE	1708m	West
10123752	0.00m-21.00m SHALE 21.00m-78.00m BASALT	1745m	South West
10123883	0.00m-0.40m BITUMEN/FILL 0.40m-1.80m MEDIUM CLAY, ORANGE 1.80m-3.70m MEDIUM CLAY, ORANGE/BROWN 3.70m-4.40m MEDIUM CLAY, ORANGE/BROWN/MOIST 4.40m-7.40m CLAYEY SAND, ORANGE/BROWN/MOIST	1745m	South
10125931	0.00m-0.10m FILL: BITUMEN 0.10m-0.60m CLAY LOAM 0.60m-1.20m MEDIUM CLAY 1.20m-4.00m MEDIUM CLAY, ORANGE 4.00m-8.50m CLAYEY SAND/SANDY CLAY, ORANGE	1745m	South
10130348	0.00m-0.70m FILL 0.70m-1.20m CLAY LOAM 1.20m-2.00m MEDIUM CLAY, ORANGE 2.00m-4.00m MEDIUM CLAY, ORANGE, VERY FIRM 4.00m-4.60m CLAYEY SAND 4.60m-5.00m BOULDER LARGE 5.00m-5.80m CLAYEY SAND/SANDY CLAY 5.80m-6.00m BOULDER LARGE 6.00m-7.10m CLAYEY SAND/SANDY CLAY, ORANGE	1745m	South
10130367	0.00m-0.10m CONCRETE 0.10m-0.30m FILL 0.30m-0.70m CLAY LOAM 0.70m-1.40m LIGHT CLAY, ORANGE 1.40m-2.80m MEDIUM CLAY, RED AND GREY 2.80m-4.00m MEDIUM CLAY, BROWN AND GREY 4.00m-8.50m CLAYEY SAND/SANDY CLAY	1745m	South
10029659	0.00m-1.00m topsoil 1.00m-5.00m clay 5.00m-32.00m granite, soft 32.00m-72.00m granite	1763m	North East
10148336	0.00m-0.60m Soil 0.60m-3.00m Clay 3.00m-12.00m Gravel River Water Supply 12.00m-15.24m Granite	1789m	South
10038070	0.00m-2.00m clay 2.00m-54.00m schist 54.00m-84.00m granite	1833m	West
10134159	0.00m-6.00m CLAY 6.00m-70.00m BROKEN GRANITE 70.00m-171.00m GRANITE	1884m	South East
10126543	0.00m-18.00m granite, soft 18.00m-90.00m granite	1944m	West
10099116	0.00m-2.00m soil, brown clay 2.00m-7.00m shale, soft brown 7.00m-13.00m shale, grey soft 13.00m-54.00m shale, grey/blue volcanics	1945m	South West
10118789	0.00m-0.30m Topsoil 0.30m-19.80m Soft shale 19.80m-62.50m Granite	1973m	North East

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

# Geology

36 Howard Boulevard, Goulburn, NSW 2580



# Geology

36 Howard Boulevard, Goulburn, NSW 2580

## Geological Units

What are the Geological Units within the dataset buffer?

Unit Code	Unit Name	Description	Unit Stratigraphy	Age	Dominant Lithology	Distance
Dtlf	Forest Lodge Quartz Monzodiorite	Dark green-grey, quartz monzodiorite. Equigranular to porphyritic in plagioclase, augite $\pm$ orthopyroxene, hornblende and rare biotite in a micrographic and granophyric groundmass. Salmon-coloured K-feldspar and green sericitised plagioclase crystals	\Turrallo Suite\Forest Lodge Quartz Monzodiorite\	Eognathodus kindlei (base) to Polygnathus pireneae (top)	Monzodiorite	0m
Q_a	Alluvium	Unconsolidated grey to brown to beige humic ( $\pm$ )micaceous silty clay, quartz-( $\pm$ )lithic silt, fine- to medium-grained quartz-rich to quartz-lithic sand, polymictic pebble to cobble gravel (as sporadic lenses); sporadic palaeosol horizons.	\Alluvium\	Quaternary (base) to Now (top)	Clastic sediment	368m
Smfr	Rhyanna Formation	Green-grey, thin- to medium-bedded, siltstone grading up from fine-grained sandstone at bed bases, interbedded with silicified vitric and fine-grained felsic tuff; rare olistostrome deposits.	\Mount Fairy Group\Rhyanna Formation\	Caudicriodus woschmidti (base) to Ozarkodina eurekaensis (top)	Siltstone	438m
GN_aa	Alluvial sediments	Alluvial deposits, dominantly sand & gravel; friable to unconsolidated, or cemented to sandstone or conglomerate. Massive to bedded, ranging from thin to very thick; horizontal to cross bedded. Includes some lacustrine deposits & sub-basaltic sediments.	\Alluvium\Alluvial sediments\	Paleogene (base) to Pleistocene (top)	Clastic sediment	489m
Smfgb	Bradfordville Volcaniclastic Member	Cream, grey-green and blue-grey, generally unstratified, crystal-rich, vitriclast-bearing rhyolitic volcanic sandstone, conglomerate and minor very fine-grained vitric tuff or mudstone; coarse-grained volcaniclastic rocks have obvious K-feldspar.	\Mount Fairy Group\Gunday Volcanics\Bradfordville Volcaniclastic Member\	Caudicriodus woschmidti (base) to Ozarkodina eurekaensis (top)	Sandstone	914m
Smfo	Covan Creek Formation	Medium-grained, thick-bedded quartz-lithic arenite and greywacke, graded or laminated in places; quartzite; cross-bedded to laminated siltstone; shale.	\Mount Fairy Group\Covan Creek Formation\	Pedavis latialata (base) to Caudicriodus woschmidti (top)	Siliciclastic sedimentary rock	956m
Smfdj	Joppa Siltstone Member	Fawn, cream, buff and khaki, laminated to medium-bedded siltstone, mudstone and fine-grained quartzose sandstone with starved ripples.	\Mount Fairy Group\De Drack Formation\Joppa Siltstone Member\	Monograptus ludensis (base) to Polygnathoides siluricus (top)	Siltstone	979m

## Linear Geological Structures

What are the Dyke, Sill, Fracture, Lineament and Vein trendlines within the dataset buffer?

Map ID	Feature Description	Map Sheet Name	Distance
No Features			

What are the Faults, Shear zones or Schist zones, Intrusive boundaries & Marker beds within the dataset buffer?

Map ID	Boundary Type	Description	Map Sheet Name	Distance
No Features				

Geological Data Source: Statewide Seamless Geology v2.1, Department of Regional NSW  
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# Naturally Occurring Asbestos Potential

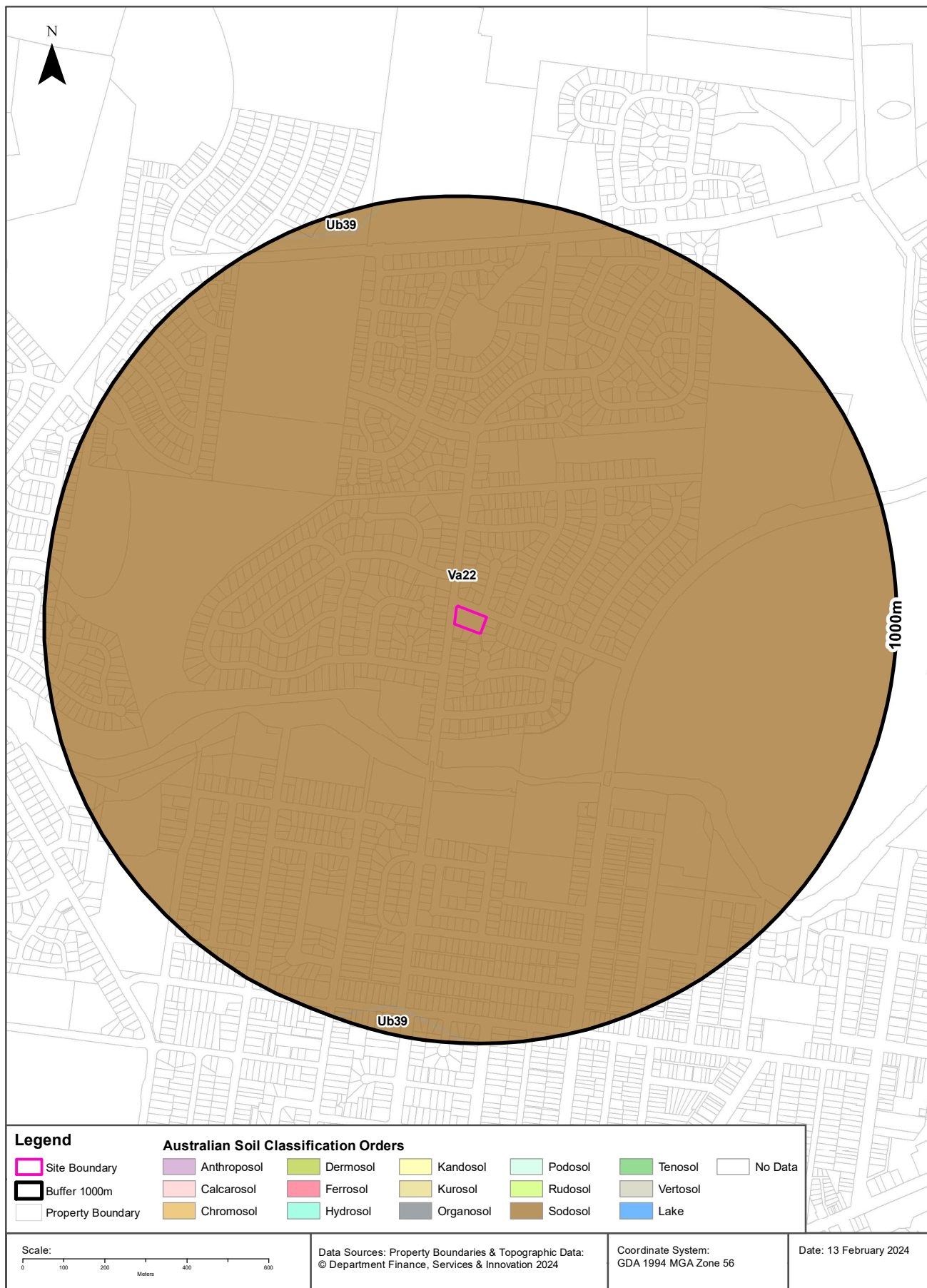
36 Howard Boulevard, Goulburn, NSW 2580

## Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy



## Soils

36 Howard Boulevard, Goulburn, NSW 2580

### Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

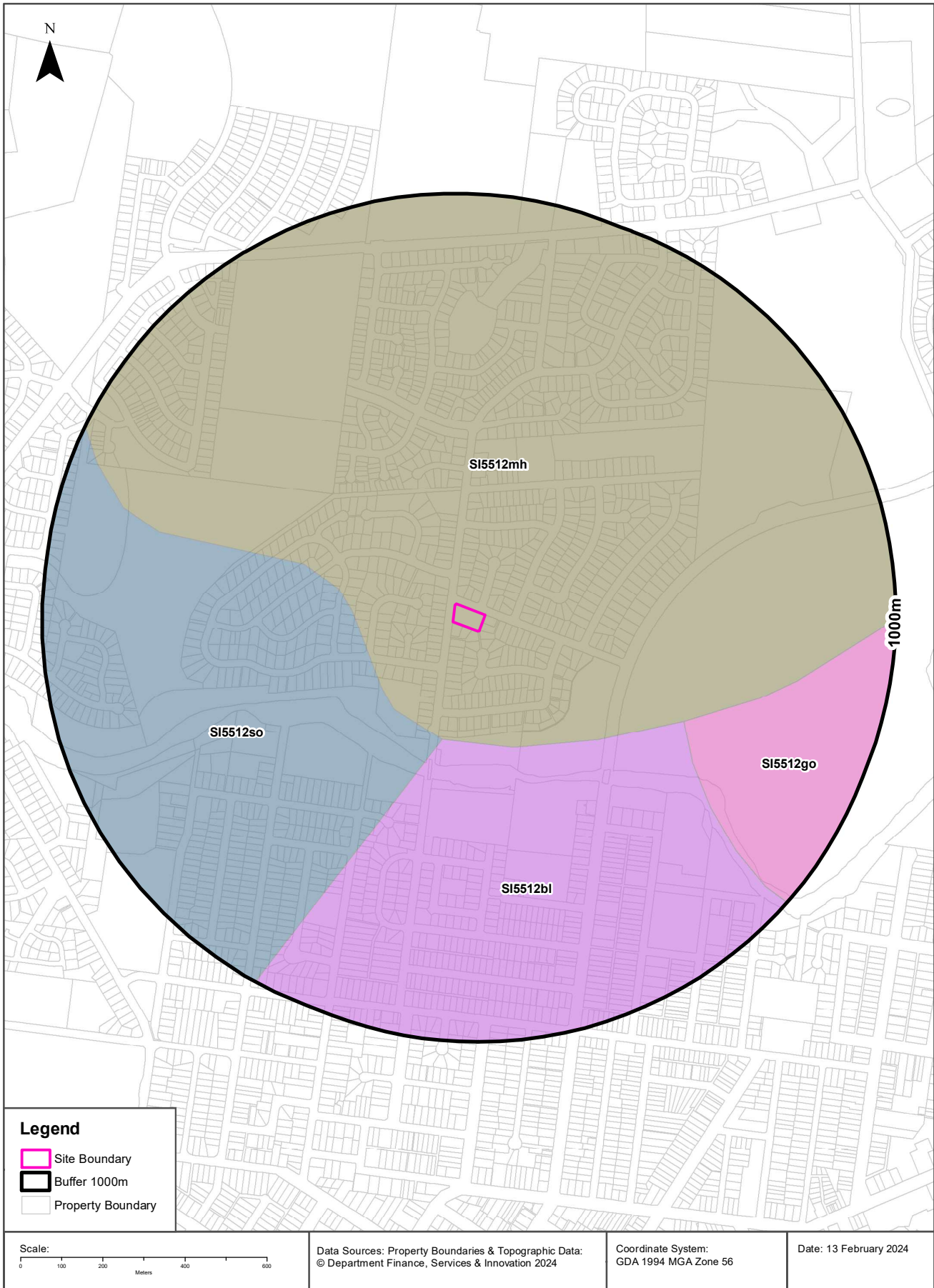
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Va22	Sodosol	Valley plain: chief soils are hard alkaline yellow and yellow mottled soils (Dy2.43) and (Dy3.43). Associated are various soils, notably (Gn2.95), also (Ug5.16) and (Gn2.1), with some (Um) soils close to the stream.	0m	On-site
Ub39	Sodosol	Undulating to hilly country: chief soils are hard neutral and acid yellow mottled soils (Dy3.42 and Dy3.41) in a general pattern as follows: (i) undulating to hilly slopes of various (Dy) and (Dr) soils, including (Dy3.41), (Dy3.42), (Dy3.2), (Dr2.2), (Dr2.4); (ii) (Dy3.42) and sometimes (Dr3.42) soils in basins which merge with unit Va21 and lower-lying sites generally; and (iii) less frequently (Gn2. 15) and (Gn2.25) soils on gently undulating areas, usually situated between (i) and (ii). As mapped, small areas of units Tb22 and Va22 are included. Data are limited.	929m	South

Atlas of Australian Soils Data Source: CSIRO

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# Soil Landscapes of Central and Eastern NSW

36 Howard Boulevard, Goulburn, NSW 2580





## Soils

36 Howard Boulevard, Goulburn, NSW 2580

### Soil Landscapes of Central and Eastern NSW

Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
<a href="#">SI5512mh</a>	Monastry Hill	0m	On-site
<a href="#">SI5512so</a>	Sooley	219m	West
<a href="#">SI5512bl</a>	Bullamalita	271m	South
<a href="#">SI5512go</a>	Goulburn	545m	South East

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment  
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## Acid Sulfate Soils

36 Howard Boulevard, Goulburn, NSW 2580

### Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
N/A		

If the on-site Soil Class is 5, what other soil classes exist within 500m?

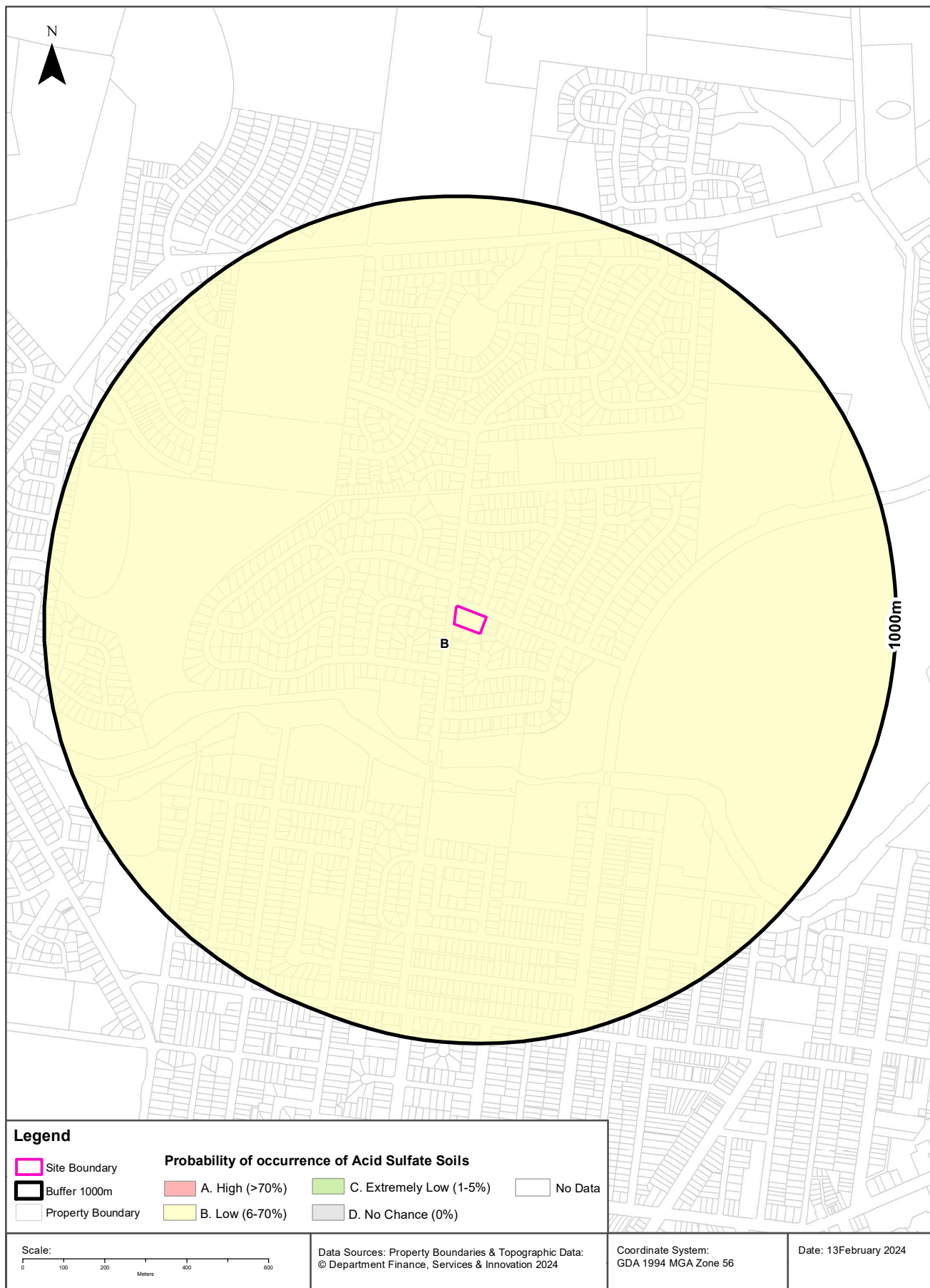
Soil Class	Description	EPI Name	Distance	Direction
N/A				

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# Atlas of Australian Acid Sulfate Soils

36 Howard Boulevard, Goulburn, NSW 2580



## Acid Sulfate Soils

36 Howard Boulevard, Goulburn, NSW 2580

### Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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# Dryland Salinity

36 Howard Boulevard, Goulburn, NSW 2580

## Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A		

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

# Mining

36 Howard Boulevard, Goulburn, NSW 2580

## Mining Subsidence Districts

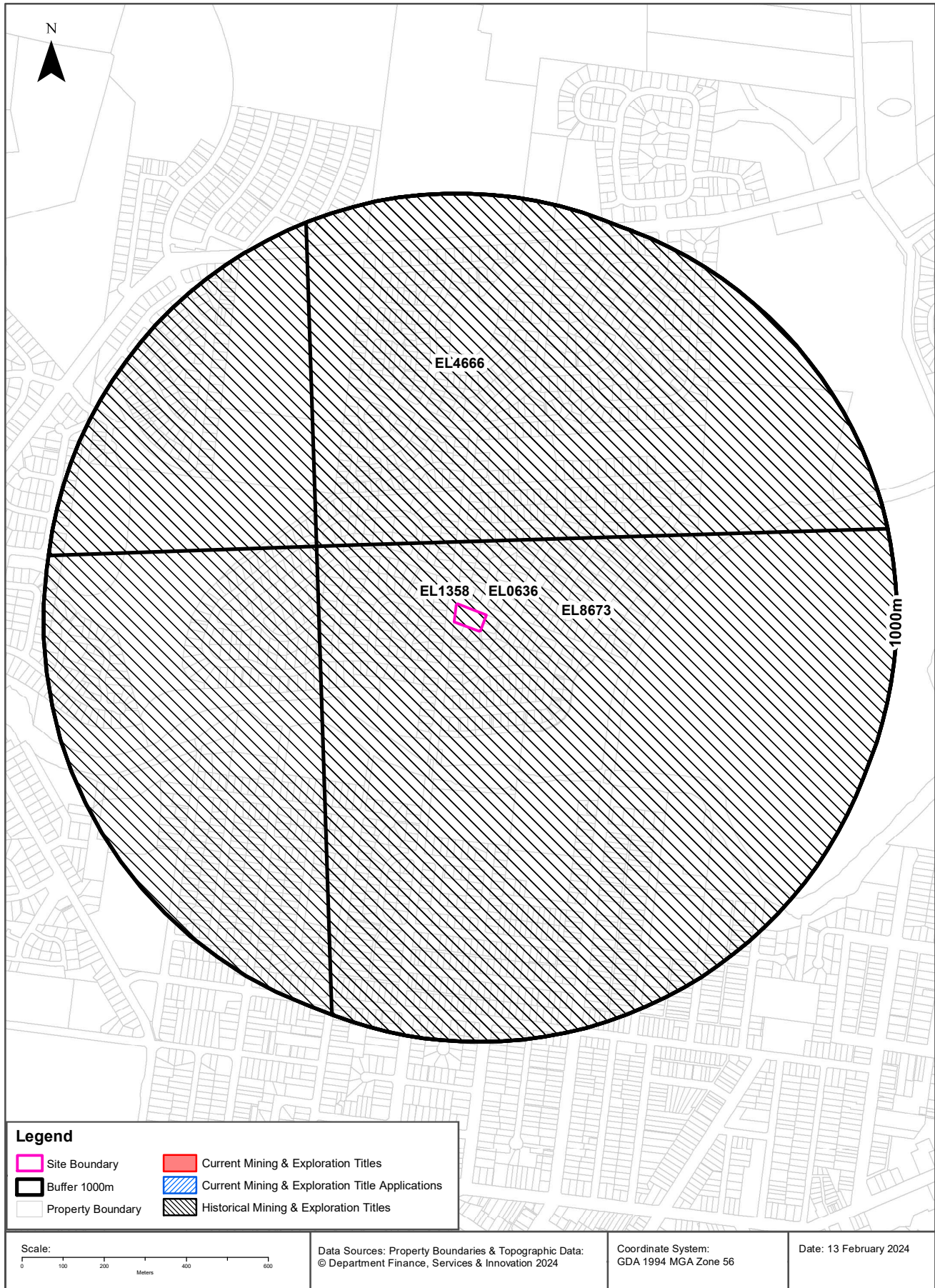
Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)  
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# Mining & Exploration Titles

36 Howard Boulevard, Goulburn, NSW 2580



## Mining

36 Howard Boulevard, Goulburn, NSW 2580

### Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

### Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: © State of New South Wales through NSW Department of Industry



## Mining

36 Howard Boulevard, Goulburn, NSW 2580

### Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
EL8673	ACGH II PTY LTD	20171117	30000101	MINERALS		0m	On-site
EL1358	SAMEDAN OIL CORPORATION	19800601	19800901	MINERALS		0m	On-site
EL0636	JODODEX AUSTRALIA PTY LIMITED	19731001	19741001	MINERALS	Cu Pb Zn Ag	0m	On-site
EL4666	DOWMILL PTY LIMITED, NOSEBI MINING & MANAGEMENT PTY LTD	19940614	19960613	MINERALS	Ag Au Cu Pb Zn	151m	North

Historical Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

# State Environmental Planning Policy

36 Howard Boulevard, Goulburn, NSW 2580

## State Significant Precincts

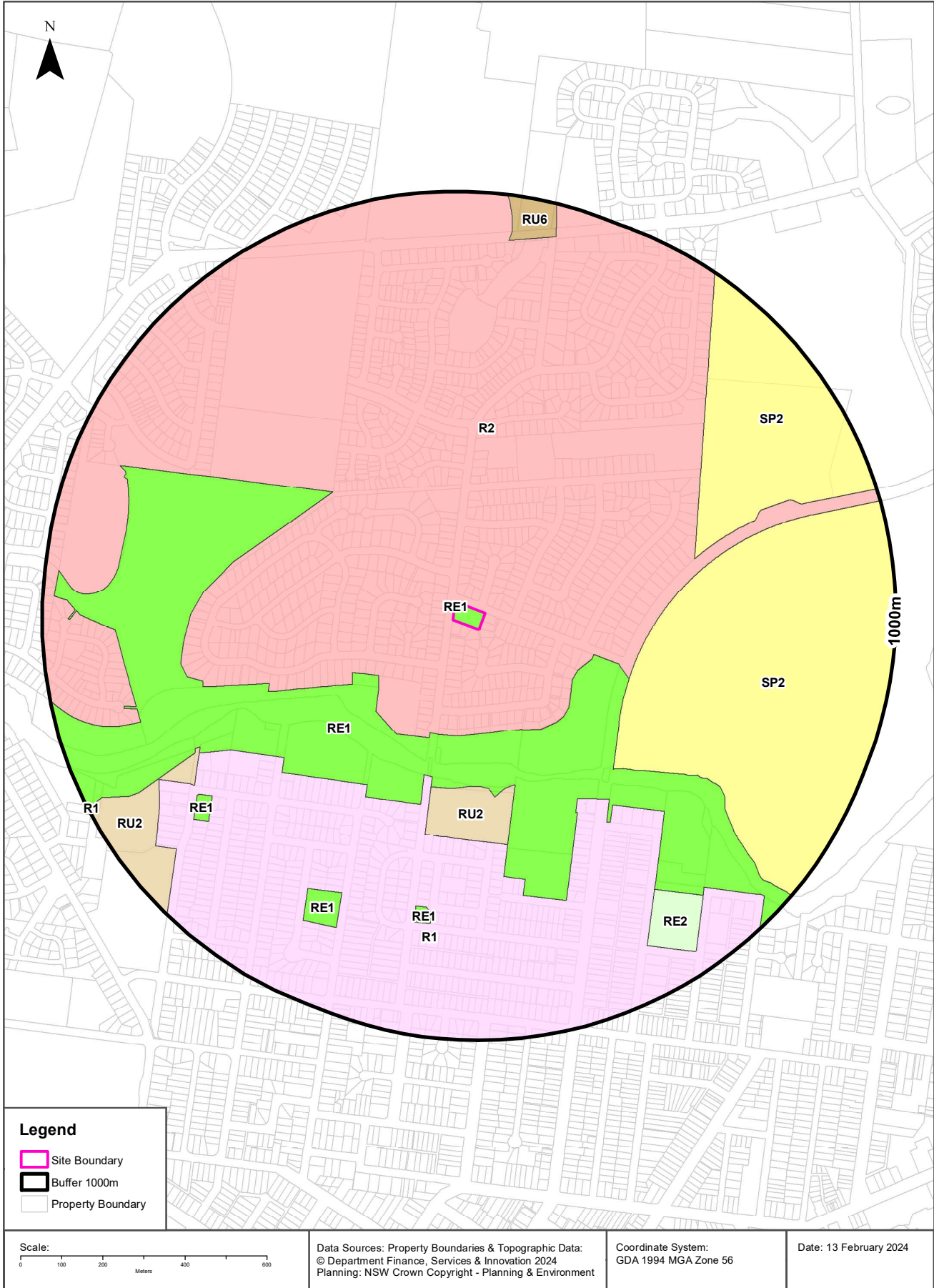
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No records in buffer							

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment  
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# EPI Planning Zones

36 Howard Boulevard, Goulburn, NSW 2580



# Environmental Planning Instrument

36 Howard Boulevard, Goulburn, NSW 2580

## Land Zoning

What EPI Land Zones exist within the dataset buffer?

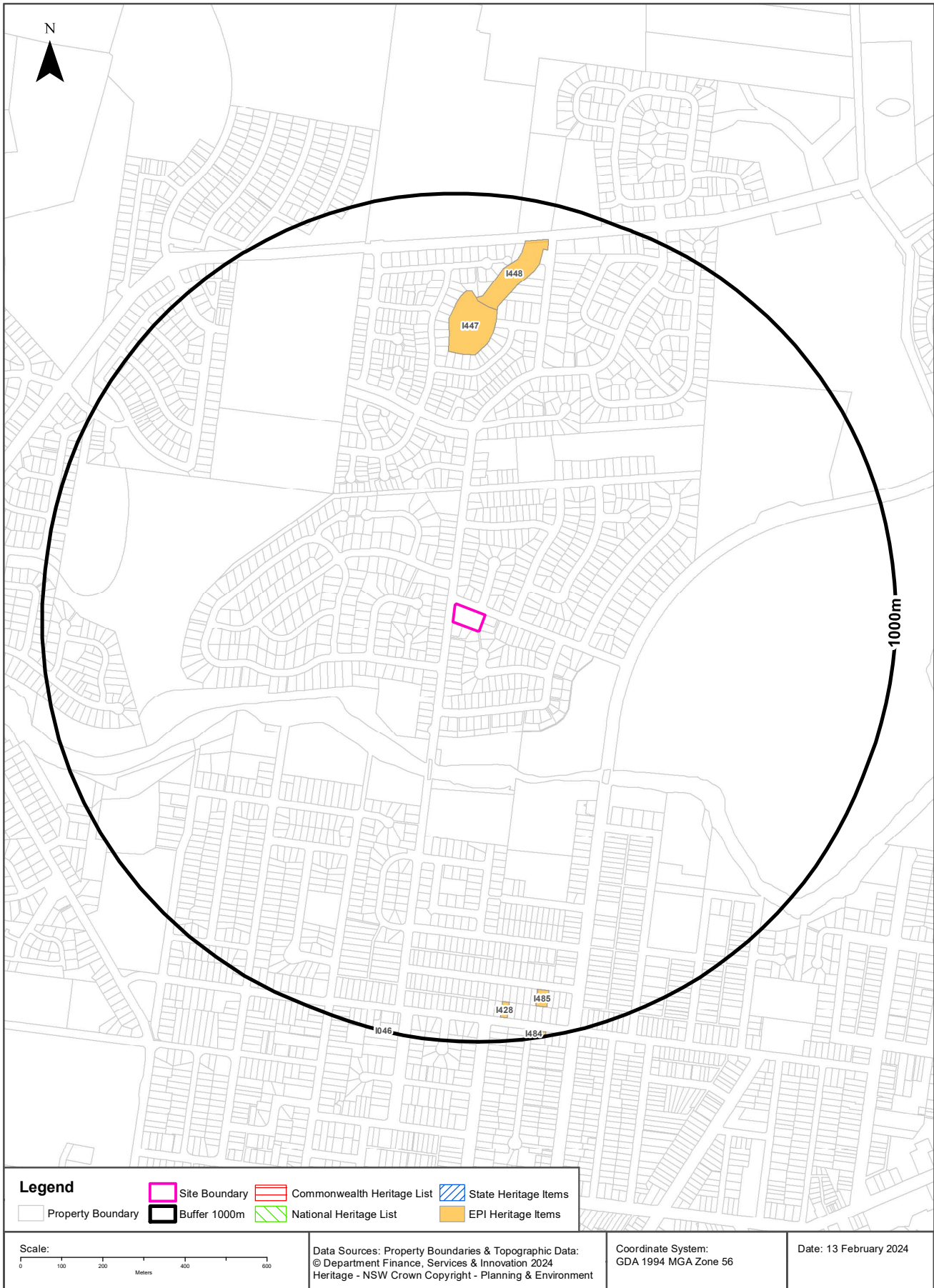
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Goulburn Mulwaree Local Environmental Plan 2009	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	0m	On-site
R2	Low Density Residential		Goulburn Mulwaree Local Environmental Plan 2009	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	0m	North
RE1	Public Recreation		Goulburn Mulwaree Local Environmental Plan 2009	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	226m	South West
R1	General Residential		Goulburn Mulwaree Local Environmental Plan 2009	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	375m	South
RU2	Rural Landscape		Goulburn Mulwaree Local Environmental Plan 2009	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	382m	South
SP2	Infrastructure	Educational Establishment	Goulburn Mulwaree Local Environmental Plan 2009	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	383m	East
SP2	Infrastructure	School	Goulburn Mulwaree Local Environmental Plan 2009	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	526m	North East
RE1	Public Recreation		Goulburn Mulwaree Local Environmental Plan 2009	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	687m	South
RU2	Rural Landscape		Goulburn Mulwaree Local Environmental Plan 2009	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	688m	South West

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RE1	Public Recreation		Goulburn Mulwaree Local Environmental Plan 2009	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	717m	South West
RE1	Public Recreation		Goulburn Mulwaree Local Environmental Plan 2009	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	725m	South West
RE2	Private Recreation		Goulburn Mulwaree Local Environmental Plan 2009	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	763m	South East
RU6	Transition		Goulburn Mulwaree Local Environmental Plan 2009	24/02/2023	26/04/2023	26/04/2023	State Environmental Planning Policy Amendment (Land Use Zones) 2023	890m	North

Environmental Planning Instrument Data Source: NSW Crown Copyright - Planning & Environment  
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# Heritage Items

36 Howard Boulevard, Goulburn, NSW 2580



## Heritage

36 Howard Boulevard, Goulburn, NSW 2580

### Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
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### National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
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### State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage  
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### Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I447	2-storey dwellings, Ravensworth	Item - General	Local	Goulburn Mulwaree Local Environmental Plan 2009	08/10/2021	08/10/2021	30/09/2022	608m	North
I448	Former entry to Ravensworthplanted avenue and entry gates	Item - General	Local	Goulburn Mulwaree Local Environmental Plan 2009	08/10/2021	08/10/2021	30/09/2022	723m	North
I485	2-storey Victorian dwelling, Tarrawingee	Item - General	Local	Goulburn Mulwaree Local Environmental Plan 2009	08/10/2021	08/10/2021	30/09/2022	882m	South

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I428	Dwelling (circa 1910)	Item - General	Local	Goulburn Mulwaree Local Environmental Plan 2009	08/10/2021	08/10/2021	30/09/2022	902m	South
I484	Spanish Mission dwelling	Item - General	Local	Goulburn Mulwaree Local Environmental Plan 2009	08/10/2021	08/10/2021	30/09/2022	980m	South
I046	Federation house	Item - General	Local	Goulburn Mulwaree Local Environmental Plan 2009	08/10/2021	08/10/2021	30/09/2022	995m	South

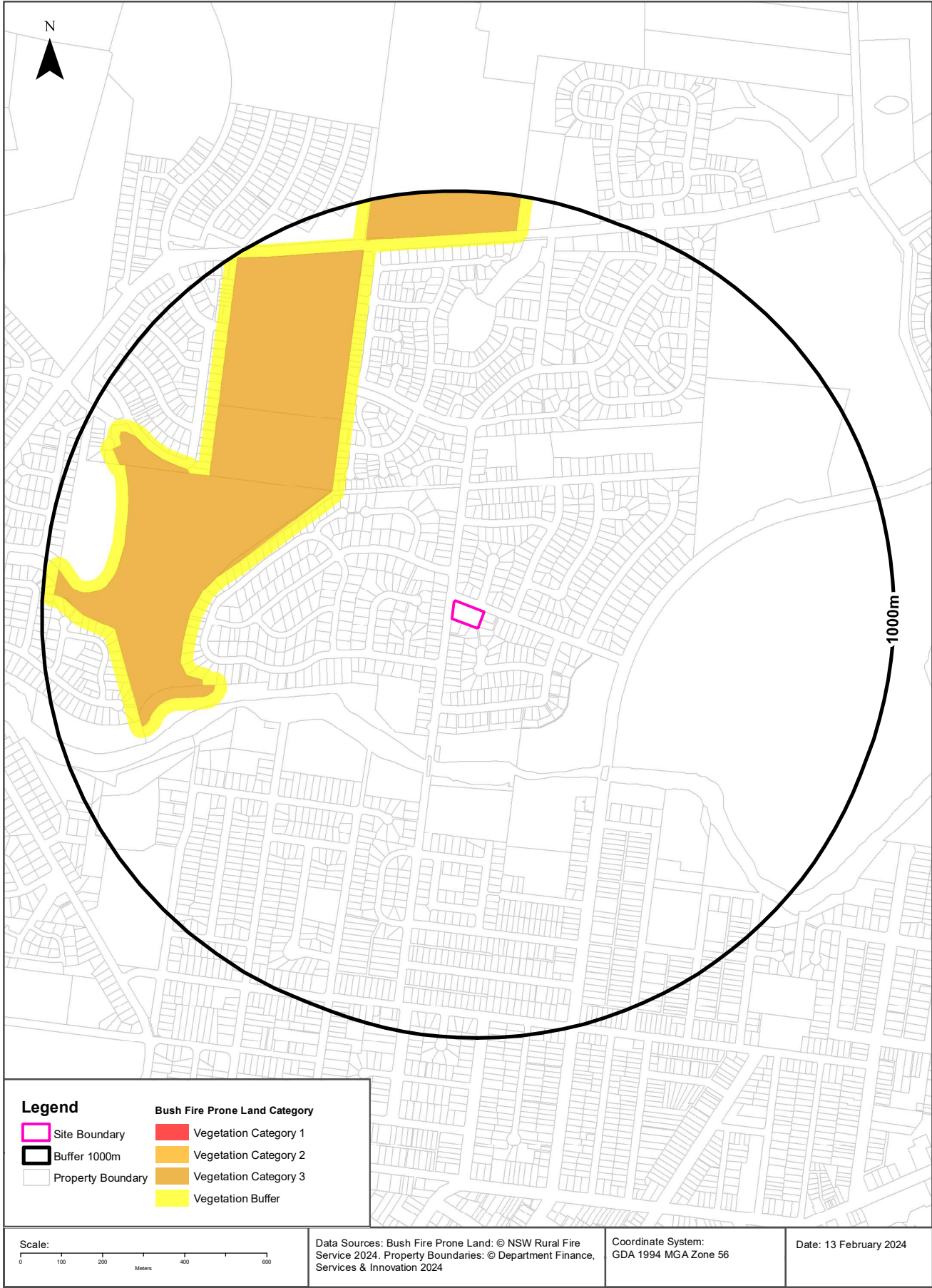
Heritage Data Source: NSW Crown Copyright - Planning & Environment

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# Natural Hazards - Bush Fire Prone Land

36 Howard Boulevard, Goulburn, NSW 2580



## Natural Hazards

36 Howard Boulevard, Goulburn, NSW 2580

### Bush Fire Prone Land

What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	370m	North West
Vegetation Category 3	400m	North West

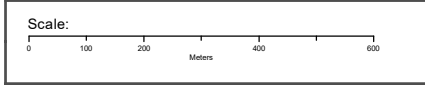
NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence

# Ecological Constraints - Vegetation & Ramsar Wetlands

36 Howard Boulevard, Goulburn, NSW 2580



Site Boundary	Dry Sclerophyll Forests (Shrub/grass sub-formation)	Semi-arid Woodlands (Grassy sub-formation)
ReportBuffer	Dry Sclerophyll Forests (Shrubby sub-formation)	Semi-arid Woodlands (Shrubby sub-formation)
Property Boundary	Forested Wetlands	Wet Sclerophyll Forests (Grassy sub-formation)
Ramsar Wetland	Freshwater Wetlands	Wet Sclerophyll Forests (Shrubby sub-formation)
<b>Native Vegetation</b>	Grasslands	Non vegetated
Alpine Complex	Grassy Woodlands	Unattributed
Arid Shrublands (Acacia sub-formation)	Heathlands	Not classified
Arid Shrublands (Chenopod sub-formation)	Rainforests	Other
	Saline Wetlands	



Data Sources: Property Boundaries & Topographic Data:  
© Department Finance, Services & Innovation 2024

Coordinate System:  
GDA 1994 MGA Zone 56

Date: 13 February 2024

## Ecological Constraints

36 Howard Boulevard, Goulburn, NSW 2580

### Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
977658	Not classified	(Not classified) Not classified	Not classified	0m	On-site
977866	Grassy Woodlands	(Grassy Woodlands) Southern Tableland Grassy Box Woodland	Southern Tableland Grassy Woodlands	238m	East
977848	Grassy Woodlands	(Grassy Woodlands) Southern Tableland Creekflat Ribbon Gum Forest	Tableland Clay Grassy Woodlands	314m	South West
977855	Grassy Woodlands	(Grassy Woodlands) Goulburn Tableland Box-Gum Grassy Forest	Southern Tableland Grassy Woodlands	527m	West
977871	Grasslands	(Grasslands) Southern Tableland Red Grass-Spear Grass Grassland	Temperate Montane Grasslands	640m	East

Native Vegetation Type Map : NSW Department of Planning and Environment 2022

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### Ramsar Wetlands

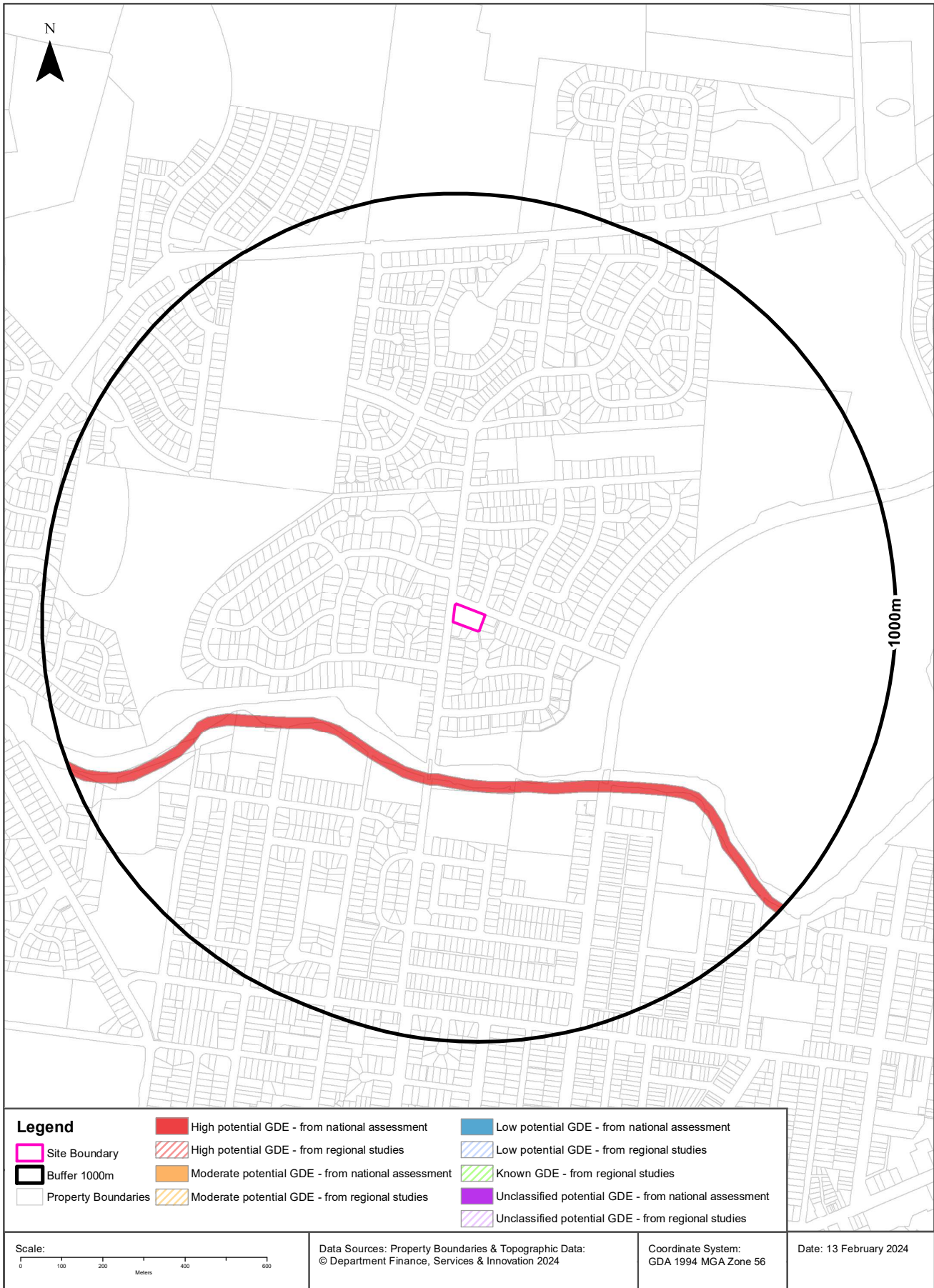
What Ramsar Wetland areas exist within the dataset buffer?

Map Id	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

# Ecological Constraints - Groundwater Dependent Ecosystems Atlas

36 Howard Boulevard, Goulburn, NSW 2580



## Ecological Constraints

36 Howard Boulevard, Goulburn, NSW 2580

### Groundwater Dependent Ecosystems Atlas

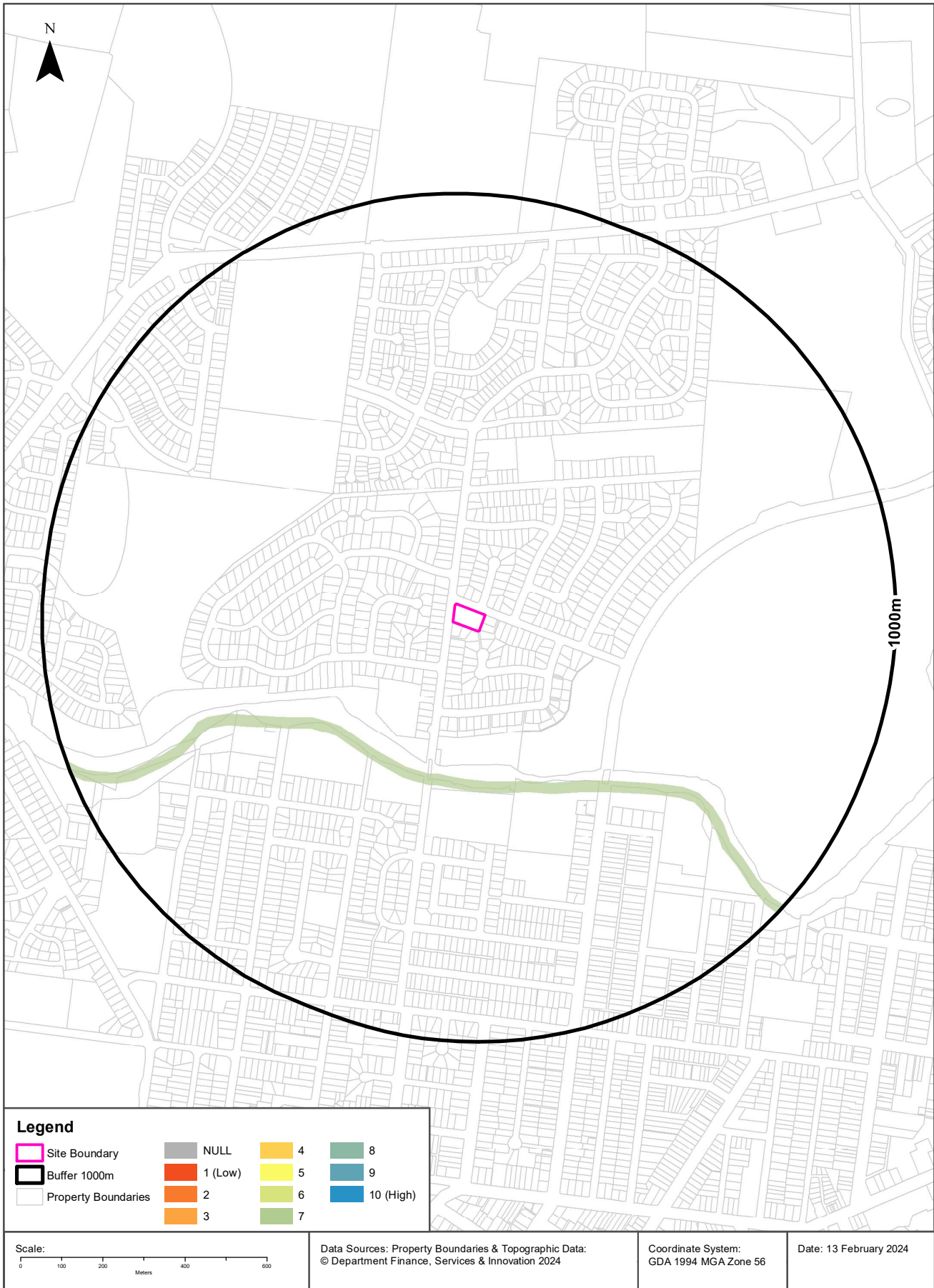
Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic	High potential GDE - from national assessment	Upland plains with separating strike-aligned hills, closed lake basins.	River		359m	South

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology

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# Ecological Constraints - Inflow Dependent Ecosystems Likelihood

36 Howard Boulevard, Goulburn, NSW 2580



## Ecological Constraints

36 Howard Boulevard, Goulburn, NSW 2580

### Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic	7	Upland plains with separating strike-aligned hills, closed lake basins.	River		359m	South

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology  
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# Ecological Constraints

36 Howard Boulevard, Goulburn, NSW 2580

## NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Category 2	Critically Endangered	
Animalia	Aves	Aphelocephala leucopsis	Southern Whiteface	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Endangered	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Vulnerable	Category 2	Vulnerable	
Animalia	Aves	Chthonicola sagittata	Speckled Warbler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Ephippiorhynchus asiaticus	Black-necked Stork	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Epthianura albifrons	White-fronted Chat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Gygis alba	White Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Oxyura australis	Blue-billed Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Petroica phoenicea	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Vulnerable	Category 3	Vulnerable	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Stictonetta naevosa	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Thinornis cucullatus cucullatus	Eastern Hooded Dotterel	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Insecta	Keyacris scurra	Key's Matchstick Grasshopper	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Chalinolobus dwyeri	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Falsistrellus tasmaniensis	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Macropus dorsalis	Black-striped Wallaby	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	Miconomus norfolkensis	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus australis	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Miniopterus orianae oceanensis	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Notamacropus parma	Parma Wallaby	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Nyctophilus corbeni	Corben's Long-eared Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petrogale penicillata	Brush-tailed Rock-wallaby	Endangered	Not Sensitive	Vulnerable	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Delma impar	Striped Legless Lizard	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Suta flagellum	Little Whip Snake	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Tiliqua occipitalis	Western Blue-tongued Lizard	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Bossiaea oligosperma	Few-seeded Bossiaea	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Diuris aequalis	Buttercup Doubletail	Endangered	Category 2	Vulnerable	
Plantae	Flora	Eucalyptus leucoxydon subsp. pruinosa	Yellow Gum	Vulnerable	Not Sensitive	Not Listed	
Plantae	Flora	Eucalyptus macarthurii	Paddys River Box, Camden Woollybutt	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Leucochrysum albicans subsp. tricolor	Hoary Sunray	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Persoonia oxycoccooides		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Pomaderris delicata	Delicate Pomaderris	Critically Endangered	Not Sensitive	Critically Endangered	
Plantae	Flora	Rutidosia leptorrhynchoides	Button Wrinklewort	Endangered	Not Sensitive	Endangered	

Data does not include NSW category 1 sensitive species.  
NSW BioNet: © State of NSW and Office of Environment and Heritage

## Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading "LC" or "LocConf". These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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## Appendix F – SafeWork Documentation

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**From:** [licensing](#)  
**To:** [Jock McNaughton - EIAustralia](#)  
**Subject:** SafeWork NSW: 00945272 –Site Search application – Result not found [ ref:!00D2801hl6J.!500Mn0HOkOd:ref ]  
**Date:** Monday, 12 February 2024 12:37:38 PM

**Caution:** This email originated from outside your organization and might have suspicious subject or content. PLEASE DO NOT CLICK ANY LINKS AND/OR OPEN ANY ATTACHEMENTS UNLESS YOU CAN CONFIRM THE SENDER.

**Security Classification: Sensitive Personal**  
**Please do not amend the subject line of this email**

Dear Jock

**Re: Site Search for Schedule 11 Hazardous Chemicals on premises Application – Result not found.**

I refer to your application for a Site Search for Schedule 11 Hazardous Chemicals on premises, received by SafeWork NSW for the following site:  
**36 Howard Boulevard Goulburn NSW 2580.**

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

If you have any further information or if you have any questions, please use one of the following options, quoting the SafeWork NSW enquiry reference number: **00945272**.

- Email: [licensing@safework.nsw.gov.au](mailto:licensing@safework.nsw.gov.au)
- Phone: 13 10 50

Kind regards

**Mo Lotonuu**

SafeWork NSW | Better Regulation Division

Department of Customer Service

p- 13 10 50

e- [licensing@safework.nsw.gov.au](mailto:licensing@safework.nsw.gov.au) | [www.customerservice.nsw.gov.au](http://www.customerservice.nsw.gov.au)

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ref:!00D2801h16J.!500Mn0HOkOd:ref