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Ordinary Council Meeting

18 May 2021

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Goulburn Mulwaree Council
B6 Enterprise Corridor and Currawang Planning
Proposal
Goulburn Mulwaree Local Environmental Plan 2009

28 September 2020

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1

Version	Comment	Date
1	For WaterNSW	27 March 2020
2	For Gateway Determination	3 June 2020
3	For Gateway Determination (Amended)	30 July 2020
4	For Public Exhibition and Post Gateway Consultation	28 September 2020

Introduction

The purpose of this planning proposal is to rezone parts of the B6 Enterprise Corridor zone to a zone that is more consistent with current land uses and to apply a zone and minimum lot size standard under the *Goulburn Mulwaree Local Environmental Plan 2009* (GM LEP) to currently unzoned land at Currawang. The planning proposal will affect the following lands:

- Land at 2-26 Long Street, Goulburn (**Figure 1**). It is proposed that this land be rezoned from B6 Enterprise Corridor with a floor space ratio of 0.8 to R1 General Residential with no floor space ratio and a minimum lot size of 700m².
- Land bordered by Arthur Street, Chiswick Street, Long Street and Hetherington Street, Goulburn (**Figure 1**). It is proposed that this land be rezoned from B6 Enterprise Corridor with a floor space ratio of 0.8 to RU2 Rural Landscape with no floor space ratio and a minimum lot size of 20,000m².
- Land at 134 and 138 George Street, Marulan (**Figure 2**). It is proposed that this land be rezoned from B6 Enterprise Corridor with a floor space ratio of 0.8 to RU6 Transition with no floor space ratio and a minimum lot size of 100 hectares.
- Land at Station Street, George Street and Brayton Road, Marulan (**Figure 2**). It is proposed that this land be rezoned from B6 Enterprise Corridor with a floor space ratio of 0.8 to R1 General Residential with no floor space ratio and a minimum lot size of 700m².
- Land at 1716 and 1801 Currawang Road, Currawang (**Figure 3**). This land is currently unzoned and is not incorporated as part of any Local Environmental Plan. It is proposed that this land be zoned as E3 Environmental Management with a minimum lot size of 100 hectares. This will also require inclusion of this land under the land application map under s1.3 of the GM LEP.

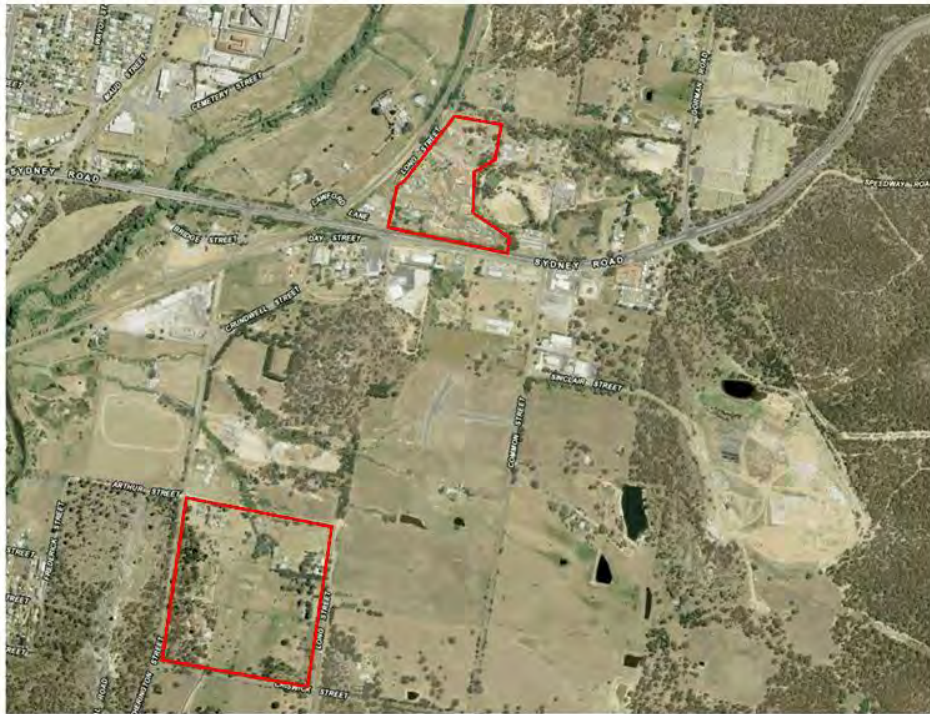


Figure 1: Subject lands in Goulburn shown in red, being land at 2-26 Long Street (top) and land bordered Arthur Street, Chiswick Street, Long Street and Hetherington Street (bottom).



Figure 2: Subject lands in Marulan shown in red, being 134 and 138 George Street (top) and land at Station Street, George Street and Brayton Road (bottom).

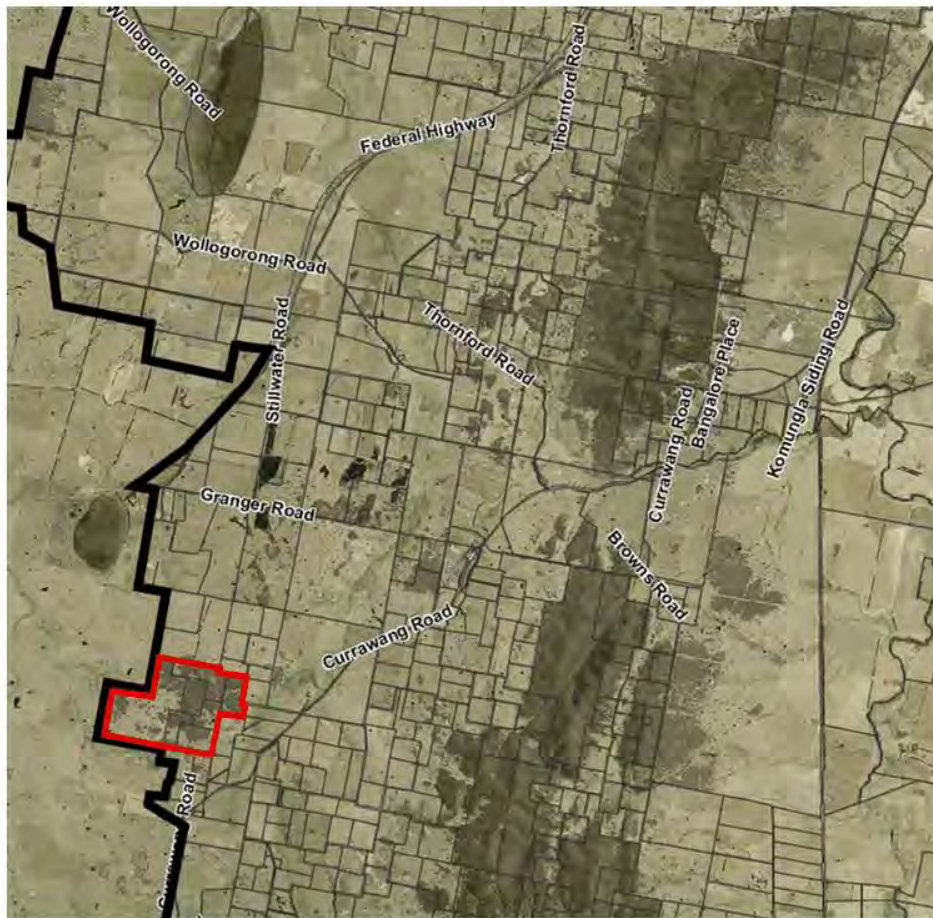


Figure 3: Subject lands at Currawang shown in red, in relation to the Goulburn Mulwaree local government boundary shown in black.

The rezoning of land within the B6 Enterprise Corridor zone is intended to ensure that the zoning of the land reflects both the current and future likely residential or rural residential usage of the area whilst the application of a zone and minimum lot size to land in Currawang is intended to ensure that zoning and development controls can be easily applied to the land. As all proposed rezoning's are intended to reflect current usage of the site, it is not expected that this planning proposal will result in the development, redevelopment or intensification of any of the subject lands, beyond what is permitted under the current zoning arrangement.

The proposed amendments to the GM LEP have been reported to Council on two (2) separate occasions, being the 1 October 2019 Council Meeting for the proposed amendment relating to Currawang and the 17 December 2019 Council Meeting for the proposed amendments to the B6 Enterprise Corridor zone. This planning is considered to action the resolutions for each of those matters, being as follows:

Council resolution 1 October 2019 (2019/375):

That

- 1. The report from the Graduate Strategic Planner regarding unzoned land at Currawang Road, Currawang be received.**
- 2. A planning proposal be prepared to zone Lot 1 DP 590583 and Lots 131, 141, 150, 154, 190 and 204 DP 750047 to RU1 Primary Production with a minimum lot size of 100 hectares under the Goulburn Mulwaree Local Environmental Plan 2009.**
- 3. The planning proposal, once drafted, be forwarded to the Department of Planning, Industry and Environment for a gateway determination in accordance with section 3.34 of the Environmental Planning and Assessment Act 1979.**
- 4. The Department of Planning, Industry and Environment be advised that the preferred zone for the site is RU1 Primary Production, while noting that Council is willing to instead rezone part or all of the land to E3 Environmental Management with the same minimum lot size if it is required in order to proceed with the planning proposal.**
- 5. The Department of Planning, Industry and Environment be advised that Council wishes to be issued with an authorisation to use delegation for this planning proposal.**
- 6. In the event that the Department of Planning, Industry and Environment issues a gateway determination to proceed with the planning proposal, consultation be undertaken with the community and government agencies in accordance with any directions of the gateway determination.**
- 7. The planning proposal will not incur a fee/charge to the landowner as it is Council initiated to rectify a zoning anomaly.**

Council resolution 17 December 2019 (2019/521):

That

- 1. The report from the Strategic Planner regarding the B6 Enterprise Corridor be received.**
- 2. A planning proposal be prepared to amend the Goulburn Mulwaree Local Environmental Plan 2009 in the following ways:**
 - (a) Rezone the land identified in this report on Long Street, Goulburn, north of Sydney Road from B6 Enterprise Corridor with a floor space ratio of 0.8 to R1 General Residential with no floor space ratio and a minimum lot size of 700m².**
 - (b) Rezone the land identified in this report contained by Arthur Street, Long Street, Chiswick Street and Hetherington Street, Goulburn from B6 Enterprise Corridor with a floor space ratio of 0.8 to RU2 Rural Landscape with no floor space ratio and a minimum lot size of 20,000m².**

(c) Rezone the land identified in this report on Station Street, George Street and Brayton Road, Marulan from B6 Enterprise Corridor with a floor space ratio of 0.8 to R1 General Residential with no floor space ratio and a minimum lot size of 700m².

(d) Rezone the land identified in this report on the northernmost area of George Street, Marulan from B6 Enterprise Corridor with a floor space ratio of 0.8 to RU6 Transition with no floor space ratio and a minimum lot size of 100 hectares.

3. The planning proposal, once drafted, be forwarded to the Department of Planning, Industry and Environment for a gateway determination in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979.

4. The Department of Planning, Industry and Environment be advised that Council wishes to be issued with an authorisation to use delegation for this planning proposal.

5. In the event that the Department of Planning, Industry and Environment issues a gateway determination to proceed with the planning proposal, consultation be undertaken with the community and government agencies in accordance with any directions of the gateway determination.

6. No fee be charged to any applicable landowner, as this is a Council initiated planning proposal.

It should be noted that Council is now proceeding with rezoning the subject lands at Currawang to E3 Environmental Management with a minimum lot size of 100 hectares based on preliminary advice issued by the Biodiversity and Conservation Division of the Department of Planning, Industry and Environment (DPIE) prior to this version of the planning proposal being prepared (separately enclosed). This advice argues strongly in favour of the application of the E3 Environmental Management zone and Council does not wish to contest this argument in favour of the application of the RU1 Primary Production zone.

Part 1 – Objectives

The objectives of this planning proposal are to:

1. Rezone land within the B6 Enterprise Corridor zone in Goulburn and Marulan to be consistent with the current and likely future residential and rural residential nature of the site; and
2. To extend the applicable area of the GM LEP and apply a zone and minimum lot size provision to currently unzoned land at 1716 and 1801 Currawang Road, Currawang.

Part 2 – Explanation of Provisions

This planning proposal will amend the GM LEP in the following ways (refer **Part 4 Mapping**):

1. Rezone land at 2-26 Long Street, Goulburn from B6 Enterprise Corridor with a floor space ratio of 0.8 to R1 General Residential with no floor space ratio and a minimum lot size of 700m², being:
 - Lots 1 and 2 DP 1196725;
 - Lot 22 DP 1113506;
 - Lots 1-6 DP 38459;
 - Lot 1 DP 995523; and
 - Lot 12 DP581011.
2. Rezone land contained by Arthur Street, Long Street, Chiswick Street and Hetherington Street, Goulburn from B6 Enterprise Corridor with a floor space ratio of 0.8 to RU2 Rural Landscape with no floor space ratio and a minimum lot size of 20,000m², being:
 - Lots A and M DP 163373;
 - Lot 33 DP 1062014;
 - Lot B DP 152471;
 - Lots 1 and 2 DP 153553;
 - Lot 2 DP 845895;
 - Lot Y DP 160746; and
 - Lot 1 DP 845895.
3. Rezone land on Station Street, George Street and Brayton Road, Marulan from B6 Enterprise Corridor with a floor space ratio of 0.8 to R1 General Residential with no floor space ratio and a minimum lot size of 700m²; being
 - Lot 1 DP 841582;
 - Lots 40, 41 and 43 DP 28002;
 - Lot 1 DP 1062993;
 - Lot B DP 332337; and
 - Lot 51 DP419287.
4. Rezone land at 134 and 138 George Street, Marulan from B6 Enterprise Corridor with a floor space ratio of 0.8 to RU6 Transition with no floor space ratio and a minimum lot size of 100 hectares, being:
 - Lot 1 DP 17363; and
 - Lot 20 DP 522273.
5. Include land at 1716 and 1801 Currawang Road, Currawang into the land application map under s1.3 of the GM LEP and zone it as E3 Environmental Management with a minimum lot size of 100 hectares. This land includes:
 - Lot 1 DP 590583; and
 - Lots 131, 141, 150, 154, 190 and 204 DP 750047.

Part 3 – Justification

Section A – Need for the Planning Proposal

3.1 Is the planning proposal a result of any strategic study or report?

Primarily no. As detailed in the report to Council on 17 December 2019 (separately enclosed), the primary catalyst for the proposed rezoning of land within the B6 Enterprise Corridor was the difficulty many residents had faced in selling their homes due to the unwillingness of banks to offer reasonable financing to people willing to buy dwellings on land where dwellings are currently prohibited. While this was the primary catalyst for the planning proposal, it does not form part of the justification for this planning proposal on planning grounds. The primary justification for this planning proposal is to rezone land within the B6 Enterprise Corridor to be consistent with what is the current and likely future residential or rural residential use of the land. It is not expected that any identified sites within the B6 Enterprise Corridor zone will be cleared and used for semi-industrial or commercial use in the foreseeable future. This justification and recommendation for rezoning subject lands within the B6 Enterprise Corridor in Goulburn are, however, supported by a direct recommendation from Council’s *Employment Land Strategy* (Figure 4, pp. 126-127).

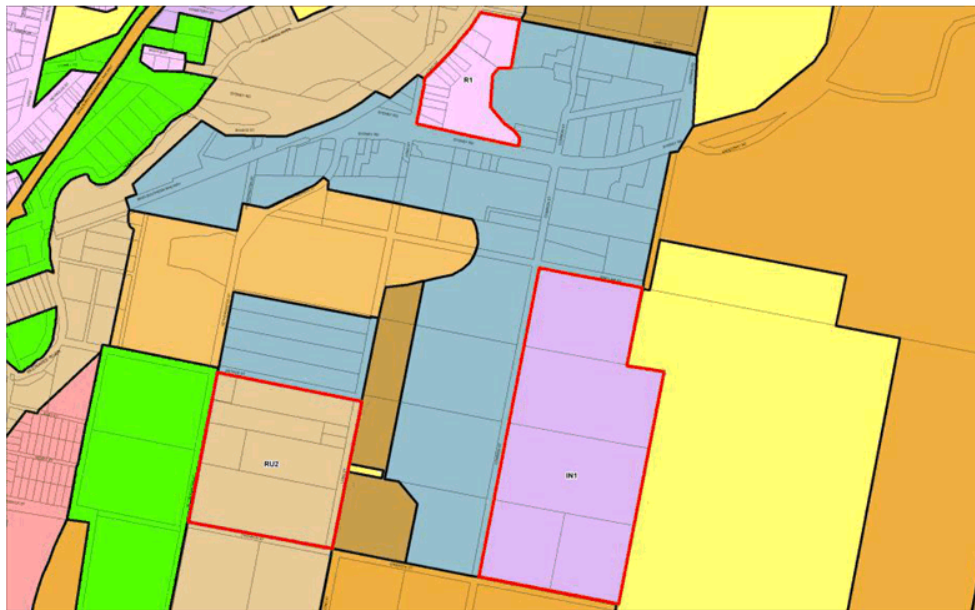


Figure 4: Extract from the *Employment Land Strategy* showing its suggested rezoning of the B6 Enterprise Corridor. The proposed rezoning’s that are relevant to the planning proposal are all outlined in red, with the exception of the proposed IN1 General Industrial rezoning (bottom right), which is subject to another planning proposal.

The proposed application of a zone and minimum lot size to land in Currawang was triggered by a report to Council on 1 October 2019 (separately enclosed). As per the report, the events leading up to this land becoming unzoned and this planning proposal being triggered are summarised as follows:

- The subject site was last zoned as 1(a) Rural under the *Mulwaree Local Environmental Plan 1995*, commencing from the time that the subject land was in the former Mulwaree Shire.
- Following the 2004 Council amalgamations, the subject land then became a part of the former Palerang Council. At the time, Palerang Council did not immediately prepare its own Local Environmental Plan (LEP) and appeared to rely on the *Mulwaree Local Environmental Plan 1995*, and a combination of other pre-2004 Council amalgamation Local Environmental Plans to govern their zoning. The subject land kept its 1(a) Rural zoning under the *Mulwaree Local Environmental Plan 1995* throughout this period.
- In 2011, a minor boundary adjustment occurred between the former Palerang Council and Goulburn Mulwaree Council, resolving a split property issue between the two Council's and resulting in the subject land becoming a part of the Goulburn Mulwaree local government area. The subject land continued to retain its 1(a) Rural zoning under the *Mulwaree Local Environmental Plan 1995* as this was the most recent Local Environmental Plan to apply to the area.
- In 2014, the former Palerang Council prepared its own LEP, the *Palerang Local Environmental Plan 2014*. At the time, it would have appeared that Palerang Council was the last local government to actively use and rely on the *Mulwaree Local Environmental Plan 1995*. This resulted in the insertion of a clause under s1.8 of the *Palerang Local Environmental Plan 2014* that finally repealed the *Mulwaree Local Environmental Plan 1995* and any zoning that applied under it. The unintended consequence of this was that it caused the subject land to become unzoned.
- A review of Council's geographic information system (GIS) in late September 2019 brought attention to the lack of zoning for this land and it was decided that the zoning of this land should be resolved as soon as possible at the meeting of Council on 1 October 2019.

3.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The current B6 Enterprise Corridor zoning over the Goulburn and Marulan subject sites are not reflective of their current or likely future usage. All subject sites identified in the B6 Enterprise Corridor zone have existing dwellings or are immediately adjacent to other existing dwellings. Maintaining the B6 Enterprise Corridor over these lots is highly unlikely to facilitate the kinds of commercial or semi-industrial development allowed for under the B6 Enterprise Corridor zone in the foreseeable future and any such development on any one lot is likely to result in land use conflict due to the number of dwellings in the vicinity of each subject area. It is considered that this justification is also supported by the current ample supply of undeveloped B6 Enterprise Corridor land in close proximity (**Figures 5 and 6**).

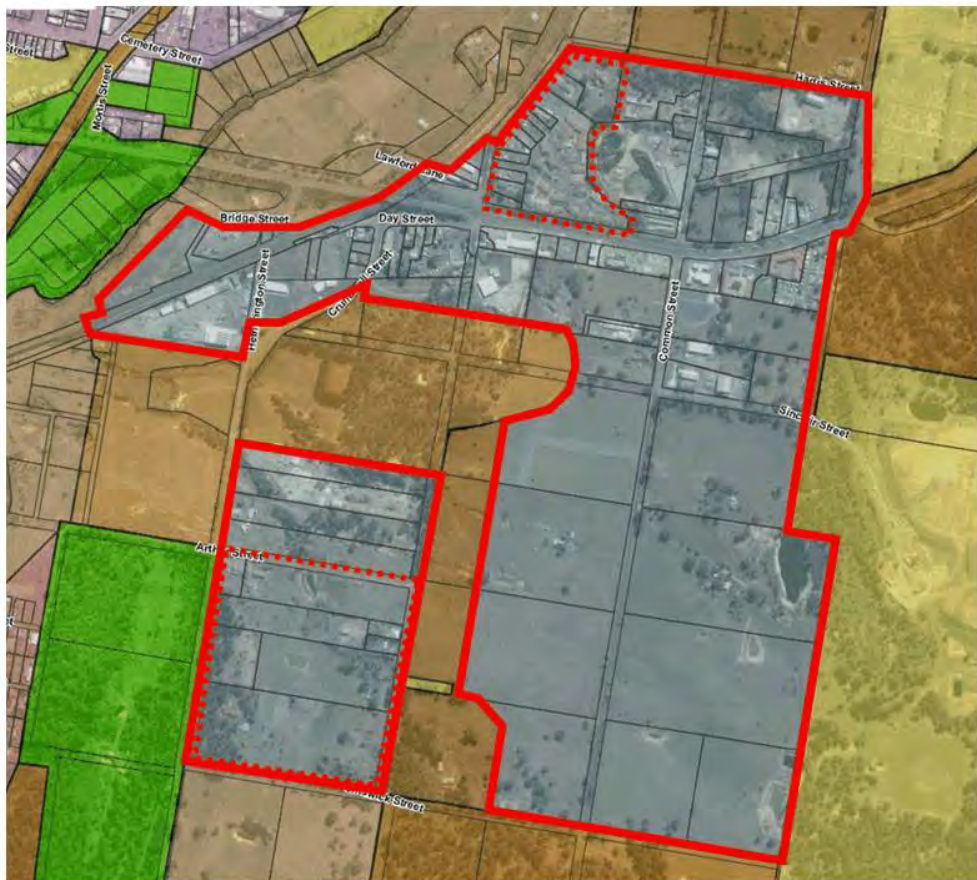


Figure 5: B6 Enterprise Corridor zoned land in Goulburn (outlined in red), in relation to the subject lands in Goulburn (in dotted red). It is clear from the aerial photograph that there is almost no development on over 50% of the land zoned as B6 Enterprise Corridor.

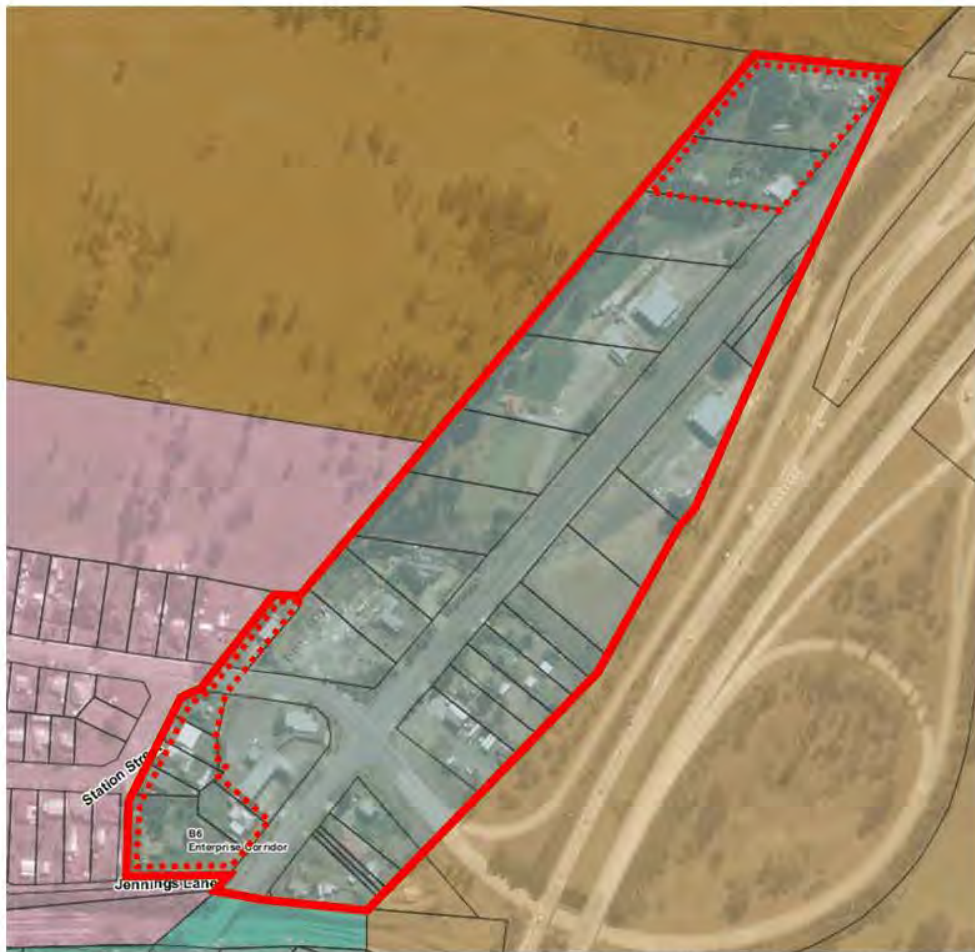


Figure 6: B6 Enterprise Corridor zoned land in Marulan (outlined in red), in relation to the subject lands in Marulan (in dotted red). It is clear from the aerial photograph that there is almost no development on close to 50% of the land zoned as B6 Enterprise Corridor.

Further justification as to the specific zoning and minimum lot size provisions for each subject area are justified below:

2-26 Long Street, Goulburn

The proposed rezoning of land at 2-26 Long Street, Goulburn from B6 Enterprise Corridor with a floor space ratio of 0.8 to R1 General Residential with no floor space ratio and a minimum lot size of 700m² is intended to support the current and likely future use of this land as sewered low to medium density residential area (**Figure 7**, refer **Part 4 Mapping**). Both the proposed zone and minimum lot size are consistent with other low to medium density residential areas in Goulburn. The proposed zone also follows a direct recommendation from Council's *Employment Land Strategy* (p. 127).

The northern part of the subject area has been mapped as being of High Ecological Value on the High Environmental Value under the *South East and Tablelands Regional Plan 2036*. However, as indicated

on the aerial photography, the area already contains a dwelling and it is not expected to be developed further as a result of this planning proposal. It is acknowledged that this northernmost lot is significantly larger than the minimum lot size, however further development of this lot would be subject to adequate assessment of biodiversity constraints and effect on water quality. There is also existing sewer capacity in the area to support any such development.

It should also be noted the current B6 Enterprise Corridor zone likely poses a greater threat to this ecological community and on water quality as it contains no minimum lot size to prevent land fragmentation and also permits the kinds of large footprint semi-industrial and commercial developments that would be prohibited under the R1 General Residential zone.



Figure 7: Aerial photo of current development at 2-26 Long Street, Goulburn and High Ecological Value mapping of the site. This land comprises of an aged care residence and a cluster of low to medium density residential development.

Arthur Street, Long Street, Chiswick Street and Hetherington Street, Goulburn

The proposed rezoning of land contained by Arthur Street, Long Street, Chiswick Street and Hetherington Street, Goulburn from B6 Enterprise Corridor with a floor space ratio of 0.8 to RU2 Rural Landscape with no floor space ratio and a minimum lot size of 20,000m² is intended to support the current and likely future use of the land as unsewered rural residential land (**Figure 8**, refer **Part 4 Mapping**). Both the proposed zone and minimum lot size is consistent with other rural residential land to the immediate south of the subject area and ensures a contiguous pattern of development.

The western and south eastern part of the subject area has been mapped as being of High Ecological Value on the High Environmental Value under the *South East and Tablelands Regional Plan 2036*. However, as indicated on the aerial photography, most of the lots already contain dwellings and it is not expected to be developed further as a result of this planning proposal.

It should also be noted the current B6 Enterprise Corridor zone likely poses a greater threat to this ecological community as it permits the kinds of large footprint semi-industrial and commercial developments that would be prohibited under the RU2 Rural Landscape zone. Future subdivision of this area is also unlikely as the area is significantly constrained by the presence of an overland flow

flood path running throughout the site, which is to be preserved as a drainage reserve under s8.6 of the *Goulburn Mulwaree Development Control Plan 2009*, and significantly bushfire prone land, which is subject to additional assessment under s4.14 of the EP&A Act and s100B of the *Rural Fires Act 1997*.



Figure 8: Current development at Arthur Street, Long Street, Chiswick Street and Hetherington Street, Goulburn. This land is predominately large lot rural residential land.

Station Street, George Street and Brayton Road, Marulan

The proposed rezoning of land on Station Street, George Street and Brayton Road, Marulan from B6 Enterprise Corridor with a floor space ratio of 0.8 to R1 General Residential with no floor space ratio and a minimum lot size of 700m² is intended to support the current and likely future use of the land as a sewered general residential area (**Figure 9**, refer **Part 4 Mapping**). The proposed zone and minimum lot size are consistent with other residential land to the immediate west and only one lot would be able to be subdivided under the new minimum lot size, which is within the local sewer network capacity.



Figure 9: Current development at Station Street, George Street and Brayton Road, Marulan. This land is predominately low to medium density residential land.

134 and 138 George Street, Marulan

The proposed rezoning of land at 134 and 138 George Street, Marulan from B6 Enterprise Corridor with a floor space ratio of 0.8 to RU6 Transition with no floor space ratio and a minimum lot size of 100 hectares is intended to support the existing unsewered rural residential use of the land on the fringe of Marulan (**Figure 10**, refer **Part 4 Mapping**). Both the proposed and minimum lot size is considered with other rural residential land to the immediate north and west and the lots would continue to benefit from dwelling entitlement under the GM LEP.



Figure 10: Current development at 134 and 138 George Street, Marulan. This land is used as low density rural residential development land.

1716 and 1801 Currawang Road, Currawang

For the subject land at Currawang, it is important that the subject land gets a zone and minimum lot size provision as soon as possible as the absence of any zoning or minimum lot size can make it incredibly difficult to determine appropriate planning pathways for development (i.e. application of Exempt and Complying Development Codes etc.) and to assess any future development applications and apply development controls. The lack of a zone leaves the site without any planning objectives and direction (apart from those provided by State Environmental Planning Policies) and is inconsistent with land use planning policy and the NSW *Environmental Planning and Assessment Act 1979* as it does not provide for the orderly development of land.

Additionally, Council cannot rely on the application of clause 2.4 of the *Standard Instrument-Principle Local Environmental Plan* to assess development applications as no Local Environmental Plan currently applies to the subject area.

The intention of this planning proposal is to zone this land as E3 Environmental Management with a minimum lot size of 100 hectares. This intent is consistent with preliminary advice provided by the Biodiversity and Conservation division of DPIE (separately enclosed) and the current land use, being

mainly extensive agriculture on land that is mapped as High Environmental Value under the *South East and Tablelands Regional Plan 2036* ecological mapping (**Figure 11**).

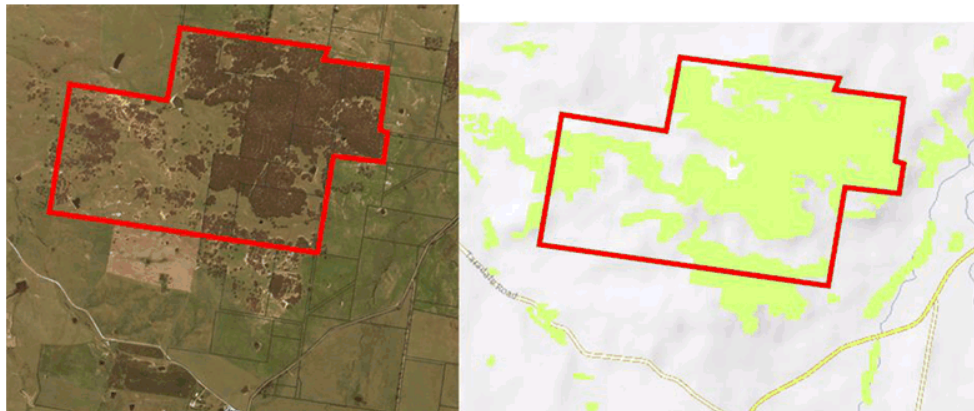


Figure 11: Aerial image and High Environment Value lands in the Currawang subject area. The land is predominately used for extensive agriculture (grazing).

Section B – Relationship to Strategic Planning Framework

3.3 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

Consistency with relevant actions of the *South East and Tablelands Regional Plan 2036* are detailed in **Table 1** below. Irrelevant actions have been excluded.

Table 1: Compliance with actions in the *South East and Tablelands Regional Plan 2036*.

Action	Compliance of Planning Proposal
<p>4.2 Maintain a supply of appropriately serviced employment land to create opportunities for new industrial development (p.19).</p>	<p>While this planning proposal does propose the reduction in the total amount of land zoned in B6 Enterprise Corridor, it is considered that this planning proposal is still consistent with this action (refer section 3.2). All of the subject lands identified in the B6 Enterprise Corridor for rezoning are already developed lands used for residential accommodation. It is highly unlikely that these residential dwellings will be bought and cleared at such a scale that could support the much larger development footprints required for industrial or semi industrial uses, given that all areas are within 2km of large tracts of vacant B6 Enterprise Corridor land. It is therefore considered that this land, irrespective of zoning, does not currently contribute to the supply of industrial land in the region.</p> <p>As previously noted in this planning proposal, the subject areas in Goulburn and Marulan also both have vast tracts of existing undeveloped B6 Enterprise Corridor land. Rezoning only a small fraction of this land in</p>

Action	Compliance of Planning Proposal
	both locations is not considered to threaten the oversupply of existing B6 Enterprise Corridor land.
<p>8.2 Protect identified important agricultural land from land use conflict and fragmentation and manage the interface between important agricultural land and other land uses through local environmental plans (p.25).</p>	<p>This planning proposal is consistent with this action as the application of a 100 hectare minimum lot size to subject lands at Currawang ensures that this predominately agricultural land cannot be further fragmented, where no such minimum lot size provisions currently apply. The proposed minimum lot size of 20,000m² for the land to be rezoned to RU2 Rural Landscape also limits rural fragmentation near Goulburn.</p> <p>None of the subject lands are mapped as Biophysical Strategic Agricultural Land.</p>
<p>14.2 Protect the validated high environmental value lands in local environmental plans (p.35).</p>	<p>Both of the subject areas in Goulburn and the subject area in Currawang are mapped as being of as High Ecological Value (HEV) as part of the <i>South East and Tablelands Regional Plan 2036</i> ecological mapping (refer section 3.2). None of the sites have been identified as a being as part of an ecological corridor as part of the <i>South East and Tablelands Regional Plan 2036</i> ecological mapping and none of the sites have been identified on the Biodiversity Values Map, to which the <i>Biodiversity Conservation Regulation 2017</i> applies.</p> <p>This planning proposal is considered to be consistent with this action as no further development of any of the subject lands is anticipated as a direct result of this planning proposal. The decision to zone the subject land at Currawang to E3 Environmental Management, in light of the extensive HEV mapped area, is also considered to comply with this action.</p> <p>Any significant development of any of the subject sites would also likely exceed the biodiversity clearing thresholds under s7.2 of the <i>Biodiversity Conservation Regulation 2017</i>, requiring more thorough assessment should a development application be lodged.</p> <p>It should also be noted that the proposed rezoning to R1 General Residential and RU2 Rural Landscape for the subject lands in Goulburn will also prohibit the kinds of large-footprint semi-industrial and commercial development that is permitted under the current B6 Enterprise Corridor zone. In this sense, the rezoning is likely to also significantly reduce the likelihood of large scale vegetation clearing.</p>

3.4 Is the planning proposal Consistent with Council’s local strategy or other local strategic plan?

This planning proposal, as it relates to the rezoning of land within the B6 Enterprise Corridor, is partially consistent with Council’s adopted *Employment Land Strategy*. As mentioned in section 3.1, the proposed rezoning of subject lands in Goulburn is consistent with a direct recommendation of this strategy (pp.126-127). It is also acknowledged that the proposed rezoning of land in the B6 Enterprise Corridor in Marulan is directly inconsistent with the recommendations of this strategy.

For Marulan, one of the direct recommendations of the *Employment Land Strategy* was to rezone all land zone B2 Local Centre north of the rail line to B6 Enterprise Corridor, inclusive of all of the subject lands in Marulan for the purposes of this planning proposal (Figures 12 and 13, p. 121). This recommendation was subject to a previous planning proposal and subsequently resulted in the full implementation of the recommendation, resulting in the subject lands being rezoned to B6 Enterprise Corridor on 19 October 2019.



Figure 12: Land zoning prior to the adoption of the *Employment Land Strategy* and rezoning completed on 19 October 2019 (subject lands shown in dotted red).

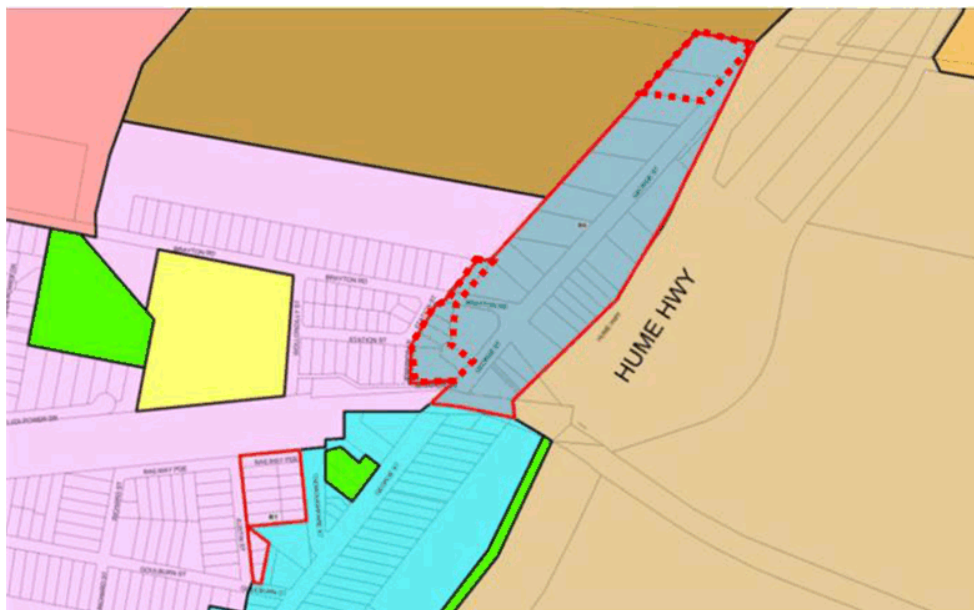


Figure 13: Recommended, and now current, zoning of Marulan under the *Employment Land Strategy* (subject lands shown in dotted red).

It was not until after this rezoning occurred that Council was made aware of the difficulties many residents had in selling their homes in land zoned as B6 Enterprise Corridor, prompting a review into whether or not Council could rezone the land to be more reflective of current residential development. It was through this review process that it was determined that some of the land containing dwellings that was rezoned to B6 Enterprise Corridor would be extremely unlikely to be redeveloped into the kinds of commercial or semi-industrial development supported by the zone in the foreseeable future and would rather remain as residential areas (refer section 3.2 for analysis of these sites). This variation to a direct recommendation in the *Employment Land Strategy* is therefore considered justified on the planning grounds that the B6 Enterprise Corridor is improperly applied to these areas and would not otherwise contribute to the creation of new employment lands. As previously noted in this planning proposal, it is also unlikely that the reduction in the existing amount of land zoned as B6 Enterprise Corridor will eliminate the existing oversupply of B6 Enterprise Corridor land.

The planning proposal, as it relates to land at Currawang, is not inconsistent with any strategy as it simply involves the application of Local Environmental Plan, zone and minimum lot size provisions to currently unzoned land.

3.5 Is the planning proposal consistent with the applicable State Environmental Planning Policies (SEPP)?

Whilst all SEPPs which apply to the State apply to this planning proposal, it is considered that there are no relevant SEPPs, apart from the *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011*, that require a specific response given that no aspect of this planning proposal is designed to, or otherwise expected to result in, the development, redevelopment or intensification of any land, beyond what is currently permitted on the subject lands. All land being rezoned in the B6 Enterprise Corridor zone is being rezoned to reflect current and likely future land usage and the

application of a zone and minimum lot size to unzoned land at Currawang will not result in any development that could not be expected from any other land in the local government area zoned as E3 Environmental Management.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

It is noted that the *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies to all subject lands with the exception of subject lands at Currawang, which is located outside of the Sydney drinking water catchment. Given that the majority of all subject lands are already developed to the extent allowable under the proposed zones and that no new development, redevelopment or intensification of land is likely to occur as a direct result of this planning proposal, beyond what is currently possible, it is considered that it is appropriate to rely on the requirement in this SEPP for all developments requiring development consent to demonstrate a neutral or beneficial impact on water quality.

It should be noted that all land proposed to be rezoned to R1 General Residential are seweraged, while all unsewered subject lands will be rezoned to a rural zone, largely limiting the amount of unsewered development that could occur. It is also worth noting that the current application of the B6 Enterprise Corridor allows for more intensive uses on the subject lands, such as commercial and semi-industrial uses, which presents a greater risk to water quality in the Sydney drinking water catchment now than what could be expected under the proposed new zoning and minimum lot size arrangement.

3.6 Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

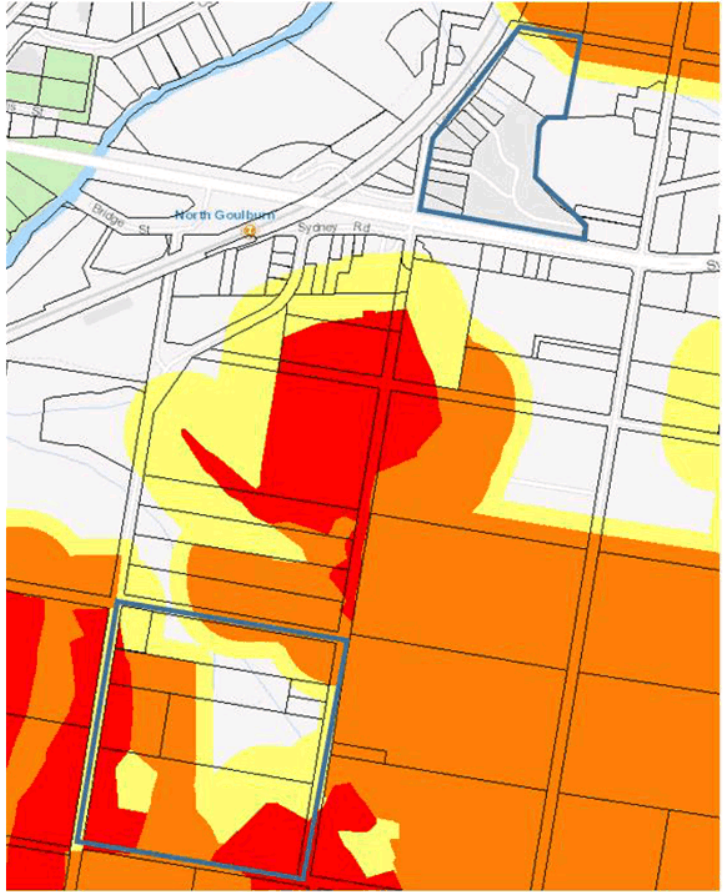
The planning proposal is consistent with the s9.1 Ministerial directions as detailed in **Table 1**.

Table 3: Planning proposal compliance with s9.1 Ministerial Directions.

Direction	Compliance of Planning Proposal
<p>Direction 1.1 – Business and Industrial Zones</p>	<p>It is acknowledged that this planning proposal is inconsistent with this direction with respect to the rezoning of land within the B6 Enterprise Corridor zone to rural and residential zones. However it should be noted that all subject lands identified for rezoning in Goulburn are supported by direct recommendations in Council's adopted <i>Employment Land Strategy</i> (pp.126-127).</p> <p>It is also considered that the inconsistency caused by rezoning of subject lands in Marulan from B6 Enterprise Corridor to RU6 Transition, RU2 Rural Landscape and R1 General Residential is of minor significance, given that much of this land would have been highly unlikely to have been cleared of existing residential uses and developed into the kinds of commercial or semi-industrial development supported by the zone in the foreseeable future, therefore not contributing to the supply of employment lands (refer section 3.2 for specific site analysis).</p>

Direction	Compliance of Planning Proposal
	As previously noted in this planning proposal, it is also unlikely that the reduction in the existing amount of land zoned as B6 Enterprise Corridor will eliminate the existing oversupply of B6 Enterprise Corridor land.
Direction 1.2 - Rural Zones	This planning proposal does not involve the rezoning of an existing rural zone to a residential, business, industrial, village or tourist zone. Although this planning proposal can nonetheless still be considered to be consistent with the intent of this direction, given that the proposed E3 Environmental Management zoning and 100 hectare minimum lot size relating to the subject land at Currawang would ensure that the land is maintained as agricultural land.
Direction 1.3 – Mining Petroleum and Extractive Industries	Not applicable. This planning proposal does not alter the permissibility of mining and extractive resources.
Direction 1.4 – Oyster Aquaculture	Not applicable to the Goulburn Mulwaree local government area.
Direction 1.5 – Rural Lands	This planning proposal does not involve the rezoning or alteration of a minimum lot size of rural zoned land. Although this planning proposal can nonetheless still be considered to be consistent with the intent of this direction, given that the proposed E3 Environmental Management zoning and 100 hectare minimum lot size relating to the subject land at Currawang would ensure that the land is maintained as agricultural land. The proposed RU2 Rural Landscape zone at Goulburn with a 20,000m ² will also limit fragmentation of agricultural land near Goulburn.
Direction 2.1 – Environment Protection Zones	Not applicable. This planning proposal does not involve the rezoning of an existing environmental zone.
Direction 2.2 – Coastal Management	Not applicable to the Goulburn Mulwaree local government area.
Direction 2.3 – Heritage Conservation	Not applicable. This planning proposal does not affect any items, places or areas of Aboriginal or non-Aboriginal heritage.
Direction 2.4 – Recreational Vehicle Areas	Not applicable. The planning proposal does not enable the establishment of a recreational vehicle area.
Direction 2.5 – Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable to the Goulburn Mulwaree local government area.
2.6 Remediation of Contaminated Land	This planning proposal is considered to be consistent with this direction as the planning proposal is not anticipated to facilitate any additional residential, educational, recreational, child care or hospital development,

Direction	Compliance of Planning Proposal
	<p>but rather to amend the zoning to reflect current uses operating on the site.</p> <p>All proposed residential zones occur on land already developed for residential purposes. It is therefore considered that the likelihood of contamination of this area is very low. Likewise the land that is being rezoned to rural or environmental zones are currently already being used as rural or rural residential purposes. No additional development or redevelopment for the purposes of residential, educational, recreational, child care or hospital development is anticipated to occur as a direct result of this planning proposal. A preliminary site investigation for contamination is not considered necessary for this planning proposal.</p> <p>Any subsequent development of the land would need to take into consideration land contamination in accordance with the <i>State Environmental Planning Policy No 55—Remediation of Land</i>.</p>
Direction 3.1 – Residential Zones	This planning proposal is consistent with this direction as all land that is being rezoned to a residential zone will be rezoned to R1 General Residential, which allows for a variety of different densities of dwellings in existing sewerage areas.
Direction 3.2 – Caravan Parks and Manufactured Home Estates	Not applicable. This planning proposal does not alter the permissibility of caravan parks or manufactured home estates.
Direction 3.3 – Home Occupations	Not applicable. This planning proposal does not alter the permissibility of home occupations.
Direction 3.4 – Integrating Land Use and Transport.	<p>This planning proposal is consistent with this direction as all proposed urban zones will apply to existing urban zoned land that is unlikely to be subject to new development, beyond which is currently permitted under the current zoning arrangement. This means that new transportation infrastructure is not required for any of the subject lands.</p> <p>All subject lands to be rezoned to R1 General Residential are also in close proximity from the Goulburn or Marulan Town Centres.</p>
Direction 3.5 – Development Near Regulated Airports and Defence Airfields	Not applicable. This planning proposal does not relate to any land near a regulated airport.
Direction 3.6 – Shooting Ranges	Not applicable. This planning proposal does not relate to or affect any land on or near shooting ranges.
Direction 3.7 – Reduction in non-hosted short term	Not applicable to the Goulburn Mulwaree local government area.

Direction	Compliance of Planning Proposal
rental accommodation period	
Direction 4.1 – Acid Sulphate Soils	Not applicable to the Goulburn Mulwaree local government area.
Direction 4.2 – Mine Subsidence and Unstable Land	Not applicable to the Goulburn Mulwaree local government area.
Direction 4.3 – Flood Prone Land	Not applicable. This planning proposal does not relate to any flood prone land.
Direction 4.4 – Planning for Bushfire Protection	<p data-bbox="571 647 1297 703">It is acknowledged that all subject lands are partly or wholly bushfire prone (Figures 14-16).</p>  <p data-bbox="571 1637 1297 1727">Figure 14: Subject lands in Goulburn (outlined in blue). The map shows Vegetation Category 1 in red, Vegetation Category 3 in dark orange and the buffer to both categories in yellow.</p>

Direction	Compliance of Planning Proposal
	<div data-bbox="571 338 1297 891"> </div> <p data-bbox="571 891 1297 981">Figure 15: Subject lands in Marulan (outlined in blue). The map shows Vegetation Category 1 in red, Vegetation Category 3 in dark orange and the buffer to both categories in yellow.</p> <div data-bbox="571 1014 1297 1467"> </div> <p data-bbox="571 1467 1297 1590">Figure 16: Subject lands in Currawang (outlined in blue). The map shows Vegetation Category 1 in red, Vegetation Category 2 in light orange/dark yellow and Vegetation Category 3 in orange. No buffer to any of the categories is shown in this map all land shown is bushfire prone.</p> <p data-bbox="571 1624 1297 1792">It is considered that this planning proposal is consistent with this direction as no new development, redevelopment or intensification of land is expected to be facilitated as a direct result of this planning proposal, beyond what is currently permitted on the subject site. Additionally, the subject lands most vulnerable to bushfire, being the subject lands at</p>

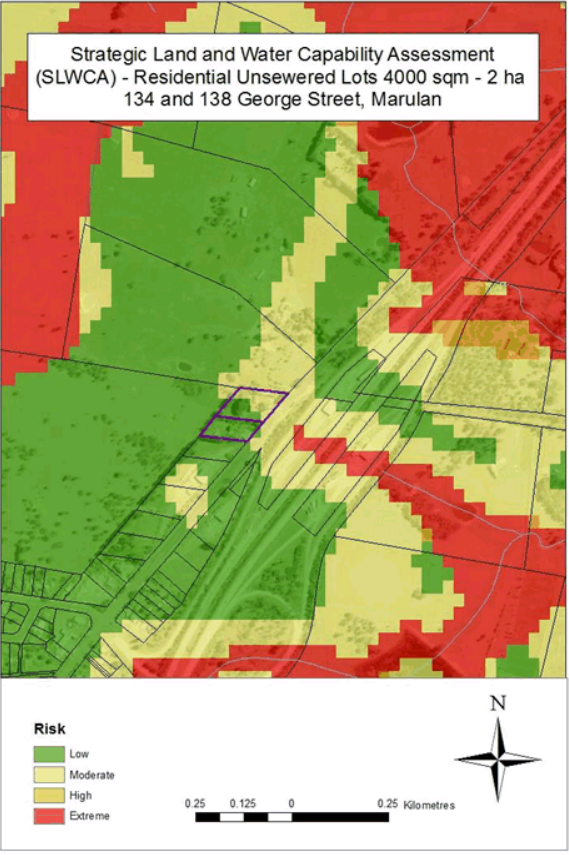
Direction	Compliance of Planning Proposal
	<p>Currawang and land contained Arthur Street, Long Street, Chiswick Street and Hetherington Street, Goulburn, are only proposed to be rezoned to rural or environmental zones. It is also worth noting that these subject lands currently have no applicable minimum lot size, meaning that they could potentially be subdivided and further developed without the processing of this planning proposal.</p> <p>Controls applicable under <i>Planning for Bushfire Protection 2006</i> and <i>Planning for Bushfire Protection 2019</i> will continue to apply to all subject lands.</p>
<p>Direction 5.2 – Sydney Drinking Water Catchment</p>	<p>This planning proposal is considered to be consistent with this direction as no new development, redevelopment or intensification of land is expected to be facilitated as a direct result of this planning proposal as the primary function of this planning proposal will be to amend zoning to be more reflective of current and future likely residential and rural residential use. The removal of the B6 Enterprise Corridor zone also limits the variety of different light industrial and commercial developments permissible on the land that may pose more of a risk to water quality than residential development permissible under the RU6 Transition, RU2 Rural Landscape and R1 General Residential zones. Furthermore, the application of a minimum lot size to land contained Arthur Street, Long Street, Chiswick Street and Hetherington Street, Goulburn can be considered to limit the intensification of unsewered land in the Sydney Drinking Water Catchment.</p> <p>All future developments requiring consent on the subject lands within the Sydney drinking water catchment would also be required to demonstrate a neutral or beneficial impact on water quality in accordance with the <i>State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</i> and be connected to Council’s reticulated stormwater and sewerage network where available. All land proposed to be rezoned to R1 General Residential has access to Council’s stormwater and sewerage services.</p> <p>Further comment in relation to each of the applicable subject sites is provided below, in relation to their respective mapping under the Strategic Land and Water Capability Assessment (SLWCA) maps. Please note that this direction does not apply to the subject lands at Currawang as it is located outside of the Sydney drinking water catchment.</p>

Direction	Compliance of Planning Proposal
	<p data-bbox="571 338 842 365"><u>2-26 Long Street, Goulburn</u></p> <p data-bbox="571 394 1292 483">This land is proposed to be rezoned from B6 Enterprise Corridor with a floor space ratio of 0.8:1 to R1 General Residential with no floor space ratio and a minimum lot size of 700m².</p> <p data-bbox="571 526 1292 651">As identified under the SLWCA maps for this area, the land has been identified as a low to moderate risk to water quality for the zone and minimum lot size proposed (Figure 17). This area is fully serviced with Council's water and sewer network.</p> <p data-bbox="571 694 1292 819">As indicated throughout this document, no development of this area is anticipated as a result of this planning proposal. Aerial photography of this area also indicates that the site is already heavily developed (refer section 3.2)</p> <div data-bbox="619 860 1209 1736" style="text-align: center;"> <p data-bbox="651 898 1177 981">Strategic Land and Water Capability Assessment (SLWCA) - Residential Sewered Development: 2-26 Long Street, Goulburn</p> <p data-bbox="651 1601 742 1713">Risk ■ Low ■ Moderate ■ High ■ Extreme</p> <p data-bbox="810 1682 1093 1704">0.25 0.125 0 0.25 Kilometres</p> <p data-bbox="1125 1579 1141 1601">N</p> </div> <p data-bbox="571 1778 1002 1800">Figure 17: Subject land at Long Street, Goulburn</p>

Direction	Compliance of Planning Proposal
	<p data-bbox="571 369 1297 430"><u>Arthur Street, Long Street, Chiswick Street and Hetherington Street, Goulburn</u></p> <p data-bbox="571 459 1297 555">This land is proposed to be rezoned from B6 Enterprise Corridor with a floor space ratio of 0.8:1 and no minimum lot size to RU2 Rural Landscape with no floor space ratio and a minimum lot size of 20,000m².</p> <p data-bbox="571 577 1297 705">As indicated on the SLWCA maps below the subject area is predominately mapped as being either a moderate or extreme risk to water quality for the one and minimum lot size proposed (Figure 18). This site is also unsewered and not connected to Council’s stormwater network.</p> <div data-bbox="619 743 1193 1601" style="text-align: center;"> <p data-bbox="646 779 1166 855">Strategic Land and Water Capability Assessment (SLWCA) - Residential Unsewered Lots: 4000sqm - 2 ha Arthur/Long/Chiswick/Hetherington Street, Goulburn</p> <p data-bbox="646 1467 742 1579">Risk ■ Low ■ Moderate ■ High ■ Extreme</p> <p data-bbox="805 1545 1077 1579">0.25 0.125 0 0.25 Kilometres</p> </div> <p data-bbox="571 1639 1297 1697">Figure 18: Subject land at Arthur Street, Long Street, Chiswick Street and Hetherington Street, Goulburn</p> <p data-bbox="571 1736 1297 1796">It is nonetheless considered that the planning proposal is considered appropriate for the subject site as no further development is expected to</p>

Direction	Compliance of Planning Proposal
	<p>occur, should it be rezoned to RU2 Rural Landscape. The rezoning from B6 Enterprise Corridor and application of a minimum lot size of 20,000m² is also considered to massively reduce the land’s current potential risk to water quality in the Sydney drinking water catchment, as there is currently no restriction on minimum lot sizes and the kinds of semi-industrial and commercial developments that pose an elevated risk to the catchment are currently permitted in the area.</p> <p>It should also be noted that the minimum lot size of 20,000m² does not necessarily lend itself to greater subdivision potential in the subject area, as the prohibition of septic tanks within 40m of a watercourse would effectively remove the possibility of further residential development within the land identified as having an extreme risk to water quality. Other constraints listed below are also considered to significantly limit the development potential of the land, having the added effect of also protecting the Sydney drinking water catchment:</p> <ul style="list-style-type: none"> • Overland flow flooding/large scale stormwater drainage, enforced broadly through s4.15 of the EP&A Act as well as specifically enforced under s8.6 of the <i>Goulburn Mulwaree Development Control Plan 2009</i>. • Bushfire prone land, enforceable through s4.14 of the EP&A Act (for dwellings) and 100B of the <i>Rural Fires Act 1997</i> (for subdivisions). • Potentially significant ecological biodiversity, enforceable through the <i>Biodiversity Conservation Regulation 2017</i>. <p><u>Station Street, George Street and Brayton Road, Marulan</u></p> <p>This land is proposed to be rezoned from B6 Enterprise Corridor with a floor space ratio of 0.8:1 to R1 General Residential with no floor space ratio and a minimum lot size of 700m².</p> <p>This subject area is identified as being of a low risk to water quality on the SLWCA maps for the zone and minimum lot size proposed (Figure 19). This land is not likely to be developed as a direct result of this planning proposal as it is already heavily developed as indicated by aerial photography (refer section 3.2).</p> <p>This land is fully serviced by both stormwater and sewer.</p>

Direction	Compliance of Planning Proposal
	<div data-bbox="619 369 1200 1236" style="text-align: center;"> <p>Strategic Land and Water Capability Assessment (SLWCA) - Residential Sewered Development Station Street, Marulan</p> </div> <p>Figure 19: Subject land at Station Street, George Street and Brayton Road, Marulan</p> <p><u>134 and 138 George Street, Marulan</u></p> <p>This land is proposed to be rezoned from B6 Enterprise Corridor with a floor space ratio of 0.8:1 to RU6 Transition with no floor space ratio and a minimum lot size of 100 hectares. This land is not serviced by Council’s stormwater or sewer network.</p> <p>This land is identified as being a low or moderate risk to water quality as indicated on the SLWCA map below for the zone and minimum lot size proposed (figure 20). This lot is likewise also not expected to be developed as direct result of this planning proposal. The restrictive RU6 Transition zone and minimum lot size is also considered to restrict the development potential to what is already located there (being two detached dwelling houses).</p>

Direction	Compliance of Planning Proposal
	<div data-bbox="619 369 1189 1220" style="text-align: center;"> <p>Strategic Land and Water Capability Assessment (SLWCA) - Residential Unsewered Lots 4000 sqm - 2 ha 134 and 138 George Street, Marulan</p>  </div> <p>Figure 20: Subject land at 134 and 138 George Street, Marulan</p> <p>Preliminary advice was also obtained from WaterNSW on 17 April 2020 and is detailed and addressed in section 3.11 of this planning proposal. WaterNSW has provided their general support for this planning proposal and their advice has since been incorporated into this document.</p>
<p>Direction 5.3 - Farmland of State and Regional Significance on the NSW Far North Coast</p>	<p>Not applicable to the Goulburn Mulwaree local government area.</p>
<p>Direction - 5.4 Commercial and Retail Development along the Pacific Highway, North Coast</p>	<p>Not applicable to the Goulburn Mulwaree local government area.</p>

Direction	Compliance of Planning Proposal
Direction 5.9 – North West Rail Link Corridor Strategy	Not applicable to the Goulburn Mulwaree local government area.
Direction 5.10 – Implementation of Regional Plans	<p>This planning proposal is consistent with this direction. Compliance with the relevant with directions of the <i>South East and Tablelands Regional Plan 2036</i> is detailed below (as per Table 1 of this planning proposal):</p> <p>4.2 Maintain a supply of appropriately serviced employment land to create opportunities for new industrial development (p.19).</p> <p>While this planning proposal does propose the reduction in the total amount of land zoned in B6 Enterprise Corridor, it is considered that this planning proposal is still consistent with this action (refer section 3.2). All of the subject lands identified in the B6 Enterprise Corridor for rezoning are already developed lands used for residential accommodation. It is highly unlikely that these residential dwellings will be bought and cleared at such a scale that could support the much larger development footprints required for industrial or semi industrial uses, given that all areas are within 2km of large tracts of vacant B6 Enterprise Corridor land. It is therefore considered that this land, irrespective of zoning, does not currently contribute to the supply of industrial land in the region.</p> <p>As previously noted in this planning proposal, the subject areas in Goulburn and Marulan also both have vast tracts of existing undeveloped B6 Enterprise Corridor land. Rezoning only a small fraction of this land in both locations is not considered to threaten the oversupply of existing B6 Enterprise Corridor land.</p> <p>8.2 Protect identified important agricultural land from land use conflict and fragmentation and manage the interface between important agricultural land and other land uses through local environmental plans (p.25).</p> <p>This planning proposal is consistent with this action as the application of a 100 hectare minimum lot size to subject lands at Currawang ensures that this predominately agricultural land cannot be further fragmented, where no such minimum lot size provisions currently apply. The proposed minimum lot size of 20,000m² for the land to be rezoned to RU2 Rural Landscape also limits rural fragmentation near Goulburn.</p> <p>None of the subject lands is mapped as Biophysical Strategic Agricultural Land.</p>

Direction	Compliance of Planning Proposal
	<p>14.2 Protect the validated high environmental value lands in local environmental plans (p.35).</p> <p>Both of the subject areas in Goulburn and the subject area in Currawang are mapped as being of as High Ecological Value (HEV) as part of the <i>South East and Tablelands Regional Plan 2036</i> ecological mapping (refer section 3.2). None of the sites have been identified as a being as part of an ecological corridor as part of the <i>South East and Tablelands Regional Plan 2036</i> ecological mapping and none of the sites have been identified on the Biodiversity Values Map, to which the <i>Biodiversity Conservation Regulation 2017</i> applies.</p> <p>This planning proposal is considered to be consistent with this action as no further development of any of the subject lands is anticipated as a direct result of this planning proposal. The decision to zone the subject land at Currawang to E3 Environmental Management, in light of the extensive HEV mapped area, is also considered to comply with this action.</p> <p>Any significant development of any of the subject sites would also likely exceed the biodiversity clearing thresholds under s7.2 of the <i>Biodiversity Conservation Regulation 2017</i>, requiring more thorough assessment should a development application be lodged.</p> <p>It should also be noted that the proposed rezoning to R1 General Residential and RU2 Rural Landscape for the subject lands in Goulburn will also prohibit the kinds of large-footprint semi-industrial and commercial development that is permitted under the current B6 Enterprise Corridor zone. In this sense, the rezoning is likely to also significantly reduce the likelihood of large scale vegetation clearing.</p>
<p>Direction 5.11 - Development of Aboriginal Land Council land</p>	<p>Not applicable to the Goulburn Mulwaree local government area.</p>
<p>Direction 6.1 - Approval and Referral Requirements</p>	<p>This planning proposal is consistent with this direction. While this planning proposal will need to be referred to WaterNSW for preliminary comments, it is considered that the planning proposal may not be required to be referred to any other agency for comment. This is because the purpose of this planning proposal is to apply zones that are consistent with the current and future likely residential and rural residential character of the subject lands within the B6 Enterprise Corridor, as well as apply a zone and minimum lot size standard to currently unzoned land. It is therefore considered that no development, redevelopment or intensification of the subject lands is likely in the foreseeable future, beyond what is already</p>

Direction	Compliance of Planning Proposal
	permitted, which could cause excessive environmental degradation, water quality issues, increases in risk to human life, fragmentation of agricultural land or increased pressure on local and state government infrastructure.
Direction 6.2 - Reserving Land for Public Purposes	Not applicable. This planning proposal does not create, alter or reduce land dedicated or zoned for a public purpose.
Direction 6.3 – Site Specific Provisions	This planning proposal does not contain any site specific development controls and is therefore considered to be consistent with this direction.
Directions Part 7 – Local Plan Making	This part is not applicable to the Goulburn Mulwaree local government area.

Section C – Environmental, social and economic impact.

3.7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?

It is considered that there is little to no likelihood that this planning proposal will result in adverse effects on the environment as no further development is expected to be facilitated as a direct result of this planning proposal as all subject sites are being rezoned to reflect current land uses, rather than desired future uses. It should also be noted that the current zoning of subject sites in Goulburn and Marulan is B6 Enterprise Corridor with no minimum lot size, which permits the kind of large footprint commercial, semi-industrial development and land fragmentation that could put existing ecological communities at a far greater risk than the proposed zones and minimum lot sizes for these areas.

It is acknowledged that the subject lands at Goulburn and Currawang have been mapped as High Ecological Value as part of the *South East and Tablelands Regional Plan 2036* ecological mapping. Refer section 3.2 of this planning proposal for an assessment of this impact.

3.8 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

As no additional development potential is expected to be facilitated by this planning proposal, it is considered that there will be no other adverse environmental effects.

3.9 Has the planning proposal adequately addressed any social and economic effects?

This planning proposal is expected to ensure that existing residential or rural residential areas maintain as such for the foreseeable future. It is expected that this will improve market certainty around these areas, thereby assisting homeowners in selling their homes to future homebuyers without their ability to access financing for buying a home being prejudiced by the incompatible land zoning. Otherwise it is not expected that this planning proposal will have any notable social or

economic effects as no additional development is expected to be facilitated as a result of this planning proposal.

Section D – State and Commonwealth interests

3.10 Is there adequate public infrastructure for the planning proposal?

All subject lands are currently serviced by local road connections, with all land to be rezoned to R1 General Residential being connected to Council's water and sewer network. As no additional development potential is expected to be facilitated by this planning proposal, it is considered that there is existing adequate public infrastructure available. There is also capacity within the existing local water and sewer network to accommodate any development potential under the existing and proposed zoning.

3.11 What are the views of State and Commonwealth public authorities' consultation in accordance with the gateway determination?

WaterNSW

This planning proposal was referred to WaterNSW on 27 March 2020 for preliminary advice prior to seeking a gateway determination from DPIE. WaterNSW responded on 17 April 2020, providing their general support for this planning proposal and providing a few points that would benefit from clarification in the planning proposal (separately enclosed). These points are summarised and addressed below:

- WaterNSW suggested claims that the planning proposal will result in no further intensification warrant further justification. In response to this point, the planning proposal was amended to qualify these statements by adding that no further intensification of subject lands were possible, beyond what is already permitted under the current zoning arrangement. This was the original reasoning behind these statements.
- WaterNSW suggested that acknowledgement should be given to the range of lot sizes in the subject areas proposed to be rezoned to R1 General Residential, given that some could potentially still be subdivided under the proposed minimum lot size and result in pressure on existing sewerage capacity. In response to this point, section 3.2 of this planning proposal was amended to recognise that some subdivision potential may be preserved. It was also added that any further subdivision would need to address environmental constraints at the development application stage and would otherwise be within the sewer capacity of the local area.
- WaterNSW suggested a minor rewording on p. 22 of the planning proposal provided for comment. This wording was corrected as suggested by WaterNSW and is considered inconsequential to the overall content of this planning proposal.

WaterNSW also provided an unrelated comment in relation to the process in which planning proposals were prepared for Goulburn's North East Enterprise Corridor, citing that there have now been two (2) planning proposals prepared for this area, discussions about further planning proposals being made and a separate *Draft Urban and Fringe Housing Strategy* that will also make recommendations about residential rezoning. WaterNSW suggested that Council prepare a strategy for this area to limit the number of separate planning proposals required. In response to these comments, Council separately clarified with WaterNSW that the urgent requirement to rezone some

areas, and the complexities and potential delays that could be incurred with rezoning others, has necessitated the need to prepare multiple different planning proposals. Council also added that this planning proposal fulfils an already existing recommendation of the *Employment Land Strategy* as it relates to this area and that the recommendations in the *Draft Urban and Fringe Housing Strategy* generally support any infill rezoning to residential subject to thorough assessment, irrespective of whether or not they have specifically been identified. At this point in time a specific strategy for Goulburn's North East Enterprise Corridor is not considered necessary or relevant to this planning proposal.

Further consultation with WaterNSW is not considered necessary for this planning proposal, given their general support for the planning proposal.

Biodiversity and Conservation Division of DPIE

This planning proposal was also referred to the Biodiversity and Conservation Division of DPIE on 26 June 2020, in order to seek guidance on whether or not they would accommodate the application of the RU1 Primary Production zone to the subject land at Currawang or if they would instead prefer the application of the E3 Environmental Management zone. As per Council's resolution on 1 October 2019, Council recommended the application of either zone with a 100 hectare minimum lot size, with the RU1 Primary Production zone being the preferred zone.

The Biodiversity and Conservation Division of DPIE responded on 16 July 2020, advising that they are of the opinion that the land should be zoned as E3 Environmental Management on the grounds that the land was mapped as being of High Ecological Value in accordance with the *South East and Tablelands Regional Plan 2036* and because the zone is otherwise consistent with the current and future land use (separate enclosure). They also advised that they support the introduction of the 100 hectare minimum lot size.

Council does not dispute the justification given to zone the subject land at Currawang to E3 Environmental Management as opposed to its original preferred zone of RU1 Primary Production given the merit of the justification provided.

Part 4 – Mapping

Indicative maps of the proposed new land application, zoning and minimum lot size maps are below (refer to **Part 2 - Explanation of Provisions** for a summary of amendments). Mapping data, for the purposes of replacing the map sheets in the GM LEP, will be uploaded separately to the NSW Planning Portal at a later point in time.



Figure 21: Subject lands location in Goulburn.

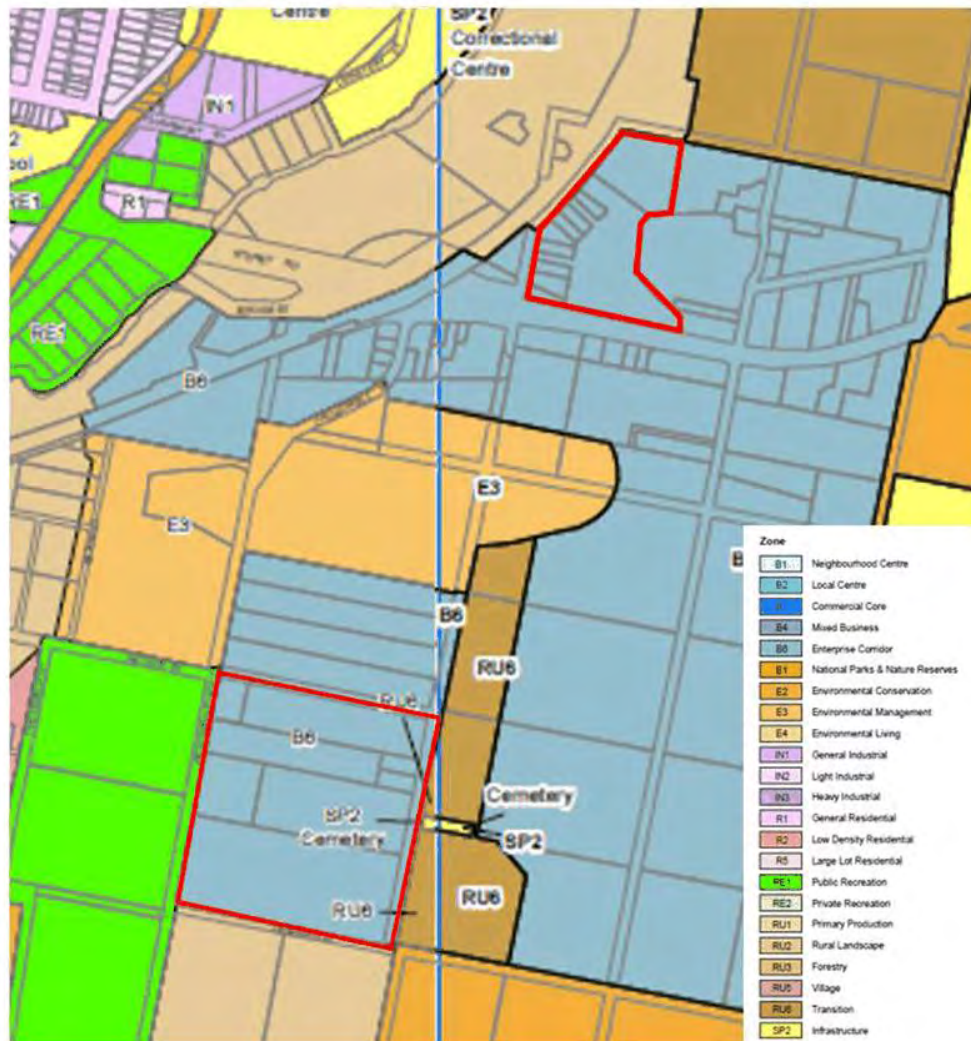


Figure 22: Current zone map.

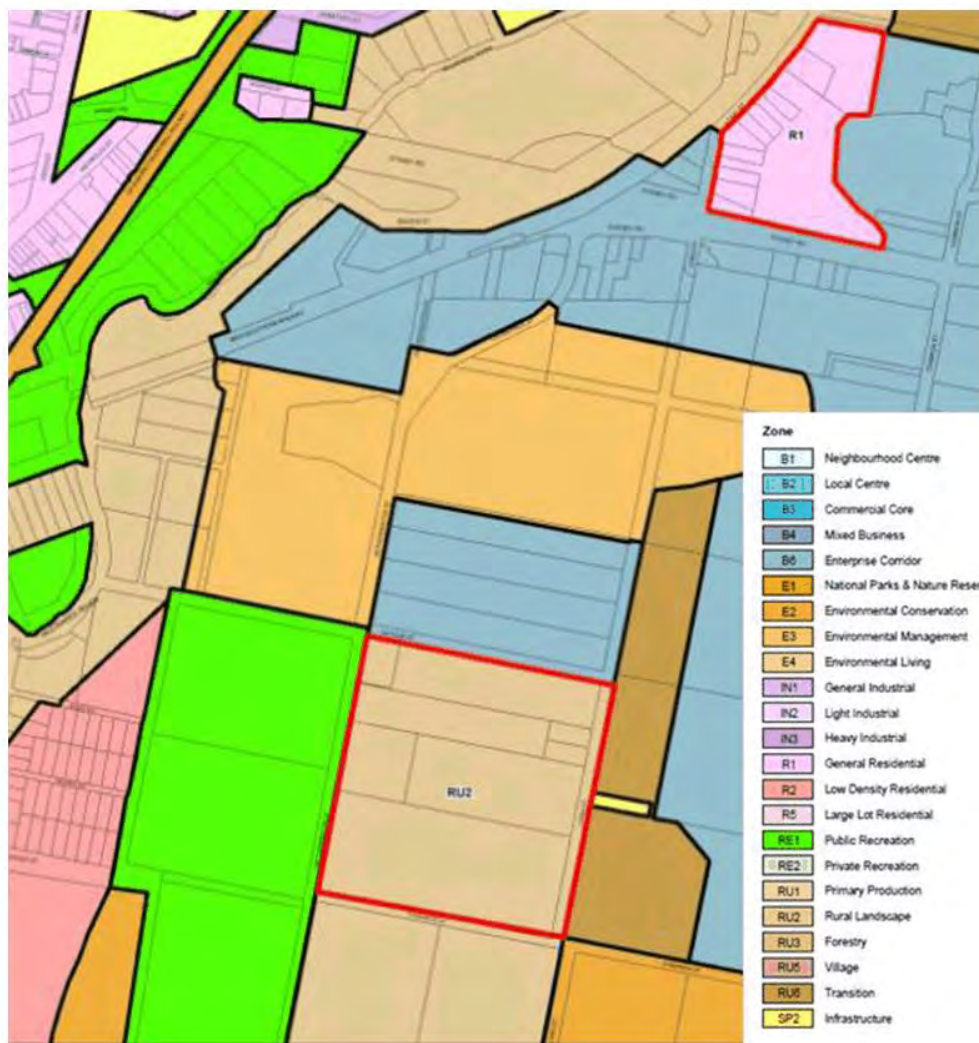


Figure 23: Proposed zone map.

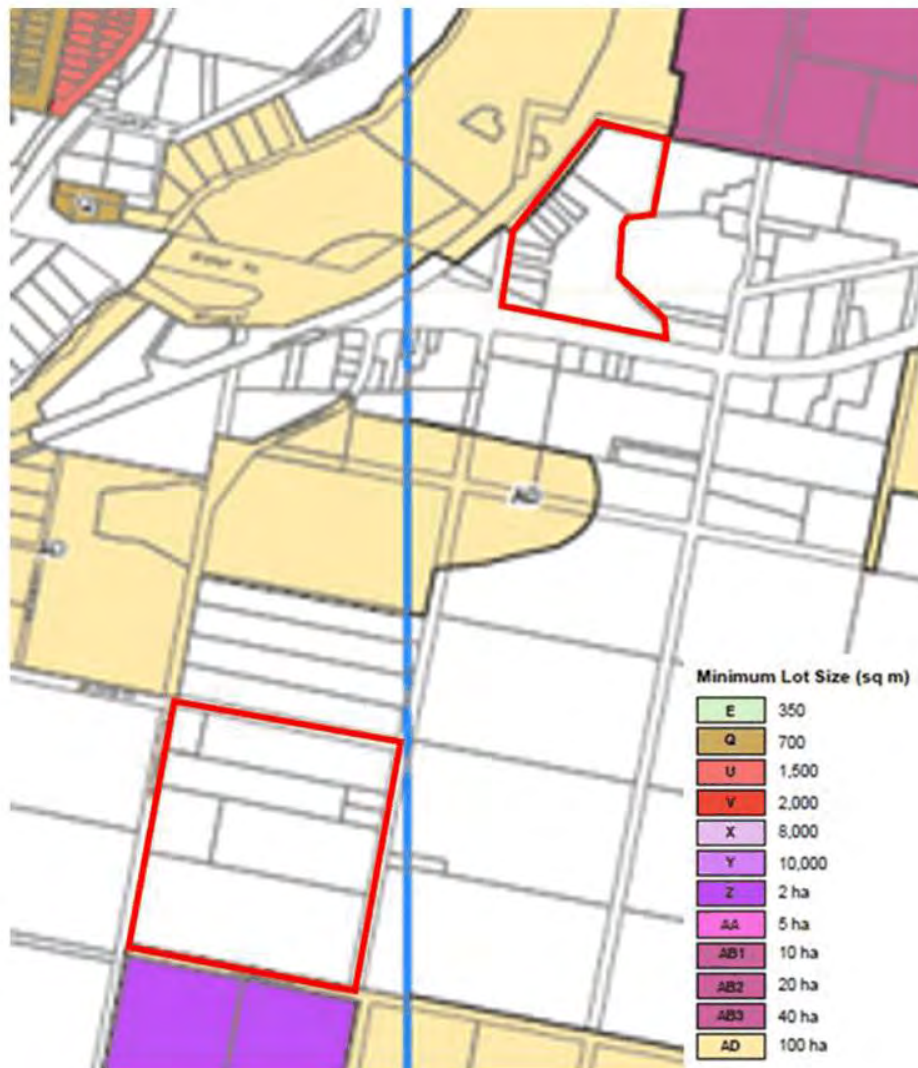


Figure 24: Current minimum lot size map.

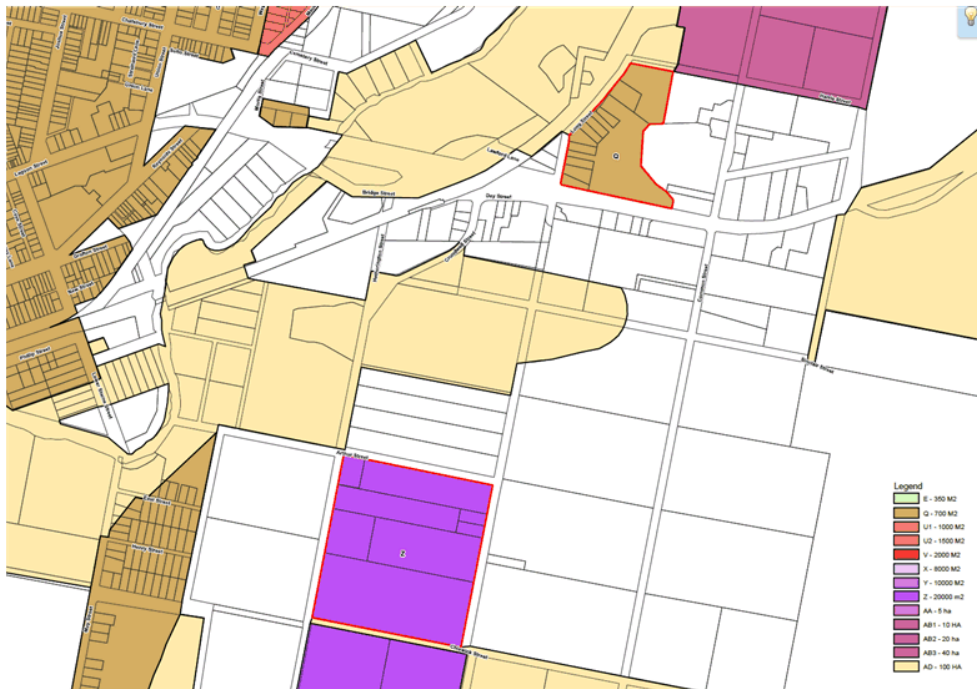


Figure 25: Proposed minimum lot size map.



Figure 26: Current floor space ratio map.



Figure 27: Proposed floor space ratio map.



Figure 28: Subject lands location in Marulan.



Figure 29: Current zone map.

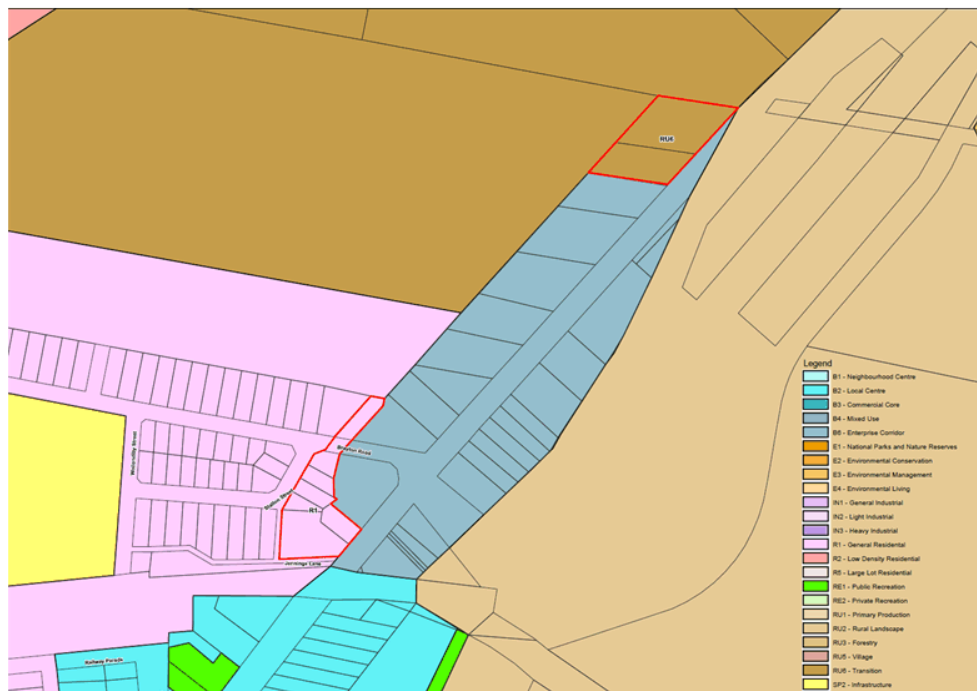


Figure 30: Proposed zone map.

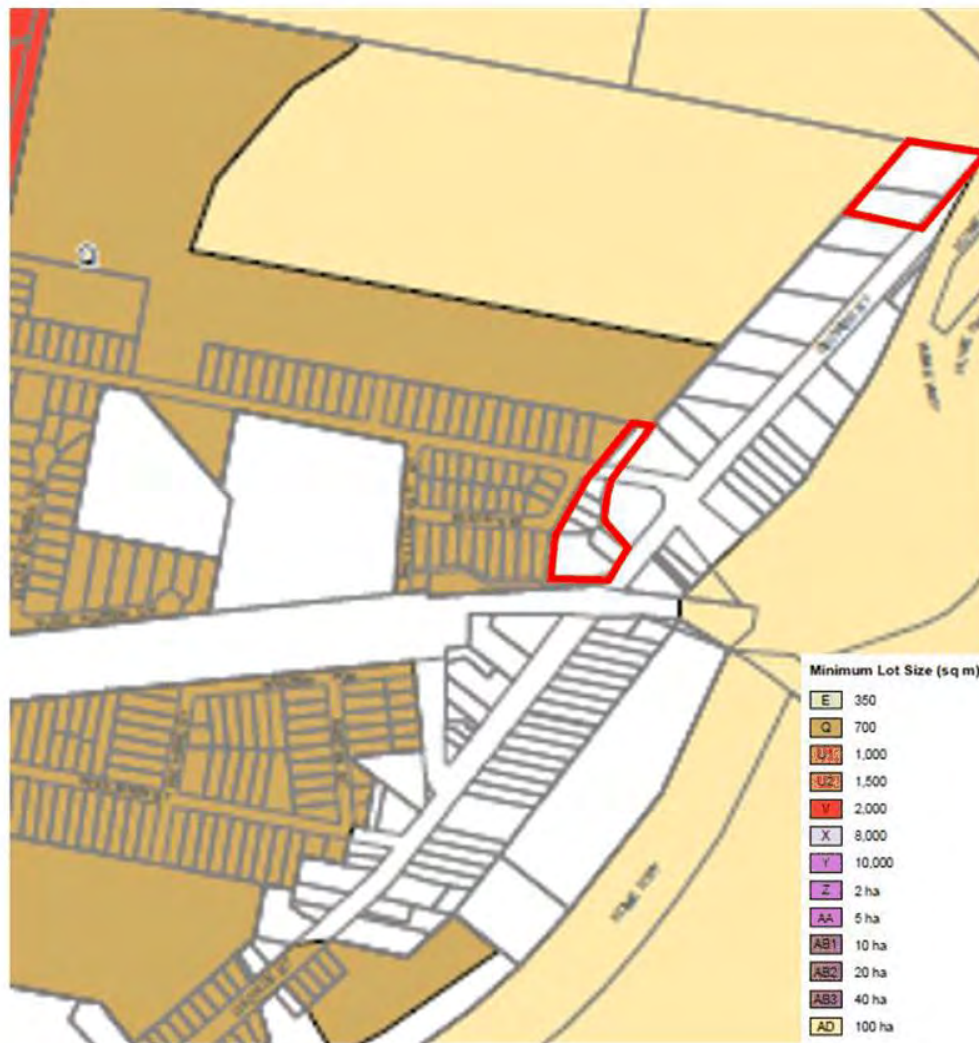


Figure 31: Current minimum lot size map.

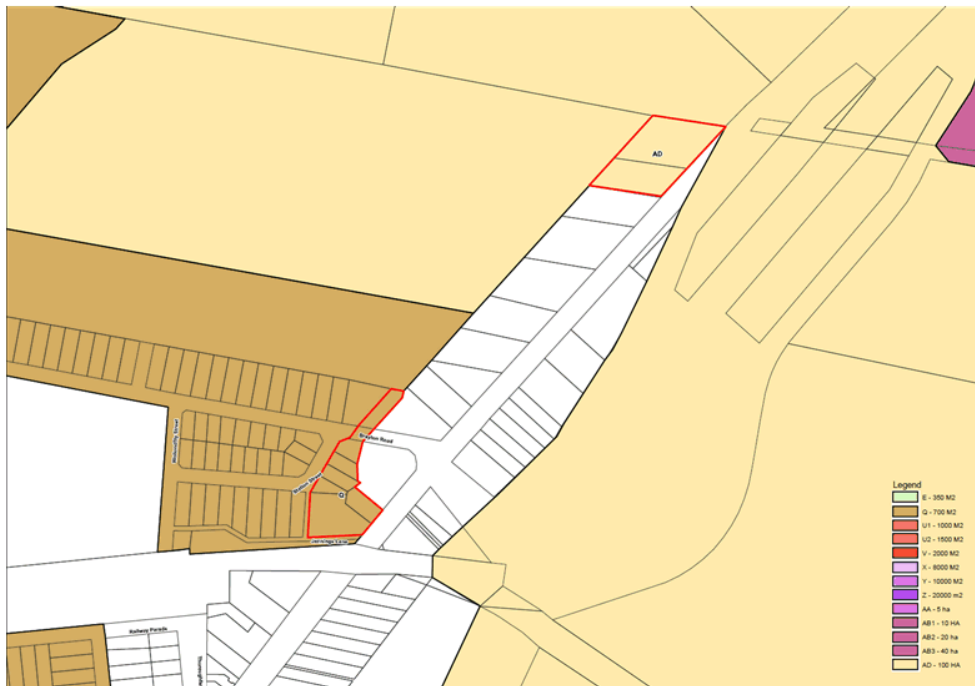


Figure 32: Proposed minimum lot size map.



Figure 33: Current floor space ratio map.



Figure 34: Proposed floor space ratio map.

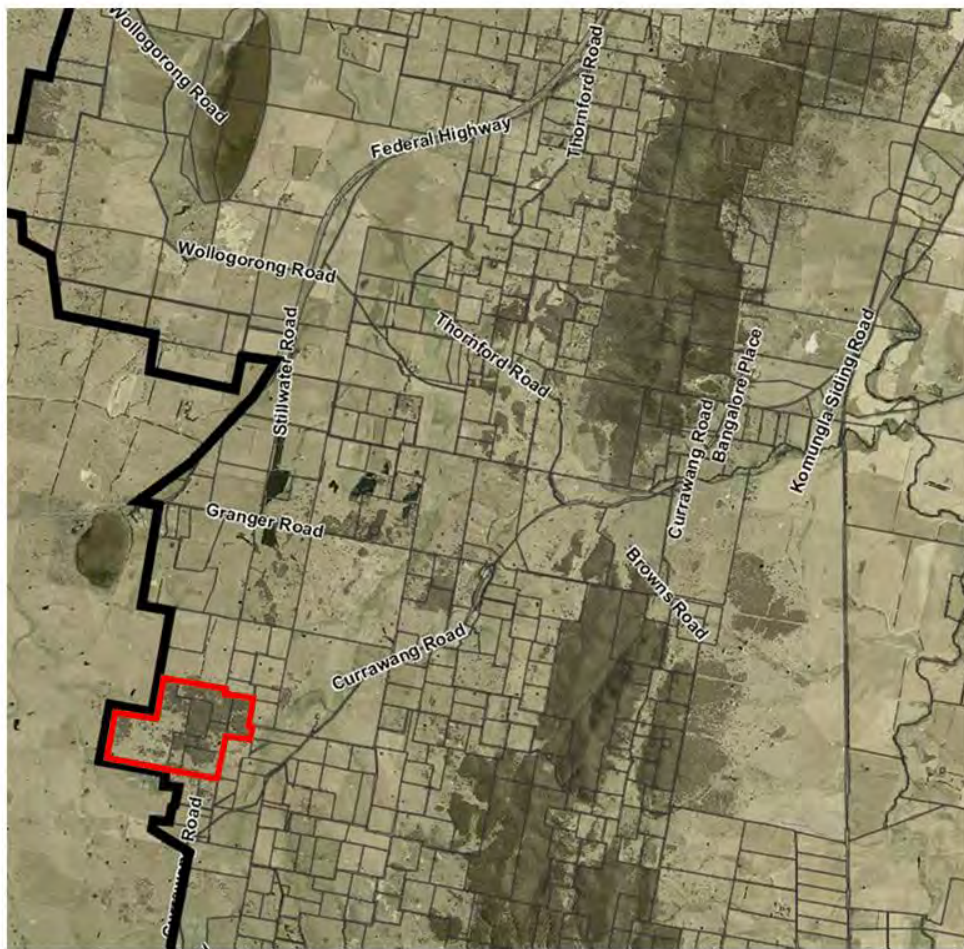


Figure 35: Subject land location in Currawang (in red) in relation to the Goulburn Mulwaree local government boundary (in black).

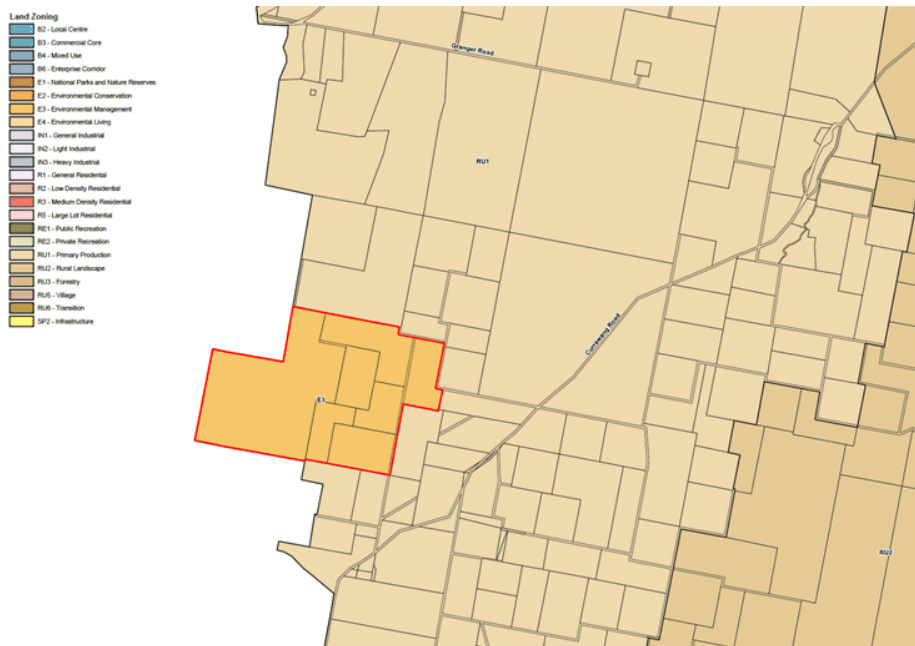


Figure 36: Proposed zone map with subject land outlined in red (Note: this land will also need to be incorporated into the land application map under s1.3 of the GM LEP).

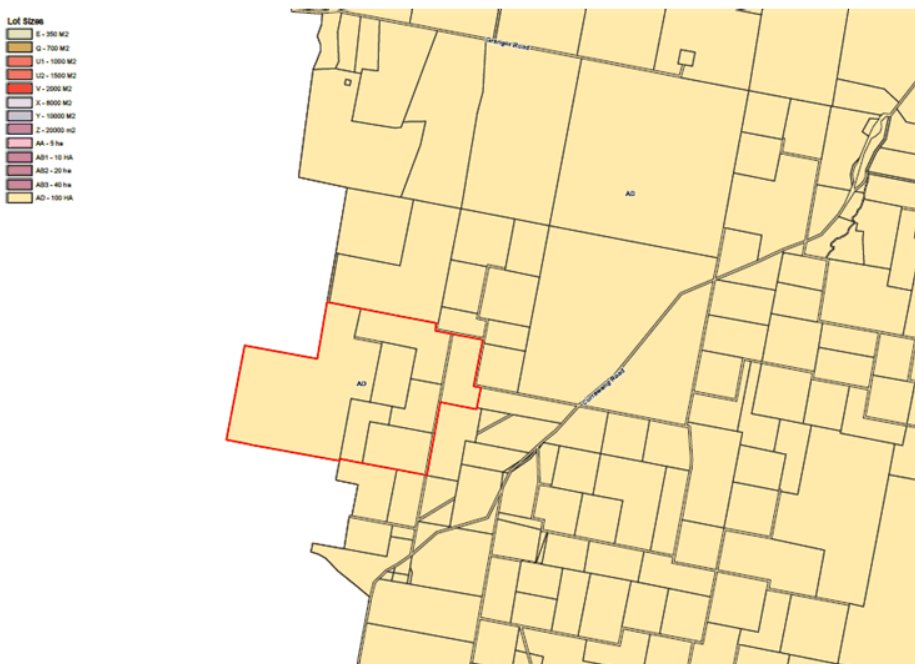


Figure 37: Proposed minimum lot size map with subject land outlined in red (Note: this land will also need to be incorporated into the land application map under s1.3 of the GM LEP).

Part 5 – Community Consultation

It is expected that this planning proposal will be placed on exhibition following the receipt of a gateway determination and/or after referrals to other public authorities. It is considered that a 28 day public notification period and community consultation in accordance with DPIE's *A guide to preparing local environmental plans* is appropriate.

Part 6 – Project Timeline

Gateway Determination	September 2020.
Timeframe for completion of technical studies	Not required.
Timeframe for agency consultations	October 2020.
Public exhibition	October 2020.
Public hearing	Not required.
Consideration of submission	November 2020.
Date of submission of LEP to DPE	December 2020.
Anticipated date of plan made	December 2020.
Anticipated date plan forwarded to DPE for notification	January 2020.

Conclusion

Goulburn Mulwaree Council has initiated this planning proposal to ensure that certain land within the B6 Enterprise Corridor in Goulburn and Marulan is rezoned to a zone that is consistent with the current and future likely character of the area and to ensure that a zone and minimum lot size standard under the GM LEP is applied to currently unzoned land at 1716 and 1801 Currawang Road, Currawang.

It is recommended that DPIE issue a gateway determination to allow this planning proposal to proceed, subject to any conditions deemed necessary, with Council as the delegated plan-making authority.

References

HILLPDA (2016), *Employment Land Strategy*, available at
<https://www.goulburn.nsw.gov.au/Development/Plans-Strategies#section-6>



PO Box 398, Parramatta NSW 2124
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Parramatta NSW 2150
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ABN 21 147 934 787

17 April 2020

Contact: *Stuart Little*
Telephone: *02 9865 2449*
Our ref: *D2020/29375*

Nick Thistleton
Strategic Planner
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Dear Mr Thistleton,

RE: B6 Enterprise Corridor and Currawang Planning Proposal

I refer to your email of 27 March 2020 requesting WaterNSW's comment on the Draft B6 Enterprise Corridor and Currawang Planning Proposal.

The Planning Proposal concerns five parcels of land, two in Goulburn, two in Marulan, and one at Currawang. We have no comment to make on the Currawang land as it occurs outside the Sydney Drinking Water Catchment (SDWC). Our comments on the Goulburn and Marulan lands are provided below.

Overview

WaterNSW is generally supportive of the Planning Proposal, which reduces the potential for intensive commercial and semi-industrial development across four parcels of land in Goulburn and Marulan through rezoning from B6 Enterprise Corridor, and introducing minimum lot sizes (MLS) where there are currently none.

WaterNSW understands that:

- For Goulburn, one area will be rezoned to R1 General Residential with a 700m² MLS and the other to RU2 Rural Landscape with a MLS of 20,000m². These two areas were identified for rezoning in the 2016 Employment Land Strategy (pages 126-127).
- For Marulan, one area will be rezoned to RU6 Transition and afforded a MLS of 100 hectares while the other will be rezoned to R1 with a MLS of 700m².

Development Potential for Proposed R1 General Residential Land

The Proposal notes that the proposed zonings are generally in keeping with the current residential and rural residential uses associated with the various lands. Claims that the proposed zoning and MLSs will not lead to development intensification (pages 13-24 and 28) warrant further justification as the 700 m² MLS for the proposed R1 land appears to offer significant subdivision potential for several allotments based on existing lot sizes.

In addition, the Proposal would benefit by recognising the range in lot sizes currently present in the proposed R1 lands. That said, the potential for subdividing the largest lots at 2-26 Long St Goulburn is limited by existing uses and environmental constraints. For Marulan, the potential for subdivision appears to be limited to one larger lot. In further describing the capacity of the R1 zonings for residential subdivision, consideration should be given to the capacity of, and pressure on, the existing sewage treatment plant and existing sewage infrastructure in the area.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

The Planning Proposal responds to the SDWC State Environmental Planning Policy 2011 by noting that those developments in the SDWC that require consent need to demonstrate a neutral or beneficial impact (NorBE) on water quality. The supporting discussion could be clarified by noting that overall the proposed change from B6 zoning to R1, RU2 and RU6 zones will reduce the potential intensity of development that could occur on the subject land.

We also note and support Council’s approach of only applying R1 zoning to land that has ready access to reticulated sewerage. The wording at the bottom of page 22 would benefit by minor modification to clarify that that B6 allows more intensive uses (e.g. commercial and semi industrial uses) which can present a greater ‘risk’ to water quality than the residential and rural zonings proffered under this Proposal, rather than ‘threat’.

Section 9.1 Direction 5.2 Sydney Drinking Water Catchment

The Planning Proposal comprehensively responds to the section 9.1 Direction 5.2 Sydney Drinking Water Catchment. We agree with the Statements made and note that the Proposal includes the Strategic Land and Water Capability Assessments (SLWCAs) prepared by WaterNSW and provided to Council for this Proposal. The Proposal specifically takes due account of the Extreme water quality risk presented along the drainage features for the proposed unsewered RU2 land in Goulburn.

The proposed MLS of 20,000 m² and other controls (e.g. the prohibition of septic tanks within 40 m of a watercourse) will reduce the risk to water quality presented by unsewered development in this location. Site-specific lot designs can be addressed at DA stage and respond to the requirement for a NorBE on water quality.

Other – Goulburn NE Enterprise Corridor Area

The NE Enterprise Corridor of Goulburn area has been subject to a recent series of planning instruments designed to change various planning controls for different parcels of land in this area. This includes a 2019 Planning Proposal to rezone a separate B6 parcel in the NE Enterprise Corridor Area to IN1 and the more recent exhibition of a Draft Development Control Plan (DCP) for the wider Common Street area.

Council clarified the sequence of events leading to this approach in an email (dated 31 March 2020). However, it appears that members of the public have been inquiring about the potential to rezone other land in the NE Enterprise Corridor area. The B6 land that is the subject of this Proposal was not identified in the ‘Precincts and Opportunities for Development’ under the Draft Housing Strategy and it is unclear if further B6 land in the NE Enterprise Corridor Area is intended for rezoning and new planning controls.

To minimise the number of further individual Planning Proposals coming forward for land in this area, we request that Council consider preparing a strategic study for NE Enterprise Corridor area. Council could also extend the neighbour notification of this Proposal to include all the owners of the B6 land in the NE Enterprise Corridor area and possibly other zones in the surrounding lands covered by the Common Street DCP. The intent should be to either consolidate additional rezonings (if any) into this one Planning Proposal, or have another dedicated Planning Proposal to cover all remaining proposed rezonings in the NE Enterprise Corridor area.

If you have any questions regarding the issues raised in this letter, please contact Stuart Little at [REDACTED].

Yours sincerely

[REDACTED]

CLAY PRESHAW
Manager Catchment Protection



The General Manager
Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580
Council@goulburn.nsw.gov.au

Our ref: DOC20/549910-7

Your ref: REZ/0001/1920

Attention: Nick Thistleton

16 July 2020

Dear Mr Thistleton

Subject: Pre-Gateway advice for Planning Proposal B6 Enterprise Corridor and Currawang

I refer to your request for our review and comments on the pre gateway report provided on 26 June 2020.

Biodiversity and Conservation Division (BCD) have reviewed the information and provide the following comments;

- We are of the opinion that the land at Currawang should be zoned E3 - Environmental Management. This is consistent with the *South East and Tablelands Regional Plan 2036* which requires that any validated HEV lands is protected in local environmental plans. Further detailed information is provided in Attachment 1.
- We have no objection to the rezoning of parts of the B6 Enterprise Corridor zone to a zone that is more consistent with current land uses as set out in the planning proposal.
- In addition, the floodplain risk management team have reviewed the planning proposal and have no further comment on the planning proposal.

If you wish to discuss the contents of this letter further, please contact Lyndal Walters [REDACTED]

Yours sincerely,

[REDACTED]

**Director South East
Biodiversity and Conservation**

Enclosure: Attachment 1 – Detailed information on Currawang Planning Proposal



Detailed comments

BCD note that the land being considered in the planning proposal forms part of 1716 and 1801 Currawang Road, Currawang, being Lot 1 DP 590583; and Lots 131, 141, 150, 154, 190 and 204 DP 750047. We also note that the land is currently unzoned and is not incorporated as part of any Local Environmental Plan (LEP).

We understand that Councils intention is to zone the land either RU1 Primary Production or E3 Environmental Management with a minimum lot size of 100ha. We support the proposal to have a minimum lot size of 100ha, however we consider that the most appropriate zone is E3 Environmental Management, with our reasons set out below.

- We have reviewed the planning proposal and note that council have not considered Ministerial Direction 5.10 – Implementation of Regional Plans. This Direction requires that planning proposals must be consistent with a Regional Plan, and that this applies when a relevant planning authority prepares a planning proposal.
- The *South East and Tablelands Regional Plan 2036* (the Regional Plan) provides guidance on the zoning of land that is validated as high environmental value. In particular, *Action 14.2: Protect the validated high environmental value lands in local environmental plans*. This means that as the land is mapped as high environmental value land in the Regional Plan it should be protected in the LEP.
- The land has been mapped as high environmental land in the Regional Plan based on the following criteria;
 - Criteria 21. Over-cleared vegetation types
 - Criteria 22. Vegetation in over-cleared landscapes
 - Criteria 23 Threatened Ecological Communities
 - Criteria 32 Key habitat for threatened species
- The decision to zone the land E3 Environmental Management, rather than RU1 Primary Production is further supported by the land not being mapped as Biophysical Strategic Agricultural Land. We note that grazing currently occurs on the land and E3 zone still permits this activity, whilst meeting the zone objectives.
- Unless Council can clearly demonstrate that the land in question is not high environmental value land then it will need to be zoned E3 - Environmental Management.

In addition, we support the Council's proposal to make the minimum lot size for this land 100ha.



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27 October 2020

Contact: *Stuart Little*
Telephone: *02 9865 2449*
Our ref: *D2020/114866*

Nick Thistleton
Strategic Planner
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Dear Mr Thistleton,

**RE: B6 ENTERPRISE CORRIDOR AND CURRAWANG PLANNING PROPOSAL
(REZ/0001/1920).**

I refer to your email of 6 October 2020 requesting WaterNSW's comment on the Draft B6 Enterprise Corridor and Currawang Planning Proposal (dated 28 September 2020). We provided preliminary advice on this Proposal to Council in April 2020 (our ref: D2020/29375). We note that the land area, proposed zones and minimum lot sizes (MLSs) have not changed since we provided our last advice.

The Planning Proposal concerns five parcels of land, two in Goulburn, two in Marulan, and one at Currawang. We make no comment on the Currawang land as it occurs outside the Sydney Drinking Water Catchment (SDWC). WaterNSW is otherwise supportive of the Planning Proposal, which reduces the potential for intensive commercial and semi-industrial development across the four parcels of land in Goulburn and Marulan through rezoning from B6 Enterprise Corridor, and introducing MLSs where there are currently none.

The Planning Proposal (pages 36-37) includes a summary of, and response to, our submission in April 2020 and adequately responds to the issues we raised. It includes further discussion about the opportunities and constraints for subdivision potential arising from changing the MLS, discussing these with respect to implications for water quality and sewer serviceability. Council has also made minor modifications to the responses to State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 and s 9.1 Direction 5.2 Sydney Drinking Water Catchment.

As raised in our previous correspondence, the Planning Proposal comprehensively responds to Direction 5.2. It includes Strategic Land and Water Capability Assessments for each of the sites occurring in the SDWC and responds to the water quality risks identified. This includes the areas of Extreme water quality risk presented along the drainage features for the proposed unsewered RU2 land in Goulburn. As noted in the Proposal, all land proposed for R1 zoning has ready access to reticulated sewerage and stormwater services.

If you have any questions regarding the issues raised in this letter, please contact Stuart Little at [REDACTED].

Yours sincerely

[REDACTED]

JESSIE EVANS
Acting Manager Catchment Protection



NSW RURAL FIRE SERVICE

Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Your reference: REZ/0007/1819
Our reference: SPI20201007000174

ATTENTION: Nick Thistleton

Date: Friday 30 October 2020

Dear Sir/Madam,

Strategic Planning Instrument

LEP Amendment - Planning Proposal

B6 Enterprise Corridor and Currawang Planning Proposal
Goulburn Mulwaree Local Environmental Plan 2009

I refer to your correspondence dated 06/10/2020 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regard to Section 4.4 of the directions issued in accordance with Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

The objectives of the direction are:

- (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and
- (b) to encourage sound management of bush fire prone areas.

The direction provides that a planning proposal must:

- (a) have regard to *Planning for Bushfire Protection 2019*,
- (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and
- (c) ensure that bushfire hazard reduction is not prohibited within the APZ.

Prior to the Planning Proposal progressing, the Council should engage a bush fire consultant to prepare a Bush Fire Assessment Report. The report must demonstrate how future development within the lots can comply with the relevant specifications and requirements detailed in PBP 2019. Any development that increases residential density on bush fire prone land must ensure Asset Protection Zones (APZs) based on a radiant heat threshold of 29kW/m² can be provided for any new dwellings, along with suitable provisions for construction, access, water and landscaping. The inherent constraints identified in the report should be used to determine the appropriate minimum lot sizes.

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

For any queries regarding this correspondence, please contact Bradley Bourke on 1300 NSW RFS.

Yours sincerely,

Martha Dotter
Team Leader, Dev. Assessment & Planning
Planning and Environment Services





The General Manager
Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580
Council@goulburn.nsw.gov.au

Our ref: DOC20/838686-10

Your ref: REZ/0001/1920

Attention: Nick Thistleton

6 November 2020

Dear Mr Thistleton

Subject: Gateway advice for Planning Proposal B6 Enterprise Corridor and Currawang

I refer to your request for our review and comments on the planning proposal provided on 6 October 2020.

Biodiversity and Conservation Division (BCD) have reviewed the information and provide the following comments;

- We support the rezoning of land at Currawang to E3 - Environmental Management with a minimum lot size of 100ha, which is also supported by the Direction 14 of the *South East and Tablelands Regional Plan 2036*.
- We have no objection to the rezoning of parts of the B6 Enterprise Corridor zone to a zone that is more consistent with current land uses as set out in the planning proposal.
- In addition, the floodplain risk management team have reviewed the planning proposal and have no further comment.

If you wish to discuss the contents of this letter further, please contact Lyndal Walte [REDACTED]

Yours sincerely,

[REDACTED]
ALLISON TREWEEK
Senior Team Leader Planning
Biodiversity and Conservation



Our ref: DOC20/839621

Nick Thistleton
Senior Strategic Planner
Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580
via email: [REDACTED]

Planning Proposal to Zone land at Currawang and Amend B6 Enterprise Corridor Zoning and Lot Size of land at Goulburn and Marulan REZ/0001/1920 – under the *Goulburn Mulwaree Local Environmental Plan 2009*

Dear Mr Thistleton

Thank you for the opportunity to provide comment on the planning proposal (REZ/0001/1920) which seeks to zone land adjacent at Currawang and amend B6 Enterprise Corridor Zoning and Lot Size of land at Goulburn and Marulan under the *Goulburn Mulwaree Local Environmental Plan 2009*.

We have reviewed the information supplied and provide the following comments at **Attachment A**.

Based on the review, we advise that Council need to demonstrate their consideration of Aboriginal cultural heritage and undertake comprehensive Aboriginal cultural heritage assessment in accordance with legislative requirements of the *National Parks and Wildlife Act 1974* and the NSW Governments land use planning priorities - Ministerial Direction 2.3 Heritage Conservation, Direction 23 Actions (Goal 3: Healthy and connected communities) identified by the *South East and Tablelands Regional Plan 2036*. The planning proposal(s) need to demonstrate early investment at strategic planning stages to protect and preserve Aboriginal cultural heritage and provide greater certainty for Council and stakeholders during the development assessment process. This is consistent with Actions 23.1 to 23.6 of the *South East and Tablelands Regional Plan 2036* (SETRP 2036).

If you have any questions about this advice please contact me on [REDACTED] or via email: [REDACTED].

Yours sincerely

[REDACTED]
Jackie Taylor
Senior Team Leader, Aboriginal Cultural Heritage Regulation – South Heritage NSW
6 November 2020

Enclosure – Attachment A: Detailed Comments – B6 Enterprise Corridor and Currawang Planning Proposal REZ/0001/1920

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124
P: 02 9873 8500 ■ E: heritagemailbox@environment.nsw.gov.au

Attachment A: Detailed Comments – B6 Enterprise Corridor and Currawang Planning Proposal REZ/0001/1920

Council have provided no information demonstrating consideration of Aboriginal cultural heritage in relation to the B6 Enterprise Corridor and Currawang Planning Proposal (REZ/0001/1920). Council indicates in Table 3 (Planning Proposal V4) that Direction 2.3 Heritage Conservation is not applicable on the basis that the planning proposal does not affect any items, places or areas of Aboriginal heritage, however have not supported this with any Aboriginal cultural heritage assessment. It is important that all statements and conclusions made in relation to Aboriginal cultural heritage are confirmed with appropriate supporting material.

According to our assessment Aboriginal cultural heritage is already known to occur at, or is within close proximity to, some of the subject sites proposed for zoning/rezoning and there is considerable potential that further Aboriginal cultural heritage values exist which are yet to be identified. Any Aboriginal cultural heritage known to occur or with potential to occur may be at risk of harm arising from any development activities the proposed zoning/ rezonings are intended to facilitate. We advise Council that an assessment under the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW 2010* (the Code) is not considered an archaeological assessment or substitute for a comprehensive Aboriginal cultural heritage assessment.

2-26 Long Street – Goulburn

Although this subject site has experienced some prior development disturbance it is a landscape considered with potential to contain Aboriginal cultural heritage with particular regard for the presence of natural watercourses considered indicative landscape features and the occurrence of Aboriginal cultural heritage registered with AHIMS within approximately 500m of the proposed rezoning. Although not at discernable risk of harm from the proposal it indicates prior Aboriginal occupation/use of the area and potential for further Aboriginal cultural heritage to occur which could be at risk of harm from any subsequent development associated with the proposed rezoning.

Arthur Street, Chiswick Street, Long Street and Hetherington Street – Goulburn

The subject site contains a number of Aboriginal sites/objects recorded in AHIMS as occurring across Lot 33 DP1062014, Lot Y DP160746 and Lot 1 DP845895 and a large number of other AHIMS registered sites occurring within 500m of the proposal. We note the occurrence of indicative landscape features (watercourses) considered indicative for the occurrence of Aboriginal cultural heritage and the presence of native vegetation which may contain mature trees with potential to demonstrate Aboriginal cultural modification (ie: scarring or carving) at the subject site. Any ground disturbance activities or tree removal that may be facilitated by the proposed rezoning poses a significant risk to Aboriginal cultural heritage.

134 and 138 George Street – Marulan

While we note this subject site appears considerably disturbed through prior development any future development activities at the site that may arise as a result of the proposed rezoning should demonstrate consideration of Aboriginal cultural heritage.

Station Street, George Street and Brayton Road – Marulan

While we note this subject site appears considerably disturbed through prior development any future development activities at the site that may arise as a result of the proposed rezoning should demonstrate consideration of Aboriginal cultural heritage.

1716 and 1801 Currawang Road – Currawang

Heritage NSW supports the zoning of this location from un-zoned to E3 Environmental Management with a minimum lot size of 100 hectares. We note the subject land has not experienced prior development and/or significant ground disturbance activities that would result in Aboriginal cultural heritage values no longer being present. We also note the subject site contains native vegetation and

the presence of numerous watercourses considered indicative for the occurrence of Aboriginal cultural heritage. According to our records a burial and potential stone arrangement occur approximately 1.5kms to the south west and extensive artefact deposits occur approximately 1.5kms to the north of the subject lands. These are registered with AHIMS and while not at immediate risk of harm from any activities which may arise from the proposed E3 Environmental Management zoning they do indicate considerable potential for Aboriginal cultural heritage to occur.

Aboriginal cultural heritage assessment guidance

Our intention with planning proposals is to ensure that all potential Aboriginal cultural heritage constraints are identified as early as possible so that current/future proponents and Council are appropriately informed. This is intended to provide more certainty about future development across the subject site and about future requirements for any subsequent development applications should rezoning proceed.

Heritage NSW therefore recommends that an Aboriginal Cultural Heritage Assessment be undertaken to adequately capture the information required to inform the planning proposal(s). Identifying Aboriginal cultural heritage values and consultation with Aboriginal people should be guided by the following documents:

- *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW* (DECCW, 2011) <https://www.heritage.nsw.gov.au/assets/Uploads/publications/524/guide-to-investigating-assessing-reporting-aboriginal-cultural-heritage-nsw-110263.pdf>. This document provides guidance on the process for investigating and assessing Aboriginal cultural heritage and Heritage NSW requirements for an assessment report.
- *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW, 2010) <https://www.heritage.nsw.gov.au/assets/Uploads/publications/524/aboriginal-cultural-heritage-consultation-requirements-for-proponents-2010-090781.pdf>. This document further explains the consultation requirements that must be followed and documented in the report
- *Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales* (OEH, 2010) <https://www.heritage.nsw.gov.au/assets/Uploads/publications/524/code-of-practice-for-archaeological-investigation-of-aboriginal-objects-100783.pdf>. The process described in this Code should be followed and documented where the assessment of Aboriginal cultural heritage requires an archaeological investigation to be undertaken.

Megan Trotter

From: [REDACTED]
Sent: Wednesday, 3 March 2021 3:53 PM
To: Kate Wooll
Cc: Allison Treweek; Nick Thistleton
Subject: BCD Advice - RE: Request for Additional Planning Proposal Advice REZ/0001/1920 B6 Enterprise Corridor and Currawang Planning Proposal
Attachments: Currawang NVR.PNG

Hi Kate

Following on from our conversation last week regarding the Currawang rezoning proposal, I understand that you have spoken with the landholder who has expressed that he wants his land zoned RU1 Primary Production rather than E3 Environmental Management as it was previously zoned rural.

I also understand that you have advised him that he is still able to conduct his farming activities (under extensive agriculture in the E3 land use table), and that you and I discussed that the DCP does permit some routine agricultural practices in the E3 zone.

There are some issues with it being zoned RU1 instead of E3. They are as follows;

- The majority of the land is mapped as High Environmental Value (HEV) land in the *South East and Tablelands Regional Plan 2036*. As previously advised the Regional Plan requires that validated HEV land needs to be protected in LEPs, and Ministerial Direction 2.1 states that "A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas". Any inconsistencies with a Ministerial Direction need to be justified in accordance with the Ministerial Direction.
- The majority of the land is mapped as the Critically Endangered Ecological Community (CEEC) Werriwa/Monaro snow gum woodland on the Native Vegetation Regulatory Map – see attachment.

In order to demonstrate that the mapping was not accurate, and the land was not HEV/CEEC, field surveys and assessments (preferably in accordance with Stage 1 of the BAM) would need to be carried out. Unless the landowner/council can clearly demonstrate that the land is not HEV/CEEC then it should be zoned E3.

It is difficult to see how the landowner would be disadvantaged by the zoning being E3 Environmental Management as extensive agriculture is permitted in E3 and the DCP allows for agricultural practices such as clearing for fencelines etc.

Split zones - We also talked about some areas potentially being zoned E3 and some RU1 but I think that would be difficult given most of the site would be E3 given the aerial photo and HEV/NVR mapping shows most of it heavily vegetated and probably CEEC.

We also discussed the implications of the land being zoned to RU1 Primary Production, being that clearing of native vegetation on deferred matter land and RU1 is regulated by the Local Land Services Act 2013 (LLS Act) which prohibits the clearing of CEEC under most circumstances. I am not sure that this could be adequately justified as adequate protection.

Allison is happy to talk with the landowner if he would like to discuss this matter further, particularly the implications of the zoning. I am on some unplanned leave for 2 weeks from tomorrow afternoon and will be back in the office on Monday 22 March so if you need to discuss anything further during this time, please talk to Allison.

Regards
Lyndal

Lyndal Walters

Senior Conservation Planning Officer

Please note that I am currently working 4 days a week, Monday-Thursday.

Biodiversity and Conservation | Department of Planning, Industry and Environment

Level 3, 11 Farrer Place, Queanbeyan NSW 2620

PO Box 733, Queanbeyan NSW 2620

www.dpie.nsw.gov.au

In order to ensure a high level of customer service and monitor work flow, South East Planning Team has an email address: rog.southeast@environment.nsw.gov.au. Please address all further email correspondence in relation to Planning matters to this address. If appropriate, emails can be marked to the attention of your usual contact in the team.



**Planning,
Industry &
Environment**

Our Vision: Together, we create thriving environments, communities and economies.

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Nick Thistleton [REDACTED]

Sent: Monday, 15 February 2021 2:04 PM

To: ROG South East Region Mailbox [REDACTED]

Subject: Request for Additional Planning Proposal Advice REZ/0001/1920 B6 Enterprise Corridor and Currawang Planning Proposal

Good afternoon,

Goulburn Mulwaree Council requests your revised feedback on the B6 Enterprise Corridor and Currawang Planning Proposal (REZ/0001/1920). Please also provide an acknowledgement of this email.

The Biodiversity and Conservation Division previously provided a referral for this planning proposal on two (2) separate occasions on 16 July 2020 and 6 November 2020, first advising that the preferred zone to be applied in the subject area at Currawang is the E3 Environmental Management zone and the second reconfirming this preferred zone after the gateway determination was issued.

Council has since received a submission from the landowner objecting to this proposed zoning (attached). This objection is largely based on the grounds of procedural fairness and the suitability of the zone in this instance compared to the RU1 Primary Production zone. In relation to procedural fairness, the argument is that the land would likely have been rezoned to RU1 Primary Production if it was zoned at the time the previous *Mulwaree Local Environmental Plan 1995* was repealed in 2014 (refer p.11 of the planning proposal for timeline of events relating to the zoning of his land). This was before the introduction of the *Biodiversity Conservation Act 2016* and the *South East and Tablelands Regional Plan 2036* and its High Ecological Value Mapping, the latter of which was used to justify the E3 Environmental Management zoning. Given the previous rural zoning of the land and the RU1 Primary Production zoning of most adjacent land as well, including land also mapped as being of High Ecological Value, the landowner may be correct in his assumption that it would have been zoned RU1 Primary Production if zoning was applied to the land on or before 2014.

Given the above, Council is requesting further advice to clarify:

1. Will the Biodiversity and Conservation Division consider procedural fairness as a valid reason to alternatively zone the subject lands at Currawang to RU1 Primary Production instead of E3 Environmental Management?
2. If the answer to the above question is no, what evidence would be required to reduce the application of the E3 Environmental Management zone and instead apply the RU1 Primary Production zone?

The documentation listed below is relevant to this referral:

- The Planning Proposal (dated 28 September 2020)
- Council Meeting Report 1 October 2019
- Council Meeting Minutes 1 October 2019
- Council Meeting Report 17 December 2019
- Council Meeting Minutes 17 December 2019
- WaterNSW Advice 17 April 2020
- DPIE (Biodiversity and Conservation) Advice 16 July 2020
- Gateway Determination 2 September 2020
- Gateway Determination Letter 2 September 2020
- Landowner’s Submission

Should you require further information, please do not hesitate to contact me [REDACTED].

Regards,

Nick Thistleton
Senior Strategic Planner
 [REDACTED]

[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



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Native Vegetation Regulatory Map Viewer

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- Cadastre
- Werriwa_& Monaro CEEC
- Advisory Layer
 - Land Excluded from LLS Act
 - Native Vegetation Regulatory Map (In force)
- Legends
 - Vulnerable Regulated Land
 - Sensitive Regulated Land
 - Sensitive and Vulnerable
- Regulated Lands
- Administration
 - Local Government Area
 - Local Land Service Regions



NSW RURAL FIRE SERVICE

Goulburn Mulwaree Council
 Locked Bag 22
 GOULBURN NSW 2580

Your reference: REZ/0001/1920
 Our reference: SPI20210219000023

ATTENTION: Nick Thistleton

Date: Friday 12 March 2021

Dear Sir/Madam,

**Strategic Planning Instrument
 Rezoning - Planning Proposal
 REZ/0001/1920 B6 Enterprise Corridor and Currawang Planning Proposal**

I refer to your correspondence dated 15/02/2021 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regard to Section 4.4 of the directions issued in accordance with Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

The objectives of the direction are:

- (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and
- (b) to encourage sound management of bush fire prone areas.

The direction provides that a planning proposal must:

- (a) have regard to *Planning for Bushfire Protection 2019*,
- (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and
- (c) ensure that bushfire hazard reduction is not prohibited within the APZ.

Based upon an assessment of the information provided, NSW RFS raises no objections to the proposal subject to a requirement that any future subdivision of land complies with *Planning for Bush Fire Protection 2019*.

For any queries regarding this correspondence, please contact Anna Jones on 1300 NSW RFS.

Yours sincerely,

Bradley Bourke
**Team Leader, Dev. Assessment & Planning
 Planning and Environment Services**

1

Postal address

NSW Rural Fire Service
 Locked Bag 17
 GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
 4 Murray Rose Ave
 SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
 F (02) 8741 5550
www.rfs.nsw.gov.au






SCANNED

The General Manager
 Goulburn Mulwaree Council
 184-194 Bourke St.,
 Goulburn. N.S.W. 2580.

Dear Sir,
 I am writing to lodge an objection to the zoning of these 2 parcels of land, other than as agricultural land.

I am the responsible person dealing with these parcels of land.

Due to a set of circumstances which did not adequately deal with the issues of the amalgamation of council areas and the subsequent consequences of those decisions the current situation has arisen where the issue of zoning of these two parcels of land is to be dealt with.

The suggested zoning of these lands as RU1 by the Council seems to me to be a reasonable proposal.

We have held these parcels for a considerable period of time, for 50 years and 30 years. The lands are as intact as they are because of the deliberate decisions which we have made. We have done some soil erosion work and have deliberately made the decision not to clear any of the original and regrowth vegetation except where necessary to access to control pest areas. I do not ^{see} that this

situation will change. We are here for the long haul and have held some of our land for up to 145 years. These lands are now in a better and more productive state.

These two parcels of land are relatively small areas and are of minor significance when viewed against the totality of lands which could reasonably be zoned C3 but are not, within the Council area. I see the proposed zoning of these lands as C3 rather than RU1 as opportunistic provided by a set of unfortunately planned and inadequately implemented proposals.

I also ask that these two parcels are considered separately even though adjacent. Viewed on an aerial photograph they are quite different and I don't see any reason at all to zone the land held by Jasuka P/L as anything other than RU1. There are also areas of D.P. Fishers lands that I see as reasonably being zoned RU1, if not all of it.



C. F. FISHER

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Our Ref: AM:20206360

6 November 2020

Attention: General Manager
 Goulburn Mulwaree Council
 Locked Bag 22
 GOULBURN NSW 2580

By Email: council@goulburn.nsw.gov.au
ORIGINAL NOT POSTED

Dear Sir/Madam

B6 Enterprise Corridor Proposal

We refer to the above and advise that we act for the registered proprietors of [REDACTED]
 [REDACTED]
 [REDACTED]

Our clients became the registered proprietors of the land on 22 October 2020.

We write to you to provide formal notice of our clients' objection to the B6 Enterprise Corridor Proposal dated 28 September 2020 (the "Council's Proposal Document") insofar as it impacts their Land.

Reason for Objection

Use of the land

1. Repeated throughout the Council's Proposal Document are statements to the effect that rezoning the Land will achieve a favourable outcome as the Land will be zoned to a zone that is more consistent with its current land use.

It is acknowledged that at the time that this document was completed, and Council's preceding enquiries were undertaken, the former owners were residing in the dwelling on the Land as their primary place of residence, however our clients have no such intentions.

As Council are undoubtedly aware, our clients' intended use of the Land is as a base for a stock feed business. In view of this intention, our clients have made enquiries of the Council's building and planning departments regarding a Development Approval to construct a large shed at the rear of the property. This shed will be used for storage of stock feed to be delivered to surrounding businesses, farms, pony clubs and similar.

Current Zoning

2. Currently, the GM LEP provides that the land is zoned B6 Enterprise Corridor. The objectives of this zone are:
 - a. to promote businesses along main roads and to encourage a mix of compatible uses;
 - b. to provide a range of employment (including business, office, retail and light industrial uses); and



Attention: General Manager

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6 November 2020

- c. to maintain economic strength of centres by limiting the retailing activity.
3. Permitted uses of land (with consent from Council) in this zone applicable to our clients include but are not limited to agricultural produce industries, business and commercial premises, warehouse or distribution centres, rural supplier, local distribution centre, retail premises, transport depot or any other development use not strictly prohibited by the GM LEP.

The operation of a storage shed and base for a stock feed business is consistent with and gives effect to the stated objectives of this zoning.

4. Prior to entering into the Contract of Sale for the Land, our clients made a number of enquiries regarding the Goulburn Mulwaree Local Environment Plan 2009 (the "GM LEP"), the zoning of the Land and permissible uses of the Land under the GM LEP. It is unlikely that our clients would have proceeded with their purchase were the zoning RU6 Transition as proposed by Council.

Proposed Zoning

5. The objectives of the RU6 Transition Zone are contained in the GM LEP and include:
 - a. To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities; and
 - b. To minimise conflict between land uses within this zone and land uses within adjoining zones.
6. Permitted uses for land zoned RU6 Transition Zone are considerably more restrictive than land in the B6 Enterprise Corridor. Further, a number of uses that are permitted within the B6 Enterprise Corridor (permitted with or without consent) are prohibited under the RU6 Transition Zone including a number of permitted uses that are applicable to our clients' intended future use of the Land.
7. As previously stated, the primary justification in rezoning the Land is stated to be to ensure consistency with current and likely future residential and rural residential uses of the Land. Our clients do not intend to use the land for residential or rural residential purposes and therefore any rezoning of the land will be incompatible with their use of the Land.
8. The Council's Proposal Document Council further reveals that the Council do not anticipate that this land will be cleared and used for commercial or semi-industrial land in future. Again, while this understanding may have been correct while the Land was not owned by our clients, this is no longer correct. In the event that our clients may look to expand their commercial enterprise operated from the land, they require the benefit of being able to use the Land in a manner consistent with their intended use of it.
9. Further, Council has acknowledged that landowners with residential properties in this zone have encountered difficulties in selling their properties as lenders will not provide housing loans to those residential properties contained within this zone. While our clients' current plans for the Land do not include disposing of it, it is not inconceivable that any future sale will be the sale of a business and not of a residential premises. If the Land is incorrectly zoned, our clients ability to sell their business may be adversely effected.

Conclusion

L:\Docs\20206360\3467053.docx

Attention: General Manager

- 3 -

6 November 2020

The Land was purchased by our clients solely for uses other than residential, be it rural or otherwise. To implement a change of zoning that adversely impacts their use of the Land is an unnecessary burden that they should not be required to bear.

Any and all amendments to the GM LEP proposed by Council that impact and effect [REDACTED] [REDACTED] should not proceed and the land remain zoned B6 Enterprise Corridor.

We look forward to your response.

Yours faithfully

[REDACTED]



Gateway Determination

Planning proposal (Department Ref: PP_2020_GOULB_003_00): to amend Goulburn Mulwaree LEP 2009 to rezone two sites at Goulburn, two sites at Marulan and one site at Currawang.

I, the Acting Director Southern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Goulburn Mulwaree Local Environmental Plan (LEP) 2009 to rezone 4 sites at Goulburn and Marulan from B6 Enterprise Corridor to R1 General Residential Zone (Sites 1 and 4), RU2 Rural Landscape Zone (Site 2), RU6 Transition Zone (Site 3) and to apply an E3 Environmental Management Zone to unzoned land at Currawang (Site 5) should proceed subject to the following conditions:

1. The planning proposal is to be amended prior to community consultation to address section 9.1 Direction 2.6 Remediation of Contaminated Land and to update the project timeline.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following agencies under section 3.34(2)(d) of the Act;
 - NSW Rural Fire Service
 - DPIE Biodiversity and Conservation
 - WaterNSW

These agencies are to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination being 2 September 2021.

Dated 2nd day of September 2020.



Graham Towers
Acting Director Southern Region
Planning Services Department of
Planning, Industry and Environment

Delegate of the Minister for Planning
and Public Spaces

PP_2020_GOULB_003_00 (IRF20/4112)



Plan of Management

Marsden Weir Park & Goulburn Historic Waterworks

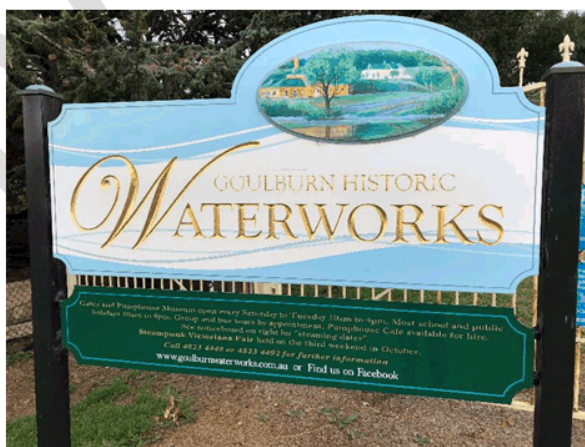


Civic Centre 184 – 194 Bourke Street,
Goulburn NSW 1499
Tel: 02 4823 4444
email: council@goulburn.nsw.gov.au
Web: www.goulburn.nsw.gov.au

Adopted by: Goulburn Mulwaree
Council
Date: <insert date>
Reference: 1389843

Date of Adoption	Minutes	Reporting Purpose
		Community land categorisation and initial plan of management

Signage at gateway to Goulburn Historic Waterworks within Marsden Weir Park



Cover photo taken from Snow Gum Ridge looking west over Goulburn Historic Waterworks on the Wollondilly River

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1. INTRODUCTION

1.1. WHY A PLAN OF MANAGEMENT

Plans of Management (Plan/s or PoM) are required to be prepared for all Council owned community land under *Local Government Act 1993*. These 'Plans' provide a dynamic tool for Council and have been widely implemented.

The land management provisions of the Local Government Act enable Councils to move towards positive land management practices with defined objectives and outcomes.

Plans of Management identify:

- Objectives;
- Performance targets;
- The means of achievement; and
- The assessment criteria,

all of which are accountable to the community. The Plans allow Council to effectively co-ordinate present use and planned future use of public land.

Community land is required to be used and managed in accordance with the following:-

- The Plan of Management applying to the land;
- Any law which permits the use of land for a specific purpose; otherwise regulates the use of the land. (This includes the *Environmental Planning and Assessment Act 1979* and planning instruments made under that Act; and
- Division 1, Part 2, Chapter 6, of the *Local Government Act, 1993* No.30.

A Plan of Management should not be inconsistent with any environmental planning instrument applicable to the land to which this Plan of Management applies.

Council has no power to sell, exchange or otherwise dispose of community land. Except in circumstances where that land is to be added to a Crown Reserve or reserve under the *National Parks and Wildlife Act, 1974*.

Council may grant a lease, licence or other estate over community land but only in circumstances permitted under the Act.

Community land must be used and managed in accordance with a Plan of Management. Until a Plan of Management for community land is adopted by Council, the nature and use of the land must not be changed.

A Plan of Management enables management to proceed in an efficient manner; helps reconcile competing interests, identifies priorities for the allocation of available resources and facilitates public understanding.

Periodic revision of a Plan also enables changing social, economic and ecological conditions and relevant land management principals to be considered, as they arise.

The Plan of Management aims to be a useful resource for Council's decision making and an informative document for the public.

1.2. STRUCTURE OF THIS PLAN OF MANAGEMENT

Section 2 of this Plan comprehensively summarises the legislated guidelines that drive categorisation of Community Land

Section 3 describes the locality of the land covered by this Plan, providing a brief history, some details of the site and improvements to the site.

Section 4 of this Plan identifies the categories applicable to the subject community land on the basis of the aforementioned guidelines. A map has been included depicting the categories applicable across the land identified in this Plan.

Section 5 outlines Legislation and Policies and Plans that drive Management Strategies for Community Land and this site specifically.

Section 6 is the draft Table of Management Strategies that is to be finalised following Stakeholder and Community consultation. The table incorporates strategies for all of the land in this Plan of Management, for all categories of community land, but with a separate Table addressing management strategies specific for endangered flora community.

As this plan is a draft, until all submissions have been received and considered, the categorisation of the land and the Management Strategies Table remain incomplete.

Once all matters have been brought forward and considered, the Community Land Categories will be set and Management Strategies will be finalised in this version of the Plan of Management.

Sections 7, 8, and 9 address the areas that have been identified in the categorisation map in Section 3 and will include:

- Description of the feature or attribute/s that resulted in the identified Categorisation.

Section 10:

- Invites ongoing planning discussions to ensure that this Plan of Management continues to remain relevant;
- Offers the community to take an active role by observation and submission of comments to Council; and
- States Council's obligation to stakeholders.

Annexures to the plan of management are:

- A. Extract Goulburn Historic Waterworks Conservation Management Plan, 2010 Ainsworth Heritage;
- B. Fireman's Cottage and Café Master Plan 2013;
- C. Heritage NSW Standard Exemptions.
- D. Natural Areas Biodiversity Report, 2021
- E. Certificate of Title searches
- F. Examples event flyers

1.3. EXECUTIVE SUMMARY

Until this PoM has been offered for community consultation by way of public exhibition and ultimately endorsed by Council, the recommendations by council staff cannot be stated categorically, for the land included in this Plan of Management.

This is a Site Specific Plan of Management. The locality has the distinctive features of containing the Goulburn Historic Waterworks, identified as heritage items of each National, State and Local significance. Consequently, the categorisation of that land must reflect that it is an Area of Cultural Significance as defined under the *Local Government Act, 1993 (LGA93)*.

The land, historically, serving the purpose of a waterworks, adjoins the Wollondilly River. The riparian zone, together with the identified escarpment and remnant bushland community are each features of significant natural value and in accordance with the *LGA93* must be so categorised.

The balance of the land within the Marsden Weir Park and Goulburn Historic Waterworks site has been identified as meeting the guidelines for categorisation as Park under *LGA93* which also provides optimal flexibility for community uses.

Table 1.4.1. following provides an extract of the Recommended Categorisations located in part 4 of this Plan of Management. The recommended categories are on the basis of the statutory guidelines already noted and the clear evidence that Goulburn Historic Waterworks is a site of heritage significance and under the shared auspices of Goulburn Mulwaree Council and Heritage NSW.

The Management Strategies listed in Table at Section 6 of the PoM have been compiled on the basis of the following documents:

- Statutory Guidelines;
- Corporate Objectives;
- Community Strategic Plan;
- Operational Plan;
- Goulburn Historic Waterworks Conservation Plan; and
- Consultation with Stakeholders and the wider community.

Following consideration of any and all submissions from the exhibition period, Council will be requested to adopt the Plan of Management with a commitment to review the currency of the document in 5 years, should there have been no intervening reason for its review.

1.4. TABLE 1.4.1. RECOMMENDED CATEGORISATIONS -
Community Land - Marsden Weir Park and Goulburn Historic Waterworks

Legal Description	Category	Uses
Lot 9 DP 832081	Park	Parkland buffer to bulky retail and large lot residential subdivision
Lot 203 DP 1059074	Natural Area Bushland	Biodiversity conservation area, Geological feature, Natural overland flow path and Asset protection zone.
	Natural Area Escarpment	
	Natural Area Watercourse	
	Park	
Lot 11 DP 1123614	Natural Area Watercourse	Access road Car park Flood plain adjoining Wollondilly River Bio diversity conservation area Geological feature Access to Marsden Weir.
	Natural Area Escarpment	
	Natural Area Bushland	
	Park	
Lot 4 DP 1126066	Natural area Watercourse	Access Road Car parking Fireman's Cottage Pumphouse Gravel marshalling area Pumphouse Cafe Public amenities Marsden Weir Park Children's playground Flood plain adjoining Wollondilly River
	Cultural Significance	
	Park	
Lot 1 DP 1119777	Natural Area Watercourse	Flood plain adjoining Wollondilly River Jetty for launch of water craft.

Title search undertaken at the drafting of this PoM is available at Annexure E

2. CATEGORISING COMMUNITY LAND

The *Local Government (General) Regulation 2005* under the LGA93 Part 4 Community Land, Division 1, Section 36(4) and 36(5) establishes clear guidelines for the categorisation of Community Land which are summarised as:

2.1. NATURAL AREA

Land should be categorised as a natural area if the land possesses a significant geological or geomorphological feature, landform, representative system or other natural feature or attribute that suggests further categorisation as bushland, wetland, escarpment, watercourse or foreshore.

Land impacted by any of the following Legislation must be categorised as natural area.

- *Threatened Species Conservation Act 1995*
- *Fisheries Management Act 1994*
- *Threatened Species Conservation Act 1995* and
- *Fisheries Management Act 1994*

2.2. BUSHLAND

Natural area should be further categorised as bushland if the land contains primarily native vegetation and that vegetation that represents or is the remainder of the natural vegetation of the land;

Such land includes bushland whether undisturbed, moderately disturbed or highly disturbed with a mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and that contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter) and regardless of exotic or weed species, may be revegetated or rehabilitated.

2.3. WETLAND

Natural area should be further categorised as wetland if the land includes marshes, mangroves, backwaters, billabongs, swamps, sedge-lands, wet meadows or wet heathlands that form a water-body that is inundated cyclically, intermittently or permanently with fresh, brackish or salt water, whether slow moving or stationary.

2.4. ESCARPMENT

Natural area should be further categorised as an escarpment if the land includes such features as a long cliff-like ridge or rock or the land includes significant or unusual geological, geomorphological or scenic qualities.

2.5. WATERCOURSE

Natural area should be further categorised as a watercourse if the land includes any stream of water, whether perennial or intermittent, flowing in a natural modified or artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and the associated riparian land or vegetation, including land that is protected land for the purposes of

- *Rivers and Foreshores Improvement Act 1948*; or
 - *Native Vegetation Conservation Act 1997*;
- Being State protected land identified in an order under section 7.

2.6. FORESHORE

Natural area should be further categorised as foreshore if the land is situated on the water's edge and forms a transition zone between the aquatic and terrestrial environment.

2.7. SPORTSGROUND

Land should be categorised as a sportsground under section 36(4) of the Act if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.

2.8. PARK

Land should be categorised as a park if the land is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

2.9. CULTURAL SIGNIFICANCE

Land should be categorised as an area of cultural significance if the land is an area of Aboriginal significance because the land has been declared so under the *National Parks and Wildlife Act 1974*; or is significant to Aboriginal people in terms of their traditional or contemporary social, spiritual or cultural mores.

Further, land should be categorised as an area of cultural significance by virtue of visual or sensory appeal or landmark/s of technical qualities such as architectural excellence, or an area of archaeological significance containing evidence of past human activity whether intact or ruined;

2.10. GENERAL COMMUNITY USE

Land should be categorised as general community use if the land may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public and does not satisfy the guidelines for categorisation as natural area, sportsground, park or area of cultural significance.

3. LAND TO WHICH THIS PLAN APPLIES

The land and improvements covered by this Plan of Management are located within the Goulburn Mulwaree Council Local Government Area.

3.1. HISTORY

First nations that have connections with the land of Goulburn Mulwaree district are the Gundungara Nation of the Dharawal language group.

The Aboriginal peoples referred to the area as Barbing, a Murring/ Wiradjuri word indicating a special indigenous cultural area.

The Gandangara lived throughout an area covering an estimated 11,000 square kilometres in the south-east region of New South Wales. According to Norman Tindale ⁽¹⁾, their lands encompassed Goulburn and Berrima, running down the Nepean River (Wollondilly) to the vicinity of Camden. This includes the catchments of the Wollondilly and Cox's rivers and some territory west of the Great Dividing Range.

Neighbouring Peoples were the Dharug to their north, Darkinung, Wiradjuri Ngunawal and Thurrawal, (eastwards) peoples. The reduction of the food supply and the introduction of exotic diseases substantially reduced the local indigenous population following European settlement. Notes indicate that the local water source dried up and that the Aboriginal People moved away, although some have, over time, made their way back to their traditional lands.

Goulburn is the seat of local government for the LGA. The first recorded European settlement in the LGA dates from 1825 with letters of Patent from Queen Victoria proclaiming Goulburn a city, for the purposes of the church diocese, in 1863. Goulburn, as a city, was further formalised by the Privy Council, under the provisions of the *Crown Lands Act 1884*, in March of 1885.

3.2. LOCALITY

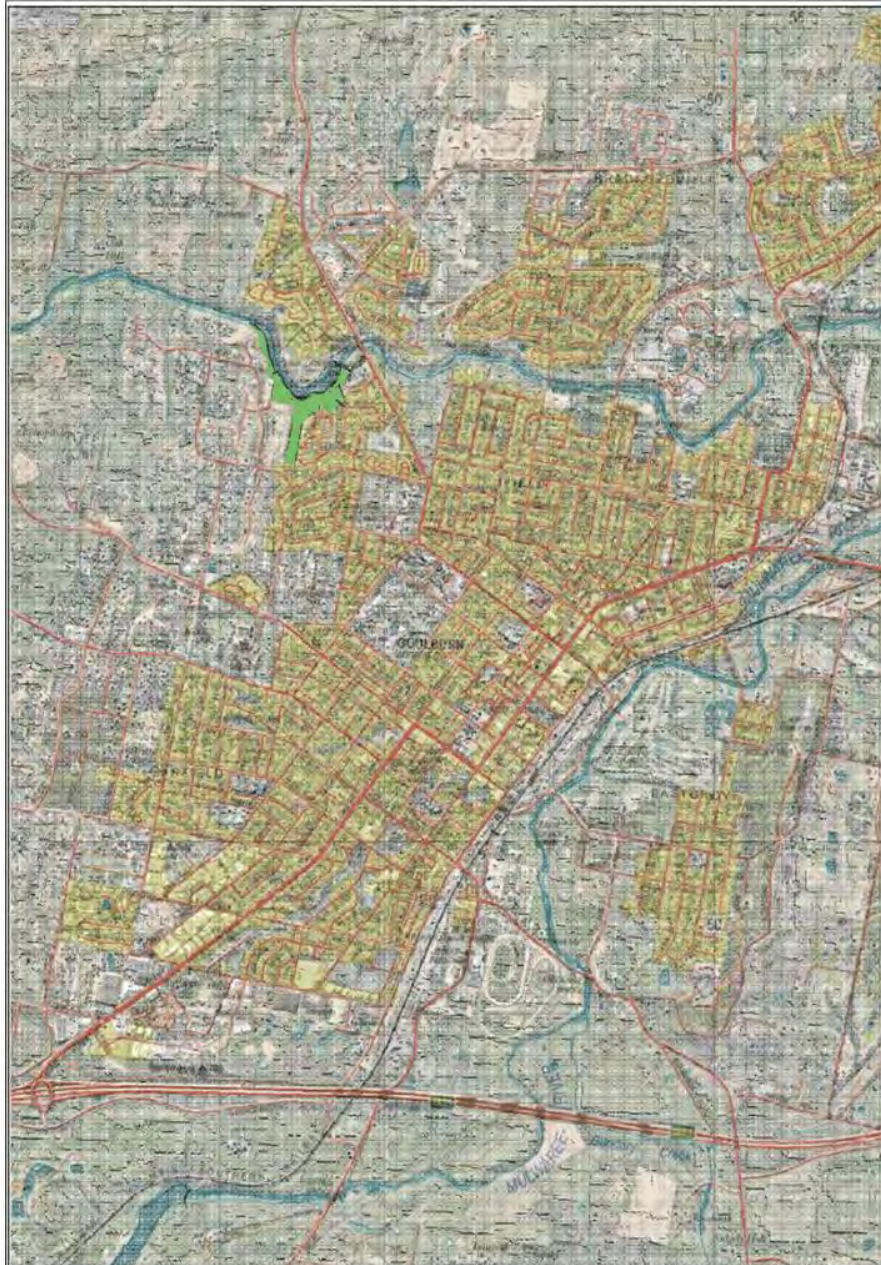
The Goulburn Mulwaree Local Government Area, located in the NSW Southern Tablelands, covers an area of 3,200 square kilometres and has a population of 23,835 (2018). It is bound to the northwest by Upper Lachlan Local Government Area, to the northeast by Wingecarribee LGA, the east and south by the Shoalhaven River and to the south west by Queanbeyan Palerang Regional Council.

Goulburn is:

- Located on the confluence of the Wollondilly and Mulwaree Rivers with much of the area being river flood plain, resulting in outstanding agrarian productivity;
- The regional service centre for the extensive pastoral area surrounding;
- A railhead for the Main Southern line;
- A significant and growing industrial centre and
- A centre of extensive and significant:
 - built historical landmarks;
 - places of natural beauty and interest.

⁽¹⁾ Aboriginal Tribes of Australia : NB Tindale 1974)

3.3. LOCALITY PLAN



Location of Marsden Weir Park/ Goulburn Historic Waterworks, Goulburn - shown highlighted

3.4. SCHEDULE OF LAND

The land that is included in this Plan of Management is shown in the following schedule. The schedule provides the addresses, legal description and size of each allotment.

Table at Section 4; Categories Recommended, provides additional detail for each allotment including improvements, usage, the zoning under Goulburn Mulwaree Council Local Environment Plan 2009 (GMCLEP09), relevant Land Attributes and as the heading suggests recommended Categorisation under the Community Land provisions of the Local Government Act, 1993, as discussed in Section 2.

Marsden Weir Park				
Address	Lot	Sec	DP	Area
66 Fitzroy Street, Goulburn	9		832081	4594m ²
13 Rossi Street, Goulburn	203		1059074	3.492Ha.
72 Fitzroy Street, Goulburn	11		1123614	3.926Ha.
72 Fitzroy Street, Goulburn	4		1126066	1.990Ha.
Adjoins 58 Sanctuary Drive, Goulburn	1		1119777	9,232 m ²

Note: This is a Site Specific Plan of Management. Some of the parcels of land included in this Plan of Management may have multiple categories, with the consequence, that allotments with multiple categories may also be described in the generic plans of management. Generic Plans of Management are provided for Parks, General Community Use and Sportsgrounds.

3.5. IMPROVEMENTS TO THE SITE

Located at 72 Fitzroy Street, Goulburn, the entry to Marsden Weir Park and Goulburn Historic Waterworks (Waterworks) is a paved access road with delineated car park, serving each:

- Rotary Park;
- Wollondilly River Walkway;
- Marsden Weir Park & Marsden Weir; and overflow parking for Goulburn Historic Waterworks.
-

The road, west of this car park is closed by means of a gate that prevents vehicular access to the Waterworks, when not open to the public, however, pedestrian access is available at all times.

The flood plain adjacent to the river, is fairly level but rises significantly to the access road and then continues to rise to the south where it adjoins a retail nursery and large allotment residential subdivision.

To the west of the gate, the access road is enclosed on the southern side by a steep cliff and a rocky outcrop which falls to the north, adjoining the river course.

The access road following the upper elevation, to the south of Pumphouse building takes vehicles to the sealed car park. The access road to the north provides access directly to the front of the Pumphouse building and the crushed granite marshalling area, for service vehicle deliveries and visitors with mobility challenges.



The Pumphouse building faces north to the Wollondilly River with a large level marshalling area to the north and the west.

Please refer to Annexure A for a comprehensive pictorial description of Goulburn Historic Waterworks and the Pumphouse building.

West and south of the Pumphouse building and adjoining the western boundary of the car park is the Fireman's Cottage.

Pictorial description of this structure is also detailed in the Conservation Management Plan at Annexures A and Fireman's Cottage and Cafe Master Plan 2013 at Annexure B.

The plantings surrounding the Fireman's Cottage and lining the path to the marshalling area are significant, reflecting the charm of cottage gardens of the Victorian era and are generously

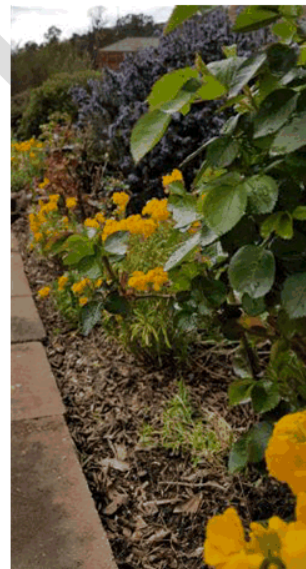
managed by the Goulburn Gardening Club.

To the west of the marshalling area and north down the slope from the Fireman's Cottage is the Pumphouse Café. Formerly the Richlands Primary School, the building was relocated to Goulburn Historic Waterworks in the late 1970s to serve as a railway station and to preserve it from dereliction.

To the north west of the Pumphouse Café is an accessible public toilet.

Located down the embankment from the amenities and sited on the highest part of the river flat is a children's playground with the added attraction of painted, timber train, play equipment.

Following the river flat to the west will lead to a concrete jetty, which provides launch facility for small water craft upon the Wollondilly River. Unformed pedestrian access to the jetty, is available from community land at 72A Peppertree Place, community land adjoining 58 Sanctuary Drive and by following the river bank to the west.



The land addressed in this Plan of Management reaches its north-western boundary at the rear of the land fronting the cul-de-sac at Rivergum Place.

The aerial photos following provide a pictorial site plan and topographic description with both Real Property Description (Lots & Deposited Plans) and addresses of the land included in this Plan of Management.

3.6. SITE PLAN - TOPOGRAPHY



Aerial image of Marsden Weir Park / Goulburn Historic Waterworks showing topographic lines at 2 metre intervals.

3.7. SITE PLAN - REAL PROPERTY DESCRIPTIONS AND ADDRESSES



Aerial image of Marsden Weir Park and Goulburn Historic Waterworks showing Legal Descriptions & house numbers.

4. CATEGORIES RECOMMENDED

Legal Description	Category	Uses	Land Use Zoning	Attributes
Lot 9 DP 832081	Park	Adjoins Wollondilly River, Parkland buffer to Bulky retail and large lot residential subdivision, access road to Goulburn Historic Waterworks	RE1 Public Recreation	Bushfire prone land, S64 ^a Contribution Plan, Flood prone – stormwater Part flood prone, Flood Study 2016 ^b Reserved from sale for public purpose, Sydney Drinking Water Catchment (SEPP SCA ^c)
Lot 203 DP 1059074	Natural Area Bushland	Bio diversity conservation area, natural overland flow path and asset protection zone.	RE1 Public Recreation	Biodiversity hot spot, Bushfire prone land, S64 Contribution Plan, Flood prone – stormwater, Part flood prone, Flood Study 2016 Reserved from sale for public purpose, Sydney Drinking Water Catchment (SEPP SCA)
	Natural Area Escarpment			
	Natural Area Watercourse			
	Park			
Lot 11 DP 1123614	Natural Area Watercourse	Access road Car park Flood plain adjoining Wollondilly River Access to Marsden Weir	RE1 Public Recreation	Biodiversity hot spot, Part bushfire prone, S64 Contribution Plan, Classified road, Environmentally sensitive land, Part flood prone, Flood Study 2016 Heritage conservation area, local heritage item & state heritage listed, Reserved from sale for public purpose, Sydney Drinking Water Catchment (SEPP SCA), Terrestrial biodiversity
	Natural Area Escarpment			
	Natural Area Bushland			
	Park			

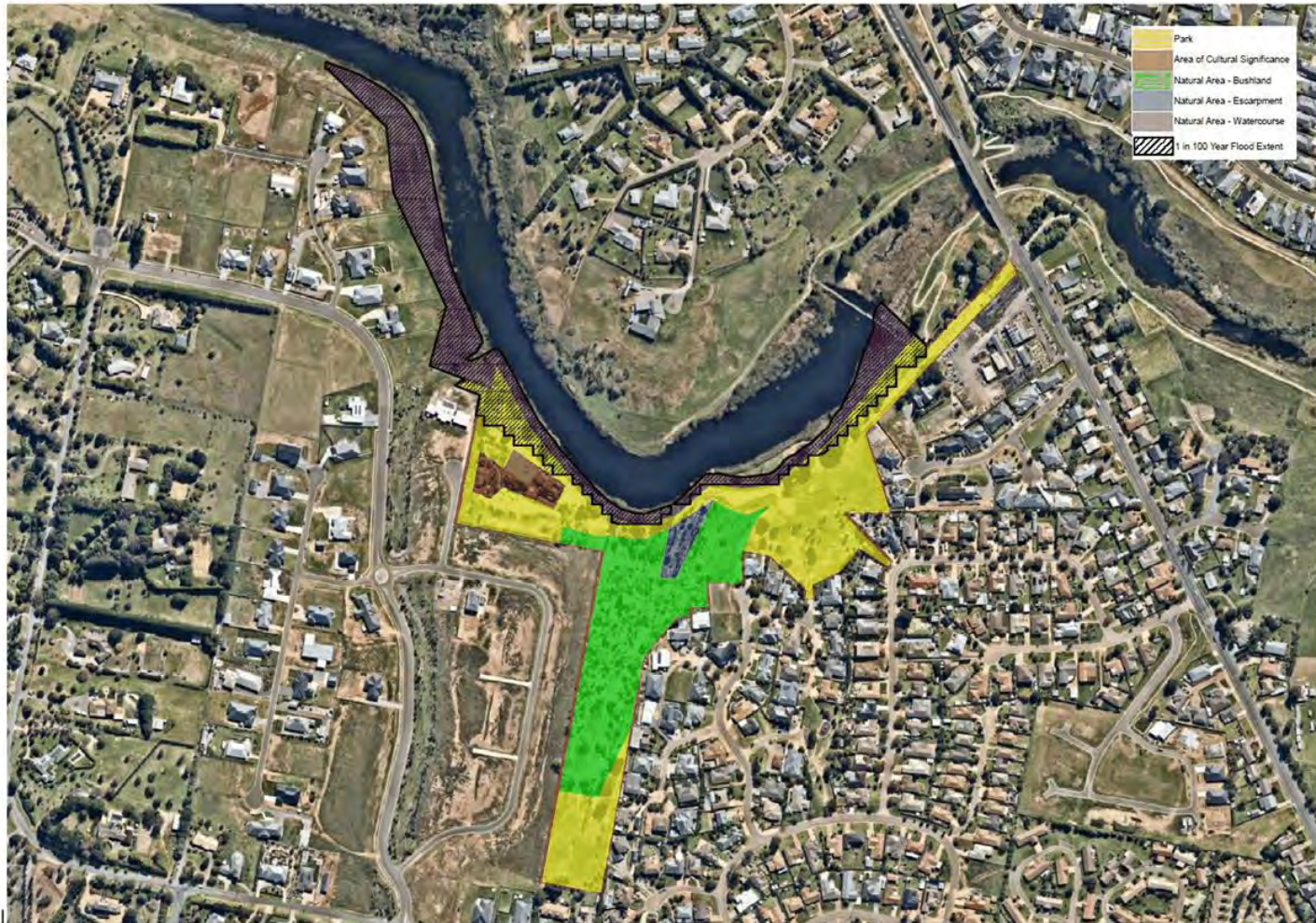
Legal Description	Category	Uses	Land Use Zoning	Attributes
Lot 4 DP 1126066	Natural area Watercourse	Access Road Car parking Fireman's Cottage Pumphouse	RE1 Public Recreation	Biodiversity hot spot, Bushfire prone, S64 Contribution Plan, Environmentally sensitive land, Part flood prone, Flood Study 2016, Heritage conservation area, local heritage item & state heritage listed, Reserved from sale for public purpose, Sydney Drinking Water Catchment (SEPP SCA), Terrestrial biodiversity
	Cultural Significance	Crushed granite marshalling area Pumphouse Cafe Public amenities		
	Park	Marsden Weir Park Children's playground Adjoining Wollondilly River		
Lot 1 DP 1119777	Natural Area Watercourse	Flood plain adjoining Wollondilly River Jetty for launch of water craft	RE1 Public Recreation	Part bushfire prone, S64 Contribution Plan, Environmentally sensitive land, Flood prone land, Flood Study 2016, Heritage conservation area, local heritage item & state heritage listed, Reserved from sale for public purpose, Sydney Drinking Water Catchment (SEPP SCA), Terrestrial biodiversity

Notes:

- a. Reference to S64^a refers to Section 64 of the *Local government Act, 1993*;
- b. SEPP SCA^b refers to State Environmental Planning Policy (Sydney Drinking Water Catchment)
- c. Following is a link to the 2016 Flood Study^c <https://www.goulburn.nsw.gov.au/Development/Plans-Strategies#section-7>

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4.1. CATEGORISATION PLAN



HoM Marsden Weir Park/Goulburn Historic Waterworks

5. MANAGEMENT STRATEGIES

5.1. STATUTORY GUIDELINES

The *Local Government Act, 1993* Part 2 Division 2 Use and Management of Community Land prescribes the core objectives for each of the categories of Community Land in clauses 36E through 36N, these have been summarised in Section 2 of this Plan of Management:

5.2. CORPORATE OBJECTIVES

Goulburn Mulwaree Council in conjunction with Upper Lachlan Shire Council and Yass Valley Council prepared The Tablelands Regional Community Strategic Plan 2016-2036 (CSP).

5.3. COMMUNITY STRATEGIC PLAN – VISION

To build and maintain sustainable communities while retaining the region’s natural beauty.

The CSP identifies the aspirations of the community through a clear set of strategic priorities that achieve the region’s vision for the future.

Strategic Pillars

Environment	We appreciate our range of rural landscapes and habitats, and act as custodians of the natural environment for future generations.
Economy	We have a strong regional economy experiencing sustainable growth, which provides for a diverse range of employment opportunities.
Community	We are a network of vibrant, inclusive and diverse communities that value our co-operative spirit an, self-sufficiency and rural lifestyle.
Infrastructure	Our community is well serviced and connected to built, social and communications infrastructure.
Civic Leadership	Our leaders operate ethically and implement good governance. We empower our residents with the tools to participate actively in the development of our communities.

These desired community goals are the foundation of the Management Strategies identified in Table 5.8 of this Plan of Management. Since the CSP was prepared, a range of state and local strategic documents have been produced. These are:

- South East Tablelands Regional Plan 2036;
- Tablelands Regional Economic Development Strategy 2018-2022;
- Draft Local Strategic Planning Statement June 2020 (on exhibition);
- Climate Change Assessment and Adaptation Report March 2020; and
- Draft Social Sustainability Strategy and Action Plan 2019.

Each of these documents identify environmental, economic, social and or cultural outcomes for the Region and our Local Government Area in particular. The documents are available on Goulburn Mulwaree Councils web page for reference. [www.http/https://www.goulburn.nsw.gov.au/Home](http://www.goulburn.nsw.gov.au/Home)

5.4. INTEGRATED PLANNING AND REPORTING

The Regional Strategic Community Plan forms the basis for Council's Delivery Program addressing the term 2017 to 2021 objectives, and each year the Operational Plan addresses the budget attributable to achieving the annual actions to meet the medium and long term goals, as identified by the community.

Following is an extract from the current Operational Plan addressing community expectations for the management, conservation and protection of the assets on the land addressed in this Plan of Management

Strategy	Number	Action
EN4 – Maintain a balance between growth, development and environmental protection through sensible planning.	EN4.1	Protect, conserve and enhance local built heritage
CO2 – Encourage and facilitate active and creative participation in community life	CO2.1	Provide, maintain and improve the range of social and cultural services including the Goulburn Historic Waterworks.
	CO2.2	Development and delivery of new and existing cultural and creative assets, including built heritage assets.
	CO2.3	Planning for public spaces undertaken to reflect the growing community needs
CO4 – Recognise and celebrate our diverse cultural identities and protect and maintain our community's natural and built cultural heritage	CO4.1	Create a cultural environment that contributes socially and economically to the community.

5.5. HERITAGE LISTINGS & POLICY (COMMONWEALTH, STATE AND LOCAL)

A. COMMONWEALTH

Register of the National Estate - Non Statutory Archive

The site was listed on the Register of National Estate (RNE) as a significant site in 1978, and the Pumphouse is listed as a significant Industrial Archaeological site. This means that it is considered to have 'aesthetic, historic scientific and or social significance... for future generations as well as for the present community'. The place was entered in the RNE prior to its

closure in 2007. The existence of an entry for a place in the RNE does not in itself create a requirement to protect the place under Commonwealth law. Nevertheless, information in the register may continue to be current and may be relevant to statutory decisions about protection.

As a consequence of this designation, prior to any action being taken on the site, consideration of the significance of the site at a national level should be undertaken.

B. STATE

State Heritage Register – *NSW Heritage Act, 1977*

The site and buildings were the subject of an Interim Conservation Order issued 4 February 1983. This was updated in 1985 and converted to a Permanent Conservation Order June 1987, and later converted again to a listing on the State Heritage Register in 1999.



Approval under Section 57 of the NSW Heritage Act, 1977 is required for certain development, however, Standard Heritage Exemptions have since been introduced for a variety of activities under this Act (refer Appendix D Heritage NSW Standard Exemptions).

C. LOCAL

Goulburn Mulwaree Local Environmental Plan 2009 – *NSW Environmental Planning and Assessment Act, 1979*

The site is listed under Part 1 Heritage Items, Schedule 5 Environmental Heritage under the Goulburn Mulwaree Local Environmental Plan (GM LEP) 2009 and is identified in the plan as being of State significance. Clause 5.10 of the GM LEP specifies the requirements for development consent and exemptions from development consent.

D. POLICY

Conservation Policy/Conservation Management Plan 2010

Goulburn Mulwaree Council engaged the specialised services of Ainsworth Heritage in 2009 to undertake a comprehensive Conservation Management Plan (CMP) of the Goulburn Heritage Waterworks. The finalised CMP dated August 2010 offers a comprehensive history of the buildings, machinery and some of the people, critical to the design, installation, operation and conservation of the Waterworks. Following are extracts summarised from the CMP.



GHW Pumphouse and car park

The aims of the Conservation Policy are generally to:



- Conserve and retain the steam engine and boilers in functional and operable condition;
- Maintain “industrial feel” of the site, ensure it does not become over sanitised, distracting from original character;
- Retain external and internal appearance of buildings and inter-relationship between buildings for evidence of original layout of waterworks;
- Maintain buildings in good structural repair to ensure longevity;
- Retain the Waterworks and its setting as significant elements in the Wollondilly River landscape;
- Ensure that all machinery, original to the site, is kept in situ.

Original waterworks machinery

General management of the Waterworks are to be carried out in accordance with the principles of:

- Australia ICOMOS Burra Charter; 1999;
- NSW Heritage Branch Best Practice Guidelines;
- Adoption and Heritage Office review of the CMP;
- Internal review of CMP;
- Distribution of the CMP;
- Training.



An extract of the Goulburn Historic Waterworks Conservation Management Plan is appended at Annexure A with the full document available at the following link

<https://www.goulburnwaterworks.com.au/education/index.php>

5.6. COMPILING MANAGEMENT STRATEGIES

Table in Section 6 Management Strategies following is a compilation of the issues raised in the documentation identified and discussed earlier in this Section, being:

- Corporate Objectives in the light of the legislated Core Objectives,
- Community Strategic Plan and
- requirements of the Minister for the Environment on the heritage value of the improvements and installations that comprise the Goulburn Historic Waterworks refer (Annexure A)

for the land included in this Plan of Management and further lists community cited management issues to fulfil:

- one or more objective/s;
- performance target/s;
- a means of achieving the objective/s; and
- the manner in which the objective/s may or will be assessed.

These Management Strategies will be presented to user groups by way of panel consultation and more broadly by community consultation through public exhibition, inviting submissions.



Firemans Cottage and cottage gardens

The Community Strategic Plan incorporates community expectations for management of community land and facilities.

However it is hoped that the strategies in this draft Plan of Management will prompt a discussion of relevant site specific management strategies.

6. TABLE OF MANAGEMENT STRATEGIES

SCHEDULE OF LAND MANAGEMENT STRATEGIES			
Management Issue	Objectives & Performance Targets	Means of Achievement	Manner of Assessment
<p>Access:</p> <ul style="list-style-type: none"> • Disabled; • Pedestrian; • Vehicular; • Cycles, Skateboards, Roller Blades, Roller Skates, and the like 	<p>Where practical, provide access for people with disabilities to and within all areas.</p> <p>Provide defined paths and tracks for pedestrian access</p> <p>Allow an access network for pedestrians and cyclists.</p> <p>Maximise user safety and prevent conflicts.</p> <p>Allow for pathways to contribute to the landscape character.</p> <p>Allow general vehicular access to parking areas.</p> <p>Allow for entry of authorised vehicles for maintenance, emergency service and patrols.</p> <p>Allow vehicular access for private vehicles where/when appropriate.</p> <p>Minimise conflict between skateboarders, roller bladers, roller skaters, snake boarders, etc. and pedestrians</p>	<p>Appropriate design for pavements, facilities, structures and parking to comply with Australian Standard.</p> <p>Appropriate design, siting and construction of access way in accordance with Council's Codes, Policies and Regulations.</p> <p>Clear identification of path usage via signs and contrast pavement.</p> <p>Provision of shared facility where safe and appropriate.</p> <p>Segregation of cyclists and pedestrians where appropriate.</p> <p>Use of regulatory signs.</p> <p>Use of traffic control devices such as barriers and bollards.</p> <p>Restrict cycles, skateboards, roller blades, roller skates, snake boards to designated cycle ways and skating areas using regulatory signs and pavement identification.</p>	<p>Number of comments about ease of access.</p> <p>Review of reported incidents of inappropriate use.</p> <p>Number of reported accidents and comments of user conflicts.</p> <p>Number of community comments with regard to the provision of access ways.</p> <p>Number of access ways provided (lineal measure).</p> <p>Reports incidents of illegal or unauthorised vehicular entry.</p> <p>Number of reported incidents of pedestrian conflicts or ordinance investigations.</p>
<p>Alcohol: Consumption Possession.</p>	<p>Implement controls to prohibit the consumption and/or possession of alcohol, except within designated or licenced or identified areas.</p>	<p>Use of regulatory signs and enforcement.</p> <p>Stipulated in licence agreements</p>	<p>Number of complaints and investigations.</p>

SCHEDULE OF LAND MANAGEMENT STRATEGIES			
Management Issue	Objectives & Performance Targets	Means of Achievement	Manner of Assessment
Animals: <ul style="list-style-type: none"> • Native Fauna • Domestic • Stock • Feral 	Protection of native and endangered species and their habitats and control of introduced species in accordance with the <i>National Parks & Wildlife Act</i> , and any other relevant Act. Prohibit the entry of stock outside of authorised events or within designated areas. Ban and/or impound all animals that are not under the full control of owner /handler. Removal or cull of feral animals identified as in breeding numbers.	Use of regulatory signs. Community education and involvement in monitoring. Permitted under licence Pest management practices.	Complaints about: <ul style="list-style-type: none"> • Off-leash dogs, attacks and waste; • Unsupervised stock onsite not relating to an approved event; • Feral animal numbers.
Anti-Social Behaviour	Minimise and manage anti-social behaviour in common area and within facilities.	Encourage community involvement and surveillance. Implement community health measures. Appropriate design and lighting of common areas. CCTV.	Number of: <ul style="list-style-type: none"> • Comments received; • Vandalism attacks; • Investigations and/ or prosecutions.
Buildings: Conservation and Management.	Allow for the construction of appropriate buildings on the site in accordance with identified community needs and heritage constraints Allow buildings ancillary to the operation of the Area of Cultural Significance and complementary to the design of the Building of Historical significance, in line with heritage outcomes.	Appropriate design, siting and layout in accordance with community needs and Council's Plan, Policies and Guidelines. Application of Council's LEP. Approvals/Exemptions sought from Heritage NSW as required. Development Consent where necessary. Appropriate levels of cleaning and maintenance.	Number of: <ul style="list-style-type: none"> • un-met community use needs per year; • complaints about maintenance and hygiene; • Maintenance inspections per annum; • Comments about the adequacy of the building/s for

SCHEDULE OF LAND MANAGEMENT STRATEGIES			
Management Issue	Objectives & Performance Targets	Means of Achievement	Manner of Assessment
	<p>Allow for appropriate multi-purpose use of grounds and facilities.</p> <p>Fulfil the directives of the Conservation Management Plan (CMP).</p> <p>Staff and Volunteers to observe and implement CMP requirements.</p>	<p>Provision of security lighting.</p> <p>Regulated hours of use.</p> <p>Maintain a flexible approach to building and site usage.</p> <p>Training of staff and volunteers.</p> <p>Provide ready access to CMP.</p>	<p>efficient operation, community needs, maintenance and storage;</p> <ul style="list-style-type: none"> Reported incidents of user conflict/ vandalism. Regular inspection of structures to identify maintenance requirements per CMP works/ maintenance activities undertaken to ensure ongoing preservation of heritage structures per CMP.
Buskers/Bands	<p>Allow the entry of buskers/bands as approved by Council and/ or as part of community events.</p>	<p>Enter into appropriate licence agreements.</p>	<p>Number of</p> <ul style="list-style-type: none"> Community feedback comments; Unauthorised buskers/bands.
Facilities and Amenities	<p>Provide safe, clean, convenient and hygienic public toilet facilities for persons of all abilities.</p>	<p>Provision of access & facilities for the disabled.</p> <p>Application of relevant Council Building Codes, Policies and Regulations.</p> <p>Appropriate levels of cleaning and maintenance.</p> <p>Provision of security lighting.</p> <p>Regulated hours of use.</p>	<p>Number of:</p> <ul style="list-style-type: none"> Maintenance inspections per annum; Comments about the adequacy of the building/s for efficient operation, community needs, maintenance and storage; Number of reported incidents of user conflict/vandalism.

SCHEDULE OF LAND MANAGEMENT STRATEGIES			
Management Issue	Objectives & Performance Targets	Means of Achievement	Manner of Assessment
Hours of Usage	Allow for the management of usage times for special events, user groups and individuals.	Issue of appropriate authorisation by Council.	Number of: <ul style="list-style-type: none"> Reported breaches of Council approval; Unauthorised special events or large groups' activities.
Informal Recreation e.g. Ball, Frisbee	Allow activities which are suitable within Park and proximity to heritage listed buildings in Area of Cultural Significance	Self-regulation.	<ul style="list-style-type: none"> Community feedback about activity.
Outdoor Furniture	Allow for the provision of adequate furniture, such as tables, seats, bins, and barbeques, etc. at suitable locations. Create a comfortable setting for users, both aesthetically and functionally. Allow the installation and use of gas or electric barbeques. Allow the use of portable barbeques, with the exception of wood fire barbeques.	Complement and be consistent with the local theme. Appropriate design, siting, use of materials and erection of furniture. Design, locate and maintain permanently installed barbeques. Provision of an adequate number of barbeques. Compliance with relevant Development Control Plan and/or Heritage NSW.	Number of: <ul style="list-style-type: none"> Complaints about suitability of location and style; Incidents of non-compliance with relevant Council Codes, Policies and Regulations; Reported failures; Reported accidents; Comments about community satisfaction or opportunity to provide input.
Outdoor seating concession/s:	Allow the licensing of outdoor seating concessions, refreshment kiosks (food shops), cafes, restaurants and mobile refreshment facilities (including vans).	Enter into appropriate Licence Agreement Contingent on <ul style="list-style-type: none"> Land Use Zoning; Categorisation of Land; Heritage NSW endorsement and/or Planning endorsement 	Number of: <ul style="list-style-type: none"> Incidents of non-compliance with the terms & conditions of approval and/or Licence; Licences issued.

SCHEDULE OF LAND MANAGEMENT STRATEGIES			
Management Issue	Objectives & Performance Targets	Means of Achievement	Manner of Assessment
Outdoor Performance Area	Allow for the provision of outdoor performances and performance space where appropriate with minimal impact on the community and Natural Areas	Regulation by Council. Provision of facility in appropriate locations.	Number of: <ul style="list-style-type: none"> Comments received about public acceptance of the outdoor performances; Bookings per annum.
Parking and Traffic	Allow adequate safe and convenient parking and traffic flow. Exclude unauthorised private parking.	Appropriate layout, design, location and construction of designated parking areas. Provision of emergency and disabled spaces. Identification of pedestrian access-ways. Use of regulatory signs.	Number of: <ul style="list-style-type: none"> Comments about adequacy of parking; Vehicle/ pedestrian accidents; Comments about parking impacts. Emergency and disabled spaces provided.
Park: Playground equipment	Allow for play equipment that is stimulating, satisfying and sympathetic to heritage nature of the site.	Regular budget to ensure that equipment meets prevailing minimum safety standards.	Number of: <ul style="list-style-type: none"> Comments identifying dis/satisfaction; Reported incidents of vandalism and damage to play equipment. Regular safety inspection & standards reviews.
Public Art	Allow for public artwork in appropriate settings. Engage with community members involved in identified art project/s to identify, commission and erect artworks.	Co-ordination by Council's Gallery and Museum staff Heritage NSW compliance Planning compliance	Number of <ul style="list-style-type: none"> comments about public acceptance; Reported incidents of vandalism & damage to art installations.

SCHEDULE OF LAND MANAGEMENT STRATEGIES			
Management Issue	Objectives & Performance Targets	Means of Achievement	Manner of Assessment
Security	Allow a secure public environment within facilities.	Installation of security systems. Appointment of security patrols. Appropriate fencing and lighting. Community education. Use of regulatory signs. Liaison with Police. Appropriate design, siting and materials.	Numbers of: <ul style="list-style-type: none"> Community comments in relation to security; Ordinance investigations and prosecutions; Incidents of vandalism. Public liability claims against Council.
Shade/Shelter Structures	Allow structures that will provide shade and shelter for users where appropriate. Allow integration of the structures harmoniously, e.g. aesthetically and functionally, with the character of the area.	Appropriate design, location and erection of shade structures. Heritage NSW consent Planning consent	Number of comments: <ul style="list-style-type: none"> Addressing provision of shade in common areas; Effectiveness of shade structures in all weather conditions. Appearance of the structures.
Storage	Allow for the provision of suitable and sufficient storage.	Appropriate layout, design and location. Installation of appropriate facility for purpose.	Number of comments received about inadequate storage facilities.
Signage	Allow suitable information regulatory, identification interpretative and directional signs relating to the use of the area. Regulate advertising signs.	Appropriate design and siting of signs in accordance with the relevant Development Control Plans for 'Advertising, Structures and Signs'. Development Consent where necessary. Concurrence of Heritage NSW	Number of: <ul style="list-style-type: none"> User comments. Ordinance/regulation investigations and prosecutions.
Trees and other vegetation.	Allow for the planting of screening trees.	Refer to Environment and Biodiversity Officer to recommend species to support endemic biodiversity of locality.	Successful growth of plantings. Number of comments from adjoining property owners.

SCHEDULE OF LAND MANAGEMENT STRATEGIES			
Management Issue	Objectives & Performance Targets	Means of Achievement	Manner of Assessment
	<p>Allow for the planting of endemic vegetation species to support biodiversity of Natural Areas.</p> <p>Prohibit removal of endemic species from Natural Areas.</p> <p>No removal of any standing or fallen dead timber from Natural areas.</p> <p>Discourage growth of trees in Area of Cultural Significance.</p> <p>Provide era based 'cottage garden' in proximity of Fireman's Cottage.</p>	<p>Signage to protect Natural Areas vegetation and prohibit its removal, for any reason or collection as firewood.</p> <p>Encourage volunteer/s to maintain and manage cottage plantings.</p>	<p>Evidence or complaints of removal of endemic vegetation species or collection/ removal of firewood.</p> <p>Preservation of cottage gardens and visitor comments.</p>
Weeds Management	<p>Eradicate or control invasive weed species from all areas of the PoM</p>	<p>Encourage land management volunteers e.g. Bush care group or GWH volunteers.</p> <p>Seek grant funding available for identified weeds control.</p>	<p>Diminution of weed species.</p> <p>Resurgence of endemic species.</p> <p>Increased habitat and food source for native fauna.</p>
Utility Services	<p>Allow for the installation of all services as required by site usage.</p> <p>Minimise the visual and environmental impact of telecommunications equipment on the site.</p>	<p>Approval by appropriate Statutory/ Regulatory Authorities including compliance with the relevant Council codes, policies and regulations, development consent where necessary authorisation by Heritage NSW and utility services.</p> <p>Construction and installation of necessary services.</p> <p>Registration of appropriate easements.</p>	<p>All facilities are adequately serviced, identified and located.</p> <p>Number of objections received from service authorities about the location and quality of services.</p> <p>Number of site utility service installations constructed.</p> <p>Number of community comments about the degree of visual & environmental impact.</p>

SCHEDULE OF LAND MANAGEMENT STRATEGIES			
Management Issue	Objectives & Performance Targets	Means of Achievement	Manner of Assessment
Water Access	<p>Encourage safe water access for non-powered craft.</p> <p>Exclude powered pleasure craft with the exception of:</p> <ul style="list-style-type: none"> • steam driven boat/s; and or • model sized watercraft. <p>Pleasure craft not to exceed a speed of (four) 4 knots.</p> <p>Provide access for emergency services craft.</p> <p>Prohibit or discourage swimming due to proximity to weir and presence of submerged obstacles.</p>	<p>Provision of launch facilities.</p> <p>Licences for appropriate groups.</p> <p>Signage.</p>	<p>Provision of facilities to minimise environmental impacts to access water course and embankments.</p> <p>Sightings and or comments about sightings of swimmers or excluded powered pleasure craft.</p>
Watercraft Hire	<p>Provide interested participants the availability of light watercraft (i.e.: paddleboards, kayaks etc.) for hire at suitable riverside location.</p> <p>Use Expression of Interest to secure a suitable hire operator.</p>	<p>Approval by appropriate Statutory Authorities.</p> <p>Concurrence of Heritage NSW</p> <p>Periodic Licence which controls numbers and location within site.</p>	<p>Comments from:</p> <ul style="list-style-type: none"> • Operator/ Licence holders; • Hirers; • Regulatory staff; • Visitors and community.

SCHEDULE OF LAND MANAGEMENT STRATEGIES SPECIFICALLY — FOR NATURAL AREAS			
Management Issue	Objectives & Performance Targets	Means of Achievement	Manner of Assessment
Arson or accidental fire	Prohibit fires within protected remnant area.	Signage, education penalties.	Evidence or complaints of arson or accidental fire.
Bush rock removal	Prohibit removal of rocks from site.	Signage education, penalties.	Evidence or complaints of bush rock removal.
Domestic pets	Protection of native fauna from domestic cats and dogs.	Signage prohibiting access by owners accompanied by domestic pets from protected remnant vegetation areas.	Observations, complaints evidence of use by domestic pets.
Firewood collection	Prohibit removal of any standing or fallen dead timber.	Signage and education on importance of biodiversity.	Evidence or complaints of firewood collection.
Herbivore damage by feral species	Minimise herbivore damage to native vegetation by feral herbivore species	Implement best practice pest animal management and control techniques to remove or cull feral pest herbivores such as rabbits & hares.	Evidence or complaints of damage by feral herbivore species.
Unauthorised clearing of trees & other vegetation	No unauthorised clearing or removal of native vegetation	Implement best practice weed management and control techniques. Encourage volunteer bush-care groups to monitor and oversee.	Evidence or complaints of unauthorised clearing of any vegetation.
Graffiti & vandalism	No graffiti or other vandalism	Pedestrian access only to remnant bushland areas.	Evidence or complaints of graffiti & vandalism
Predation of native fauna	Protection of native fauna species from feral predators.	Implement best practice pest animal management and control techniques to remove or cull feral pest predators such as cats, foxes & dogs.	Monitoring for feral species and evidence of their home location.
Rubbish dumping/littering	Prohibit rubbish dumping/littering	Signage, education, penalties.	Complaints and evidence of rubbish dumping/littering.

SCHEDULE OF LAND MANAGEMENT STRATEGIES SPECIFICALLY — FOR NATURAL AREAS			
Management Issue	Objectives & Performance Targets	Means of Achievement	Manner of Assessment
Trail Bikes	Prohibit the entry of trail bikes.	Signage, education, penalties.	Number of: <ul style="list-style-type: none"> • Complaints about trail bike use. • Regulatory and police investigations.
Trees/Vegetation	Allow for the planting of endemic species of trees, shrubs, grasses and other vegetation	Refer to Environment and Biodiversity Officer to recommend species to support endemic biodiversity of locality.	Successful growth of plantings.
Unauthorised removal or harm of native fauna	Protection of native fauna from collection/removal or harm.	Signage and education on importance of biodiversity.	Complaints and evidence of unauthorised removal or harm of native fauna.
Use of herbicides	Avoid harm to non-target species	Implement appropriate herbicide application methods in line with product label directions.	Monitoring of weed control program outcomes.
Weeds	Removal of invasive weeds Control spread of exotic flora species.	Encourage volunteer bush-care group/s.	Evidence of weeds & exotic plant species.



Goulburn Historic Waterworks, Marsden Weir Park, Wollondilly River, Goulburn, NSW featuring Community Land categorised as Area of Cultural Significance; Park and Natural Areas: Bushland; Escarpment; and Watercourse.

7. AREA OF CULTURAL SIGNIFICANCE

Goulburn Historic Waterworks and Marsden Weir Park

7.1. CATEGORISING COMMUNITY LAND AS AREA OF CULTURAL SIGNIFICANCE

Land should be categorised as an Area of Cultural Significance in accordance with S105 of the *NSW Local Government Regulations, 2005*:

- (a) an area of Aboriginal significance, because the land:
 - (i) has been declared an Aboriginal place under section 84 of the *National Parks and Wildlife Act 1974*, or
 - (ii) whether or not in an undisturbed state, is significant to Aboriginal people in terms of their traditional or contemporary cultures, or
 - (iii) is of significance or interest because of Aboriginal associations, or
 - (iv) displays physical evidence of Aboriginal occupation (for example, items or artifacts such as stone tools, weapons, engraving sites, sacred trees, sharpening grooves or other deposits, and objects or materials that relate to the settlement of the land or place), or
 - (v) is associated with Aboriginal stories, or
 - (vi) contains heritage items dating after European settlement that help to explain the relationship between Aboriginal people and later settlers, or
- (b) an area of aesthetic significance, by virtue of—
 - (i) having strong visual or sensory appeal or cohesion, or
 - (ii) including a significant landmark, or
 - (iii) having creative or technical qualities, such as architectural excellence, or
- (c) an area of archaeological significance, because the area contains—
 - (i) evidence of past human activity (for example, below-ground features such as building foundations, occupation deposits, features or artifacts or above-ground features such as buildings, works, industrial structures, and relics, whether intact or ruined), or
 - (ii) any other deposit, object or material that relates to the settlement of the land, or
- (d) an area of historical significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history, or
- (e) an area of technical or research significance, because of the area's contribution to an understanding of Australia's cultural history or environment, or
- (f) an area of social significance, because of the area's association with Aboriginal life after 1788 or the area's association with a contemporary community for social, spiritual or other reasons.

7.2. LAND INCLUDED IN THIS CLASSIFICATION

Legal Description	Category	Uses
Lot 4 DP 1126066 Lot 1 DP 1119777	Cultural Significance	Access Road Car parking Fireman's Cottage Pumphouse Gravel marshalling area Pumphouse Café Public amenities

7.3. CORE OBJECTIVES FOR AREA OF CULTURAL SIGNIFICANCE

Clause 36H of the Local Government Act 1993 provides the Core Objectives for Community Land classified as Area of Cultural Significance as:

1. to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.
2. Those conservation methods may include any or all of the following methods:—
 - (a) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance,
 - (b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material,
 - (c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state,
 - (d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact),
 - (e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.
3. A reference in subsection (2) to land includes a reference to any buildings erected on the land.



Masonry –GHW Pumphouse

7.4. EUROPEAN HERITAGE

The Goulburn Historic Waterworks is heritage listed and has been identified as a site of Local, State and National value. The details of the respective listings have been addressed under Section 5.5 of this PoM and an extract of the Conservation Management Plan 2010 is available in Annexure A and in full on the Goulburn Historic Waterworks web page at:

<https://www.goulburnwaterworks.com.au>

7.5. ABORIGINAL HERITAGE

The Gundungara Nation of the Dharawal language group are known to have occupied the area until European settlement decimated the health and resources of the People.

Artefacts of Aboriginal occupancy have been found in the proximity of the Goulburn Historic Waterworks. However it is believed that the items were not originally used or sited at that location, but rather arrived as a result of being washed down river during flooding.

Further Aboriginal links are more generally attributed to the Wollondilly River in the vicinity of the GHW as being 'a Women's Place'.

Sites are registered on the National Parks and Wildlife, Aboriginal Heritage Information System. Should you have an interest, please contact the NSW Department of Planning and Environment, NPW for information on its Aboriginal Information System or contact Goulburn Mulwaree Council which keeps an Archaeological Sensitivity Register.

7.6. MANAGEMENT STRATEGIES

Section 6 of this Plan of Management discusses the Legislation, state, regional and local documents, policies and plans that provide the foundation for the desired outcomes and means of achieving those outcomes addressed in the Management Strategy table. The Table provides a comprehensive schedule of management strategies for all of the categories of land in this Plan of Management.

An ancillary table follows addressing management strategies specific to areas categorised as Natural Area.

Once community consultation has been undertaken the Strategies Table may be finalised.

7.7. LEASES LICENCES AND OTHER ESTATES

Division 3, Section 116 of the Local Government Regulations provides that leases, licences and other estates may be permissible in respect of community land:

- (1) For the purposes of section 46(1)(b)(iii) of the Act, the use or occupation of community land for the following events is prescribed as a purpose in respect of which a council may grant a licence in respect of community land on a short-term, casual basis:
 - (a) the playing of a musical instrument, or singing, for fee or reward,
 - (b) engaging in a trade or business,
 - (c) the playing of a lawful game or sport,

- (d) the delivery of a public address,
 - (e) commercial photographic sessions,
 - (f) picnics and private celebrations such as weddings and family gatherings,
 - (g) filming sessions.
- (2) However, the use or occupation of community land for events listed in subclause (1) is prescribed only if the use or occupation does not involve the erection of any building or structure of a permanent nature.

Division 3 Section 117 discusses exemptions from section 47A of the Act with regard to leases, licences and other estates in respect of community land—terms of 5 years or less)

- (1) Leases, licenses and other estates granted for the following purposes are exempt from the provisions of section 47A of the Act—
- (a) residential purposes, where the relevant community land has been developed for the purposes of housing owned by the council,
 - (b) the provision of pipes, conduits or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the council or other public utility provider that is situated on the community land,
 - (c) use and occupation of the community land for events such as:
 - (i) a public performance (that is, a theatrical, musical or other entertainment for the amusement of the public),
 - (ii) the playing of a musical instrument, or singing, for fee or reward,
 - (iii) engaging in a trade or business,
 - (iv) playing of any lawful game or sport,
 - (v) delivering a public address,
 - (vi) conducting a commercial photographic session,
 - (vii) picnics and private celebrations such as weddings and family gatherings,
 - (viii) filming,
 - (d) a purpose referred to in clause 116(3) or (4).
- (2) However, the use or occupation of community land for events listed in subclause (1)(c) is exempt only if—
- (a) the use or occupation does not involve the erection of any building or structure of a permanent nature, and
 - (b) in the case of any use or occupation that occurs only once, it does not continue for more than 3 consecutive days, and
 - (c) in the case of any use or occupation that occurs more than once, each occurrence is for no more than 3 consecutive days, not including Saturday and Sunday, and the period from the first occurrence until the last occurrence is not more than 12 months.

7.8. ADDITIONAL LAYER OF APPROVALS FOR GRANTING LEASE OR LICENCES

However, Goulburn Historic Waterworks being an Area of Cultural Significance and identified with Heritage NSW as an area of heritage significance, any lease, licence or other estate that may be sought or considered by Council must be referred to Heritage NSW for approval or exemption.

7.9. DEFINITIONS

The following definitions apply in relation to this Plan of Management:

- A. Community events as undertaken by Council include but are not limited to: markets, fairs, festivals, cultural events, steaming days, or similar.
- B. Community Use and Hire: Short term casual hire for cultural or family gatherings
- C. Refreshment facilities include —kiosks, cafes or restaurants, including both mobile and fixed facilities.
- D. Offices, those rooms assigned within the Fireman’s Cottage for the exclusive use and occupancy of the museum staff and volunteers attending to the daily operations of the Goulburn Historic Waterworks.

A. COMMUNITY EVENTS		
Community Events, festivals, outdoor cinema or similar events are a significant aspect of Goulburn’s leisure activities. Council has traditionally hosted or supported these types of events through making suitable land incorporated in this Plan of Management available for use. Examples include Steaming Days, Steampunk Victoria Fair and the Makers and Designers Market.		
Objectives	Means of Achievement	Manner of Assessment
To provide Council with approval to utilise the community land categorised as Cultural Significance, and Park together with the facilities on that land to conduct festivals, fairs, markets, picnics, outdoor cinema and the like to demonstrate the Goulburn Historic Waterworks unique features and to bring the community and visitors together for celebratory events.	Council to meet the conditions of approval as described in this Plan of Management and as endorsed by Heritage NSW	Number of incidents of non-compliance with approval conditions.
Activity	Location	
Community Event	All areas of the Goulburn Historic Waterworks and Marsden Weir Park excluding Native Areas.	
B. COMMUNITY USE & HIRE		
The community facilities listed here and identified in this Plan of Management are available for hire on casual basis for community and social use as provided in the Plan of Management and for which exemptions or approval is granted by Heritage NSW.		
Objectives	Means of Achievement	Manner of Assessment
Provide suitable sites and facilities within the GHW and Marsden Weir Park for organised community and family gatherings.	Ensure equitable access to community facilities by members of the community for appropriate uses.	Level of identified utilisation. Levels of utilisation of grounds by the local community.

Accommodate a diverse range of activities to meet social, cultural, educational and recreational needs. Enable community participation in the management of Council's community assets to create a sense of ownership and improve awareness of Council's community assets. Manage the financial burden of providing community facilities to the public.	The implementation of scaled fees and charges to ensure equitable access to the grounds for use by not-for-profit organisations to that of for profit organisations. The hiring of space within identified community land and buildings.	Minimise vandalism to structures and vegetation on the grounds. Revenue generated through the hire of grounds and facilities
Activity	Location	
Community Use and Hire	Pumphouse Café, Gravel marshalling area Park land adjoining river frontage Car park behind Pumphouse and Parkland north of and adjoining nursery.	
C. REFRESHMENT FACILITIES		
Objectives	Means of Achievement	Manner of Assessment
Provide refreshment facilities and amenities to service patrons.	Ensure patrons have access to satisfactory amenities and facilities. Enter into a licence or agreement for the provision of refreshment services to patrons as required.	Facilities provided to the satisfaction of the community. Comments or complaints from patrons. Lease agreement finalised.
Activity	Location	
Refreshment Facilities	Pumphouse Café and adjoining hardstand alfresco dining area.	
D. STAFF AND VOLUNTEER FACILITIES		
Objectives	Means of Achievement	Manner of Assessment
Provide office, storage and lunch room facilities for museum staff and volunteers whilst working on site.	Provide suitable amenities and facilities to service staff and volunteers.	Facilities provided to the satisfaction of the museums staff and volunteers.
Activity	Location	
Museum Staff and Volunteers	Fireman's Cottage Fireman's Cottage garden	

7.10. EXPRESS AUTHORISATION TO LEASE, LICENCE AND GRANT OTHER ESTATES

That Land categorised as Area of Cultural Significance may be leased, licensed or dealt with under other estates with the approval or exemption provided by Heritage NSW and as such the following sites are identified as being eligible for short term licence, by means of Hire agreements, that are issued by Museums staff for the identified purposes and in the identified locations and at the times when Council is conducting events at the Goulburn Historic Waterworks.

A. Short Term Occupancy Licence		
Objectives	Means of Achievement	Manner of Assessment
Make sites available for short term Licence (Hire)	Hire granted by invitation or Expressions of Interest Charge occupancy fee published in Council Schedule of Fees and Charges. Relevant rate for Community vs commercial operators	Terms and conditions of Hire agreement Breach of terms of Hire. Number of complaints about licensees/ hirers.
Permissible Uses	Locations	
Busking, Filming Celebratory events e.g. weddings, birthdays, family gatherings	All external areas categorised as Cultural Significance and Park. In defined areas of Firemans Cottage. As depicted in Licence agreement	
Seasonal watercraft hire	Car park behind Pumphouse Parkland adjoining Natural Area Watercourse. Gravel marshalling area. As depicted in Licence agreement	

Further, this Plan of Management expressly authorises the granting of other estates in order to facilitate surrounding development, Council has traditionally made its land available for drainage purposes. In this respect Council has set the following intended use/target strategies/objectives, means of achievement and manners of assessment.

B. Drainage Opportunities		
Objectives	Means of Achievement	Manner of Assessment
Provision of drainage over Community land for surrounding properties.	Granting of easements to drain water where appropriate.	Registration of easements to drain water.
Minimise the financial burden on ratepayers in the provision and maintenance of community land.	Market valuations for compensation payable.	Receive compensation as determined.

8. PARK

8.1. CATEGORISING COMMUNITY LAND AS PARK

Land should be categorised as a park if the land is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

8.2. LAND INCLUDED IN THIS CLASSIFICATION

Legal Description	Category	Uses
Lot 9 DP 832081	Park	Parkland buffer to bulky retail and large lot residential subdivision.
Lot 203 DP 1059074	Park	Asset protection zone.
Lot 11 DP 1123614	Park	Access road Car park Access to Marsden Weir.
Lot 4 DP 1126066	Park	Access Road Car parking Public amenities Marsden Weir Park Children's playground.

8.3. THE CORE OBJECTIVES FOR PARK

Clause 36G of the Act provides the core objectives for Community Land classified as Park are:

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.



Park and playground to the north and downhill of amenities and Pumphouse Cafe

8.4. MANAGEMENT STRATEGIES

Section 6 of this Plan of Management discusses the Legislation, state, regional and local documents policies and plans that provide the foundation for the desired outcomes and means of achieving those outcomes and the Strategy Table at

PoM Marsden Weir Park/Goulburn Historic Waterworks

Section 6 provides a comprehensive schedule of Management Strategies for all of the categories of land in this Plan of Management. Once community consultation has been undertaken the Strategies Table will be amended to incorporate additional matters that may arise.

8.5. GRANTING OF LEASES LICENCES AND OTHER ESTATES

The *Local Government Act, 1993* is prescriptive on the matters of leases, licences and granting other estates over land that is classified as Community Land.

8.5.1. SECTION 46 OF THE ACT

S46 of the Act - a lease, licence or other estate in respect of community land:

- a) may be granted for the provision of public utilities and works associated with or ancillary to public utilities
 - b) may be granted, in accordance with an express authorisation in the plan of management and such provisions of the plan of management as apply to the granting of the lease, licence or other estate:
 - i) for a purpose prescribed by subsection (4) or for a purpose prescribed as a core objective of the land concerned;
 - ii) for a purpose prescribed by the regulations, if the plan of management applies to several areas of community land;
 - iii) for a short term, casual purpose including:
 - the playing of a musical instrument; singing, for fee or reward
 - engaging in a trade or business
 - delivering a public address
 - commercial photographic sessions
 - picnics and private celebrations such as weddings and family gatherings
 - filming for cinema or television'
- (however, the use or occupation of community land for such purposes is prescribed only if the use or occupation does not involve the erection of any building or structure of a permanent nature)
- iv) for the purpose of providing pipes, conduits or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the council or other public utility provider that is situated on the community land but may not otherwise be granted.

8.5.2. SECTION 47 OF THE ACT

S47 of the Act states that if a council proposes to grant a lease, licence or other estate in respect of community land for a period exceeding 5 years, it must:

1. give public notice of the proposal:
 - exhibit notice of the proposal on the land to which the proposal relates, and
 - give notice of the proposal to such persons as appear to it to own or occupy the land adjoining the community land, and
 - give notice of the proposal to any other person, appearing to the council to be the owner or occupier of land in the vicinity of the community land,

if in the opinion of the council the land the subject of the proposal is likely to form the primary focus of the person's enjoyment of community land

2. A notice of the proposal must include:
 - Information sufficient to identify the community land concerned
 - The purpose for which the land will be used under the proposed lease, licence or other estate
 - The term of the proposed lease, licence or other estate (including particulars of any options for renewal)
 - The name of the proposed lessee or licensee (if known)
 - A statement that submissions in writing may be made to the council concerning the proposal within a period, not less than 28 days, specified in the notice
3. Any person may make a submission in writing to the council during the period specified for the purpose in the notice
4. Before granting the lease, licence or other estate, the council must consider all submissions duly made to it
5. If a person makes a submission by way of objection to the proposal, the council must not grant the lease, licence or other estate except with the Minister's consent
6. If the council applies for the Minister's consent, it must forward specific information to the Minister
7. On receipt of the application, the Minister must request the Director of Planning to furnish a report concerning the application within such a period as the Minister specified
8. After considering the application and any report of the Director of Planning, the Minister, if satisfied... may consent to the granting of the lease, licence or other estate in respect of the whole or any part of the land to which the application relates, subject to such terms and conditions as the Minister specifies.
9. On request by any person, the minister must provide that person, within 14 days of that request, with a written statement of reasons for consenting to; refusing to consent to, the granting of a lease, licence or other estate.

8.5.3. SECTION 47A OF THE ACT

S47A provides states that for a Lease, licences and other estates in respect of community land, for terms not exceeding 5 years including options;

A council proposing to grant a lease, licence or other estate

- must notify and exhibit the proposal
- section 47(3) and 47(4) apply to the proposal
- the proposal must be referred to the Minister for determination, if the Minister requests, whether or not the provisions of section 47(5-9) are to apply.

The Local Government (General) Regulation 2005 allows for the following exemptions in relation to leases, licences and other estates:

8.5.4. EXEMPTIONS FROM S47A OF THE ACT

Leases, licences and other estates in respect of community land where the term is of 5 years or less and granted for the following purposes are exempt from the provisions of section 47A of the Act:

- a) residential purposes, where the relevant community land has been developed for the purposes of housing owned by the council
- b) the provision of pipes, conduits or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the council or other public utility provider that is situated on the community land,
- c) use and occupation of the community land for events such as:
 - i) a public performance (that is, a theatrical, musical or other entertainment for the amusement of the public)
 - ii) the playing of a musical instrument; singing, for fee or reward,
 - iii) engaging in a trade or business
 - iv) playing of any lawful game or sport
 - v) delivering a public address
 - vi) conducting a commercial photographic session
 - vii) picnics and private celebrations such as weddings and family gatherings
 - viii) filming for cinema or television.

However, the use or occupation of community land for events listed in subclause (c) above is exempt only if:

- a) the use or occupation does not involve the erection of any building or structure of a permanent nature, and
- b) in the case of any use or occupation that occurs only once, it does not continue for more than 3 consecutive days, and
- c) in the case of any use or occupation that occurs more than once, each occurrence is for no more than 3 consecutive days, not including Saturday and Sunday, and the period from the first occurrence until the last occurrence is not more than 12 months.

Glossy Black Cockatoo
Goulburn Historic Waterworks
misty autumn morning



8.6. EXPRESS AUTHORISATION TO LEASE, LICENCE AND GRANT OTHER ESTATES

That Land categorised as Park may be leased, licensed or dealt with under other estates and as such the following sites are identified as being eligible for short term licence, by means of Hire agreements, that are issued by Museums staff for the identified purposes and in the identified locations and at the times when Council is conducting events at the Goulburn Historic Waterworks.

A. Short Term Occupancy Licence		
Objectives	Means of Achievement	Manner of Assessment
Make sites available for short term Licence (Hire)	Hire granted by invitation or Expressions of Interest Charge occupancy fee published in Council Schedule of Fees and Charges. Relevant rate for Community vs commercial operators	Terms and conditions of Hire agreement Breach of terms of Hire. Number of complaints about licensees/ hirers.
Permissible Uses	Locations	
Public theatrical or musical performance; Playing of a musical instrument or singing, for fee or reward, Delivering a public address Commercial photographic session Engaging in a trade or business, Playing of any lawful game or sport, Picnics, Private celebrations such as weddings and family gatherings Filming for cinema or television.	All areas categorised as Park. As depicted in Licence agreement	
Seasonal watercraft hire	Car park behind Pumphouse Parkland adjoining Natural Area Watercourse. As depicted in Licence agreement	

9. NATURAL AREA

9.1. CATEGORISING COMMUNITY LAND AS NATURAL AREA

Land should be categorised as a natural area if the land possesses a significant geological or geomorphological feature, landform, representative system or other natural feature or attribute that suggests further categorisation as bushland, wetland, escarpment, watercourse or foreshore.

9.2. LAND INCLUDED IN THIS CLASSIFICATION

Table 9.2.1.

Legal Description	Natural Areas Categorisation	Attributes
Lot 203 DP 1059074	Bushland & Escarpment	Bio diversity conservation area, Geological feature Natural overland flow path and Asset protection zone.
Lot 11 DP 1123614	Bushland, Escarpment and Watercourse	Bio diversity conservation area Geological feature Wollondilly River flood plain Access to Marsden Weir
Lot 4 DP 1126066	Watercourse	Wollondilly River flood plain
Lot 1 DP 1119777	Watercourse	Wollondilly River flood plain & jetty

9.3. THE CORE OBJECTIVES FOR NATURAL AREA

Clause 36E of the Local government Act prescribes the core objectives for management of community land categorised as a natural area are:



Geology of Snow Gum Ridge

- (a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- (b) to maintain the land, or that feature or habitat, in its natural state and setting, and
- (c) to provide for the restoration and regeneration of the land, and
- (d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and
- (e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*.

Three distinct areas have been identified upon the land within the Marsden Weir Park and Goulburn Historic Waterworks as having features of natural significance, being: Natural Area Bushland (BU), Natural Area Escarpment (ES) and Natural Area Watercourse (WA).

PoM Marsden Weir Park/Goulburn Historic Waterworks

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9.4. MANAGEMENT STRATEGIES

Section 6 of this plan of Management discusses the Legislation, policies and plans that provide the foundation for the desired outcomes and means of achieving the identified outcomes and the Table at Section 6 provides a comprehensive schedule of Management Strategies for all of the categories of land in this Plan of Management.

Once community consultation has been undertaken the Strategies Table will be amended to incorporate additional matters that may arise.

9.5. LEASES LICENCES AND OTHER ESTATES

Section 47B of the Act provides that lease or licence in respect of natural area

- 1 A lease, licence or other estate must not be granted, in respect of community land categorised as a natural area—
 - a. to authorise the erection or use of a building or structure that is not a building or structure of a kind prescribed by this section or the regulations, or
 - b. to authorise the erection or use of a building or structure that is not for a purpose prescribed by this section or the regulations.
- 2 A lease, licence or instrument granting any other estate is void to the extent that its provisions are inconsistent with this section.
- 3 In this section, erection of a building or structure includes rebuilding or replacement of a building or structure.
- 4 The following buildings and structures are prescribed for the purposes of subsection (1)(a):
 - (a) walkways,
 - (b) pathways,
 - (c) bridges,
 - (d) causeways,
 - (e) observation platforms,
 - (f) signs.
- 5 The following purposes are prescribed for the purposes of subsection (1)(b)—
 - (a) information kiosks,
 - (b) refreshment kiosks (but not restaurants),
 - (c) work sheds or storage sheds required in connection with the maintenance of the land,
 - (d) toilets or rest rooms.
- 6 Despite subsection (1), a lease, licence or other estate may be granted, in respect of community land categorised as a natural area, to authorise the erection or use of any building or structure necessary to enable a filming project to be carried out, subject to the conditions prescribed by subsection (7) and the regulations.
- 7 It is a condition of any lease, licence or other estate referred to in subsection 6:

- (a) that any building or structure so erected must be temporary in nature, and
- (b) that as soon as practicable after the termination of the lease, licence or other estate:
 - (i) any building or structure erected must be removed, and
 - (ii) any damage to the land caused by the erection or use of a building or structure must be made good, and
 - (iii) the land must be restored as nearly as possible to the condition that it was in at the time the lease, licence or other estate was granted, at the expense of the person to whom the lease, licence or other estate was granted.

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9.6. BUSHLAND

9.6.1. CATEGORISING COMMUNITY LAND AS NATURAL AREA - BUSHLAND

Natural area should be further categorised as bushland if the land contains primarily native vegetation, whether moderately disturbed and even though there may be weed invasion.

The bushland identified on the subject land is a remnant of the Werriwa Tablelands Cool Temperate Grassy Woodland, of the South Eastern Highlands and East Corner Bioregions.

This remnant ecological-community is listed as critically endangered under Schedule 2 of the NSW Biodiversity Conservation Act, 2016.

9.6.2 CORE OBJECTIVES BUSHLAND

The core objectives for management of community land categorised as bushland are:

- (a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and
- (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and
- (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and
- (d) to restore degraded bushland, and
- (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and
- (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and
- (g) to protect bushland as a natural stabiliser of the soil surface.

9.6.3. VEGETATION

This bushland community features a canopy of Snow Gums a range of woody shrubs including Peach Heath, Urn Heath, Daphne Heath, Low Bush Pea, Hop Bitter Peas, and ground cover including Kangaroo Grass, Snow Grass, Native Tussock, Spear Grass and Purple Wire Grass.

Other trees of significance identified in the Natural Area Bushland are Bulloaks and scattered Dogwoods.



Werriwa Tablelands Cool Temperate Grassy Woodland

9.6.4. CONDITION AND THREATS

The Bushland is considered to be in moderate to good condition but appears to have further degraded since the previous condition audit in 2020, with threats to the biodiversity appearing on several accounts:

- Firstly, the Pines that were planted to line the access road are now encroaching into the bushland area. If not removed/ controlled the introduced pine species will overshadow and outcompete the native species.
- Secondly, increasing residential development on land adjoining introduces an increasing array of exotic and weed species, as well as increased run off of nutrient rich water and soil that does not suit native and endemic species;
- Additionally, encroaching urban development may give rise to antisocial behaviours such as dumping of refuse, graffiti on rock surfaces, removal for firewood of potential habitat, including dead wood and fallen branches and use of off road vehicles for leisure.

9.7. ESCARPMENT

9.7.1. CATEGORISING COMMUNITY LAND AS NATURAL AREA - ESCARPMENT

Natural area should be further categorised as an escarpment if the land includes such features as a long cliff-like ridge or rock, and the land includes significant or unusual geological, geomorphological or scenic qualities.

9.7.2. CORE OBJECTIVES ESCARPMENT

Section 36L of the Act provides the following core objectives for management of community land categorised as an escarpment

- (a) to protect any important geological, geomorphological or scenic features of the escarpment, and
- (b) to facilitate safe community use and enjoyment of the escarpment.

9.7.3. GEOLOGICAL FEATURE

A conspicuous feature of the Marsden Weir Park and particularly the Goulburn Historic Waterworks is the Snow Gum Ridge that appears to extend from a prominent rocky outcrop, approximately 20 metres above the Wollondilly River south, south-west to where it seems to disappear into the bushland. The ridge has been cut to allow for the access road that extends from Fitzroy Street to the Goulburn Historic Waterworks.

The Snow Gum Ridge including the outcrop over the river is a formation of fine grained lithic quartz sandstone.

The cutting for the access road and excavation to the south/rear of the Pumphouse provide a clear picture of the geology of the locality with tilted layers of fine grained sandstone, siltstone and shale evident.



Tilted rock with clearly defined stratum

9.7.4. VEGETATION



Bulloaks off the road cutting

Trees identified in the Natural Area Escarpment include Bulloaks and Dogwood, with an understory of scattered native grasses.

9.7.5. FAUNA

Cunningham Skink have colonised the outcrop above the river, as their territory, with Eastern Blue Tongue Skink also identified in the Snow Gum Ridge area. The abundance of small prey, indicates the presence of snakes, such as Eastern Brown and Tiger snakes, among others.

9.8. WATERCOURSE

9.8.1. CATEGORISING COMMUNITY LAND AS NATURAL AREA - WATERCOURSE

Natural area should be further categorised as a watercourse if the land includes any stream of water and associated riparian land or vegetation, including land that is protected.

9.8.2. THE CORE OBJECTIVES FOR WATERCOURSE

The core objectives for management of community land categorised as a watercourse, under 36M of the Act are to:

- (a) manage watercourses so as to protect the biodiversity and ecological values of the in-stream environment, particularly in relation to water quality and water flows, and
- (b) manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and
- (c) restore degraded watercourses, and
- (d) promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.



Riparian vegetation protects river banks and provides excellent habitat

9.8.3. WATER COURSE - WOLLONDILLY RIVER

The Marsden Weir Park and Goulburn Historic Waterworks are bounded by the Wollondilly River to the north and by necessity the Goulburn Historic Waterworks is located riverside.



NSW Fisheries Management Act, 1994 defines key fish habitat as including:

“Any area that is occupied, or periodically or occasionally occupied, by fish or marine vegetation (or both), and includes any biotic or abiotic component.”

Diagram 9.1 following is an extract of the 1% (1 in 100 year) Event 2016 Flood Study map. The aqua shading depicts the extent of the Wollondilly River flood zone. Note that such a flood event is envisaged to top the embankment, north of the Goulburn Historic Waterworks Pumphouse.

While the full extent of the identified flood area is Riparian Zone, the land under playground and grass is categorised as Park. However, the Plan of Categorisation

PoM Marsden Weir Park/Goulburn Historic Waterworks

- 53 -

4.1 acknowledges the extent of the Riparian Zone, by hatching. An extreme flood event (Probable Maximum Flood/PMF) may see the riparian zone extend beyond the embankment.

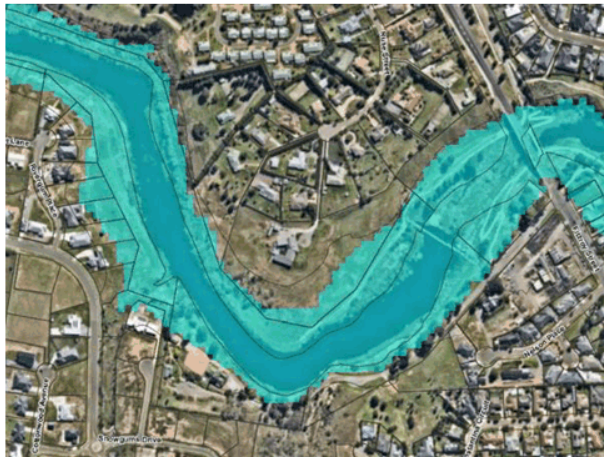


Diagram 9.1

Diagram 9.1 shows the Riparian Zone for the Wollondilly River at Marsden Weir Park /Goulburn Historic Waterworks.

Please also refer to Categorisation Plan at 4.1.

9.8.4. VEGETATION

Goulburn Historic Waterworks site features a blend of mown parkland, mixed scattered mature shade trees; including Weeping Willows, Kurrajongs, Hawthorns Blackwood Wattle & Ribbon Gums, as well as embankment marshes comprised of reeds & rushes and remnants of other natural vegetation.

9.8.5. FAUNA

Fauna found in proximity of the watercourse include riverine fish species, some native but more notably introduced species. The actual river bed is not addressed in this Plan of Management, as the river is in the custody of the Crown and will be addressed under a Crown Land Plan of Management for Natural Areas.



Weeping Willows and mown parkland

Embankment species heard or sighted among the reeds include amphibians, such as Spotted Marsh Frogs, and Peron's Tree Frogs among others.

The reptiles noted around the ridge outcrop may also occupy the riverside areas with frogs providing plentiful prey for snakes.

Waterfowl and other bird species abound in the area with Australasian Grebe, Australasian Swamp Hen, Eurasian Coot, Dusky Moorhen, assorted ducks, cormorants, a breeding pair of swans with seasonal offspring and occasional pelicans sighted on or by the river.

Mammals identified riverside include Water Rats (Rakali) and paddlers have noted seeing platypus, upstream of the GHW.

9.8.6. BUILT FEATURES

There are two built features that adjoin the land within the GHW Natural Area Watercourse.

- Concrete jetty adjoining Lot 1 DP1119777, located to the west of the Pumphouse Café. Access to this facility is by foot or river, with no vehicular access available.
- Most notably Marsden Weir. While this asset attaches to the land at Lot 11 DP1123614, it is constructed upon the river bed and represents a Crown asset, with the consequence that it will be addressed in a Crown Land Plan of Management for Natural Area, or alternatively, as an item of heritage significance, it will be identified as an Area of Cultural Significance.



Looking west from Marsden Weir, Wollondilly River, Natural riverine vegetation -foreground left, Snow Gum Ridge road cutting -centre and Goulburn Historic Waterworks Pumphouse -back ground

10. FUTURE MANAGEMENT

This Plan of Management has been prepared after consultation with a range of stakeholders both within Council and across the wider community, to collate the social values and management issues for guidance in the management of Council's community land.

The land included in this site specific PoM has been identified as having the following Classifications, assigned in accordance with the guidelines of the Local Government Act, 1993 and Local Government Regulations 2005:

<i>Area of Cultural Significance:</i>	Addressing the Heritage significance of the buildings constructed upon the site, the contents of the buildings and their relevance in the development of Goulburn as a regional centre.
<i>Natural Area Watercourse</i>	Riparian zone of the Wollondilly River.
<i>Natural Area Bushland</i>	Identified remnant of Werriwa Tablelands Cool Temperate Grassy Woodland, listed as critically endangered under <i>Schedule 2 of the NSW Biodiversity Act, 2016</i> .
<i>Natural Area Escarpment</i>	Significant geological feature known as the Snow Gum Ridge;
<i>Park</i>	Community land identified and used for passive recreation.

Categorising community land, open community consultation, exhibition of the draft Plan of Management and making the Plan of Management available upon adoption by Council, provides a basis for Council to engage with the community in:

- making clear Council's obligation to stakeholders;
- encouraging ongoing planning discussions to ensure that this and Plans of Management generally, continue to address best land management practices;
- providing opportunities for visitors to this site and members of our community to actively participate in the preservation of:
 - those features of cultural significance and heritage value in the Goulburn Historic Waterworks; and
 - the natural features in the Marsden Weir Park and Wollondilly riverine area, by observation and submission of comments to Council.

Future management of community land must balance recognition of the social, natural and cultural heritage of these assets in Goulburn Mulwaree Local Government Area with response to contemporary social requirements. Management and planning principals for community land must offer sufficient flexibility to consider and embrace the concepts and values that reflect or accommodate changing circumstances; social values as well as land management practices.

Plans of Management are dynamic documents with the consequence that this PoM will be subject to review at the very least 5 yearly, to ensure the objectives and strategies reflect both Legislated and community expectations and so Council may continue to meet its obligations.

11. ANNEXURE/S
- A. EXTRACT OF GOULBURN HISTORIC WATERWORKS CONSERVATION MANAGEMENT PLAN,
 - B. FIREMAN'S COTTAGE AND CAFÉ MASTER PLAN;
 - C. EXTRACT NSW *HERITAGE ACT, 1977* - STANDARD EXEMPTIONS
 - D. NATURAL AREAS BIODIVERSITY CONDITION REPORT, 2021
 - E. CERTIFICATE OF TITLE SEARCH - LAND IN THIS PLAN OF MANAGEMENT
 - F. SAMPLE FLYERS PROMOTING EVENT/S - GOULBURN HISTORIC WATERWORKS

DRAFT

Annexure A

Extract Goulburn Waterworks Conservation Management Plan,
Ainsworth Heritage, 2010

GOULBURN WATERWORKS

Conservation Management Plan

August 2010

PO Box 385 Billinudgel NSW 2483 | Tel: 02 6680 2548

| www.ainsworthheritage.com.au |

1.0 Introduction

1.1 Preamble

The heritage listed Goulburn Waterworks had a previous Conservation Management Plan (CMP) prepared in July 2006, however, the site has subsequently undergone extensive changes and a new CMP is required to guide the management and conservation of the site and its significant collection of associated machinery. Accordingly, Ainsworth Heritage was commissioned by Goulburn Mulwaree Council to prepare a new Conservation Management Plan (CMP) for the Goulburn Waterworks.

The Goulburn Waterworks were constructed in 1885 as a steam operated pumping facility which provided Goulburn's first reticulated water supply.

Goulburn Waterworks, being the only complete, workable beam engine powered municipal water supply left in its original location in the Southern Hemisphere, is an extremely rare and significant complex. The Pumphouse still contains the original Appleby Bros. Beam Engine pump and Galloway Boilers, and the buildings and engine are of national significance.

The site operates as a museum with regular tours and activities.

1.2 Aims

A key requirement of the CMP was the need to focus the document on the future management of the site. As such, only a review and update of the site history, description and significance was undertaken for this new CMP, with efforts focused on the provision of clear guidelines for the day-to-day and long-term care of the site. In addition, capital works plans, maintenance schedules and restoration guidance were included.

Specifically, the CMP will provide:

- An update of the site history, description and significance;
- Restoration and conservation actions for all internal and external features and fittings of the Pumphouse and boiler building and chimney;
- Advice relating to mechanical repairs and restoration required for the steam engines, boilers and their settings;
- On-going management requirements for each object, building and the overall site;
- A prioritised workplan and maintenance schedule for short, medium and long-term works; and

- Cost estimates for the works and maintenance schedules.

1.3 Methodology

This report was prepared in accordance with the guidelines and articles of the Australia ICOMOS Burra Charter, 1999, James Semple Kerr’s The Conservation Plan and the methodology outlined in the NSW Heritage Branch documents Conservation Management Documents and Assessing Heritage Significance.

1.4 Outline of Report Sections

The CMP has three distinct sections; the investigation of significance, the assessment of significance and the management of significance. The sections have not been prepared as stand alone reports and each section should be read as part of the entire report. The report structure is outlined in the following table.

REPORT SECTION	REPORT CHAPTER
<i>Section A: Investigation of Significance</i>	00 Executive Summary
	01 Introduction
	02 Contextual History
	03 Site Specific History
<i>Section B: Assessment of Significance</i>	04 Physical Analysis
	05 Comparative Analysis
	06 Assessment of Significance
<i>Section C: Management of Significance</i>	07 Opportunities and Obligations
	08 Conservation Policy
	09 Maintenance, Stabilisation,

1.5 Scope and Limitations

The scope of this CMP is limited to the Waterworks and its immediate surroundings, as illustrated in Figure 1.2 below.

This investigation does not assess any indigenous cultural heritage or potential indigenous archaeological resources within the site and no subsurface investigations, geophysical/ remote sensing, engineer’s assessment of the buildings or measured plans were carried out as part of this assessment.

At the requirement of the client, the associated Foreman’s Residence was not investigated; rather the focus of the report was on the Waterworks and the machinery within.

1.6 Author Identification

The field inspection was undertaken by Jane Ainsworth and Roger Parris on the 22, 23 and 24 July 2009. On the 22 July 2009, Graham Clegg from the Powerhouse Museum joined the site inspection. On each day, volunteers from the Waterworks accompanied the site inspections.

This report was prepared by Jane Ainsworth and Roger Parris with additional assistance from Matt Alexander.

1.7 Location & Curtilage

Goulburn Waterworks are sited on the Wollondilly River on the north-west edge of the town of Goulburn, which is located inland from the NSW South Coast between Sydney and Canberra.

1.8 Previous Research

The Goulburn Waterworks have been the subject of several investigations regarding the site's heritage significance, including:

- Goulburn Pumping Station Heritage Paint Scheme, 1990; and
- Goulburn Steam Museum Conservation Management Plan, 1996.

1.9 Heritage Listings

The Goulburn Waterworks is listed on several statutory and non-statutory heritage registers in Australia, including:

- NSW State Heritage Register (statutory);
- Goulburn Mulwaree Council LEP Heritage Schedule (statutory);
- Register of the National Estate (non-statutory); and
- Register of the National Trust of Australia NSW (non-statutory).

1.10 Acknowledgments

The following organisations are thanked for their contribution to this report:

- Goulburn Mulwaree Council – Jason Moroney and Julianne Salway;
- Goulburn Waterworks volunteers – Ken Ainsworth, Ian McCormack and all others;
- Bruce MacDonald;
- National Trust of Australia (NSW);
- Engineering Heritage Committee – Sydney Branch of the Institute of Engineers Australia;
- Graham Clegg – Powerhouse Museum; and
- David James Appleby, descendent of Charles Appleby.

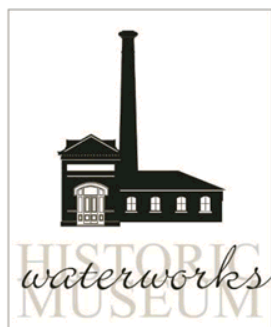
NB. *The Goulburn Waterworks Conservation Management Plan is a comprehensive document that drives the care, repair, utilisation, maintenance and management of the Goulburn Historic Waterworks.*

Due to the detailed discussion of the heritage aspects of the Waterworks and prescriptive nature of that document it is not reproduced in full here.

Please refer to the Goulburn Conservation Management Plan at:
<https://www.goulburnwaterworks.com.au/education/index.php>

Annexure B

Goulburn Historic Waterworks - Firemans Cottage and Cafe - Master Plan



**Goulburn Historic
Waterworks Museum
Fireman's Cottage & Café
(former schoolhouse)
Master Plan
March 2013**



Waterworks Cottage



Pumphouse Cafe

Preface

Goulburn Mulwaree Council, has prepared this Master Plan for the Goulburn Historic Waterworks.

Enquiries should be addressed to:

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 Goulburn Mulwaree Council
 Locked Bag 22
 Goulburn NSW 2580
 Telephone: 02 4823 4444

Email: council@goulburn.nsw.gov.au

This document is also available on Council’s website www.goulburn.nsw.gov.au

List of relevant dates and amendments

Version	Adoption Date	Council Resolution
1	17 September 2013	Minute 13/402

Note: This Master Plan does not address the use or management of the ‘Pumphouse’. Please refer to the Conservation Management Plan prepared by Ainsworth Heritage dated August 2010

1. Statement of Purpose

To convert the Goulburn Historic Waterworks site into a multi-use museum facility via:

- a) Extended opening hours to increase visitor numbers.
- b) An education programme that is marketed to a range of community groups and education organisations, including an 'artist-in-residence' program.
- c) To provide for the following basic functions: an office/ meeting room for staff and volunteers, visitors room, shop-front, interpretation/exhibition space, reference library, storage for educational and archival material and an improved café space.
- d) To provide enhanced volunteer services and facilities, to enable retention of existing volunteers and attraction of new volunteers.
- e) To make the site accessible where possible.

2. Strategic Planning

The Cottage

Current usage:

The cottage was, for approximately the past 10 years until 30 June 2012, leased by Council as a private residence. It was determined that to explore the full potential of the site as a museum and tourist drawcard, the lease of the cottage would not be renewed as from June 2012, and management of the cottage would revert to Council.

It is not proposed to modify the existing cottage toilet and bathroom into a (disabled) 'accessible' facility.

It is proposed that one unisex 'accessible' toilet will be constructed at the cafe building.

The cafe is deemed to be the most effective location to provide 'accessible' facilities, as it is situated on flat and level ground.

Also, vehicles, including buses, can be parked close to the cafe to drop off elderly or disabled persons. A disabled ramp will be installed as part of the project.

Proposed usage:

The cottage will be modified to (see Appendix 2):

- a) **Provide an office with computer and internet access**
This will allow for casual staff and volunteers to be more actively involved in marketing, visitor data input and administrative duties including preparation of education packages for school groups.
- b) **Provide a small meeting/training room**
Will be used for all relevant volunteers and staff to provide them with necessary training. It is planned to also offer the room for hire to other Council Departments and community groups.
- c) **Provide a reference library and storage for archival material**
Establish a resource centre for education of staff, volunteers, schools and visitors.
- d) **Provide exhibition space**
A room in the cottage will be used to host exhibitions and interpretation panels.
- e) **Education room**
The cottage will be able to host small school groups and other tour groups to enable the detailed history of the site to be explored. This may include the use of audio-visual equipment.

- f) **Provide a volunteer room for meal breaks and small staff meetings**
This may include a minor update (such as painting and plumbing repairs) to the existing cottage kitchen, however it is proposed that the primary catering facilities are retained and enhanced in the existing café.
- g) **Establish a shop front**
To enable the additional sale of museum souvenirs.
- h) **Artist-in-residence program**
In conjunction with the Goulburn Regional Art Gallery, an artist-in-residence program may be introduced. This involves an artist residing in the cottage for temporary periods (usually up to 3 months) and undertaking artistic endeavours (e.g. writing, painting, and sculpting).

This would require use of the existing bathroom and toilet facilities in the cottage, and two of the current rooms. During the program, the balance of the rooms in the building would be used as described in the points above and then returned to normal usage.

The Cafe Building (former schoolhouse)

Current usage:

The cafe is currently operated by volunteers as a café primarily on “steaming” days and opens for occasional tour groups on other days. It is also used by the volunteers as a ‘lunch’ and meeting room.

The building was originally the Richlands Primary School building and was moved to the Waterworks site during the late 1970s to serve as a “train station” and kiosk for the former Marsden Museum of Historic Engines which operated a train from the main gate to this station.

Proposed usage:

The cafe building (see Appendix 3) will:

- a) **Operate as the “Pumphouse Cafe”**
The cafe/kiosk will continue to operate as a volunteer run operation, which provides income for the site. The café/kiosk sells drinks, chips, other packaged foods and tea and coffee. It also uses a BBQ to provide items such as hamburgers and sausage sandwiches. In winter, items such as soups may be sold.

Investigations may occur in the future as to leasing the building as a commercial run operation.

Relevant staff and volunteers will undertake training in the ‘Food Safety Supervisor’ certification as required.

It is acknowledged that this building contains some asbestos, which is currently stable and safe for use. However, prior to any modifications occurring, this will need to be assessed further. In order to retain this building for the long term work will need to be carried out on the ceiling.

- b) Remain available as a general 'room for hire' to suitable groups and subject to discretion of Council.**
To ensure that income streams are maintained as far as possible, the cafe building will remain accessible to use by suitable groups. This could include use as a wedding reception area, children's birthday or for small meetings.
- c) House one unisex disabled/accessible toilet**
In order to better accommodate persons requiring the use of an accessible toilet this will now be located alongside the existing toilets. This will allow for bus groups and disabled persons to access this facility from the same level as the bus and disabled parking.
- d) Be extended to catering for more outdoor seating**
It is proposed to build a covered deck on the eastern side of the café building. This will allow for another 20-25 people to be seated. At the moment the café can cater for only 25 persons in one sitting, having an area that would seat another 25 would mean one bus load of 50 people could be catered for at the same time.

The tables below and over the page prioritises the work that has been identified as being required to modify the Waterworks Cottage and Pumphouse Cafe to enable the actions above to be implemented.

The following action table relates to the Waterworks Cafe (as funds allow):

Number	Priority	Building	Action	Notes	Estimated cost	Notes for costs
High priority actions - Cafe						
1	High	Cafe	Accessible toilet	Attached to the end of existing toilets	\$18,000	DA submitted April 2013
2	High	Cafe	Replace ceiling	Completed	\$5,000	
3	High	Cafe	Replace/repair floor	Completed	\$5,000	
4	High	Cafe	Refit basic stainless steel kitchen	To comply with standards	\$2,000	
				Total actions	\$30,000	

The following action table relates to the Waterworks Cottage (as funds allow):

Number	Priority	Building	Action	Notes	Estimated cost	Notes for costs
High/medium priority actions - Cottage						
1.	High	Cottage	Internal painting including preparation and general maintenance	Volunteers	\$3,000	Completed 2012
2.	High	Cottage	Preliminary Internal lighting/light fittings/electrical repairs	Install appropriate lighting, possibly replace wiring/ upgrade meter box	\$1,000	Completed 2012
3	High	Cottage	Remove internal doors and replace with doors appropriate to the period	Doors replaced on two rooms only	\$600	Part completed 2012
4	High	Cottage	Window security	Window film	\$1,300	
5	High	Cottage	Seating x 30 chairs	For staff, volunteers, meetings	\$2,400	Completed 2012
6	High	Cottage	Set up office/computer/library	With Internet access for staff and volunteers	TBA	
7	High	Cottage	Alarm (not back to base)		\$500	
8	Med	Cottage	External drainage including excavation work	To reduce moisture access to cottage-western side	\$5,000	
9	Med	Cottage	External lighting	Lighting needed on the building and car park area	\$2,000	
10	High	Cottage	External signage	Clear signage instructing visitors where to go and what is available to do	\$2,000	
11	Med	Cottage	Increase power	To allow for more heating	\$3,000	
12	High	Cottage	Staff/volunteer room/meeting room	A place where volunteers and staff can meet, have lunch, take a break	\$500	
				Total (med/high actions)	\$TBA	
Low Priority actions - Cottage						
1	Low	Cottage	Heating	Install ducted heating	\$6,000	
2	Low	Cottage	Insulation	Roof space	\$3,000	
3	Low	Cottage	Purchase 'tablets' for new media experience	electronic tablets x 5 to Eire out to visiting groups- undertake improved self-guided tours etc	\$1,500	
4	Low	Cottage	Purchase of 'touch screen' computer for cottage display		\$6,000	
5	Med / Low	Cottage	Landscaping	To improve appearance of grounds around cottage	\$5,000	
				TOTAL (low priority actions)	\$21,500	

Total (all actions)	\$TBA
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3. Revenue

Prior to the cottage being managed by Council, it was leased to a private tenant who provided a modest and steady income to Council. It is recognised that there is some obligation on behalf of the Waterworks facility to grow the income stream, with the aim of recouping some of the previous rental income.

Growth in income streams may also allow the Waterworks site to increase the funds available for expenditure at the site.

There are several strategies that will be implemented to enable the growth of income at the Waterworks site. These include:

a) Extended opening hours

It is recognised that as a popular tourist site and community recreation venue, the current limited opening hours at the Waterworks will need to be increased. This will initially mean an increase in opening hours from 3 days to 4 or 5 days, using a combination of volunteer and paid staff.

The Waterworks will remain open during all school, and most public, holidays as it has in the past (with the exception of the winter holidays).

b) Increase Council funding for the cottage/cafe precinct

Council currently provides an operational budget in which to manage the entire Waterworks site. To enable this redeveloped precinct to be maintained at a high standard, Council will be requested to provide an additional allocation of \$5,000 annually.

c) Sponsorship

Subject to relevant Council policies, staff will investigate the opportunity to develop sponsorship proposals for the site. For example, a local nursery could be invited to sponsor a landscaped area, in return for signage advertising the business.

d) Sales

The sale of museum related merchandise is a recognised form of income for most museums. The current range of merchandise will be enhanced, along with staff sales training, to enable this area of revenue to be developed. The establishment of a formal "shop-front" with EFTPOS facilities in the cottage will assist with this.

e) Grant funding

Seek grant funding whenever possible for specific projects

f) Promote the Waterworks to car clubs, service clubs, bus touring companies and community groups

Increase marketing and promotion of the Waterworks as a desirable venue for day-trippers to visit.

g) Hire of meeting/training room

Establish a quality facility to offer for hire to businesses and community groups.

4. Education

- a) **Form partnerships with educational organisations**
Offer an education programme integral to the history of the Waterworks through interpretation

5. Exhibitions

- a) **Permanent Exhibitions**
A permanent exhibition interpreting the life of the Geoghegan family who was the first family to live in the Waterworks Cottage will be installed. The exhibition will include photographs, dialogue and there will be an accompanying booklet for sale. Also, exhibitions focussing on the history of the Waterworks and Goulburn's water supply.
- b) **Temporary Exhibitions**
Travelling exhibitions will be sought along with offering space for art exhibitions displaying local and district art works.

6. Other users

- a) **Form partnerships with community and interest groups**
Space could be used by other groups to hold, for example, small conferences. This would in turn attract visitors to the site that may not normally visit the Waterworks.

7. Improved facilities for volunteers

Providing better facilities with a view to attracting new and retaining existing volunteers. These improvements will include an office with computer, dedicated volunteer and staff meeting, training and lunch rooms. Office space will allow us to attract volunteers with a variety of skills, such as, administrative, marketing and exhibition design.

8. Action Plan – 6 to 12 months

Item	Activity	Timeframe	Responsibility	Success Indicator
1	General maintenance and cleaning	3 months	GMC staff/volunteers	Work completed allowing for the action plan to be put in place
2	Office/computer	6 months	GMC staff/volunteers	Will be used by staff and volunteers for research and marketing purposes.
3	Painting internal	6 months	Volunteers	Internal walls to be painted in suitable colours - completed
4	Emergency signs, lighting and procedures	6 months	GMC staff	Provide appropriate emergency equipment and procedures
5	Update security to doors and windows – deadlocks, new screens on doors and windows	6 months	GMC staff/contractors	Provide security giving consideration to the premises being empty overnight
6	External signs	12 months	GMC staff/contractor	Clear and informative signage instructing visitors where to go and what is available to do
7	Staff/volunteer room	6 months	GMC staff/volunteers	A place where volunteers and staff can meet, have lunch, take a break.
8	Seek Grant funding	Ongoing	GMC staff/volunteers	Continued improvement of the site and recognition from grant funding
	Sales/exhibition area (room opposite office)	6 months	GMC staff/volunteers	Establish an area displaying Waterworks souvenirs, educational material and local produce for sale. DVD could be viewed from this room as well
10	Heating/insulation – investigate off peak options e.g. heat banks	12 months	GMC staff/contractors	Provide adequate heating considering Goulburn's climate
11	Classroom/meeting & training room	6 -12 months	GMC staff/contractors	Establish an area suitable for students and groups.
12	Reference Library	12 months	GMC staff/volunteers	Provide visitors with easy access to reference material
13	Improvement of Internal and external lighting. Investigate the use of solar panels.	6-12 months	GMC staff	Provide appropriate lighting to the facility
14	Education Program	12 months	GMC staff/volunteers	Receive regular visits from education organisations

Medium to long term goals- 1 to 5 years

- Establish a meeting/training room with audio visual facilities suitable to hire to business and community groups.
- Open site 6 days a week
- Back to base security alarm system
- Establish EFTPOS facilities
- Undertake investigations into leasing the cafe

Appendices to this Plan have not been included as Annexures to draft Marsden Weir Park and Goulburn Heritage Waterworks Plan of Management

Annexure C

Extract from NSW *Heritage Act, 1977* Standard Exemptions

NSW Heritage Act, 1977:
Sections 12 and 13 Standard Exemptions

Aboriginal objects and places	<p>Certain activities and works are exempt from approval under the Heritage Act 1977 for heritage items listed on the State Heritage Register or subject to an Interim Heritage Order. The activities and works must have little to no impact on the item's heritage significance and support its management.</p> <p>From 1 December 2020 these new standard exemptions apply so that some works will be exempt from approval without notification to Heritage NSW.</p> <p>Steps for using Standard Exemptions</p> <p>Working through the steps below can help you to:</p> <ul style="list-style-type: none"> decide if your activities/works can be done under Standard Exemptions and comply with standard exemption requirements. <p>Step 1: Check the listing</p> <p>Search the online heritage database to confirm the item is listed on the State Heritage Register (SHR) or subject to an Interim Heritage Order (IHO). The online database entry can also contain important information about your heritage item.</p> <p>Step 2: Check if exemptions apply</p> <p>Before commencing activities/works you must self-assess whether your activities/works can be done under an exemption.</p> <p>Proposed activities/works may be exempt from approval if they fit the description of:</p> <ul style="list-style-type: none"> one or more of the Standard Exemptions. any applicable site-specific exemptions for the item - you can find these on the online heritage database entry for your item. <p>If the proposed activities/works would not comply with the Standard Exemptions or site-specific exemptions, approval under the Heritage Act 1977 is required. See the Approval Pathway Decision Tree to determine the most appropriate pathway for you to obtain approval.</p> <p>Step 3: Engage suitably qualified and experienced professionals</p> <p>Anything done under exemptions must be carried out by people with knowledge, skills and experience appropriate to the activities/works. Some exemptions require suitably qualified and experienced heritage professional advice/work.</p> <p>To assist landholders/owners and managers of heritage items, Heritage NSW has two directories</p>
State Heritage Register items	
Before you apply	
Standard Exemptions	
1. Maintenance and Cleaning	
2. Repairs to non-significant fabric	
3. Alteration to non-significant fabric	
4. Alteration to interiors of non-significant buildings	
5. Repair or replacement of non-significant services (mechanical, electrical and plumbing)	
6. Non-significant telecommunications infrastructure	
7. Fire safety detection and alarm systems	
8. Excavation	
9. Painting	
10. Restoration of fabric that forms part of the significance of the item (significant fabric)	
11. Subdivision of non-significant buildings	
12. Temporary Structures	
13. Vegetation	
14. Burial sites and cemeteries	
15. Signs	

16. Filming	<p>available. A Directory of Heritage Professionals and Consultants, and a Products and Services Directory of firms providing supplies and services</p> <p>Step 4: Record Keeping</p> <p>It is essential that a person working under Standard Exemptions keeps a record of the decisions they made in their self-assessment, and the activities/works undertaken ('a record of use of exemptions').</p> <p>When using an item's site-specific exemptions, you should comply with documentation requirements listed in the schedule of site-specific exemptions.</p> <p>A record of the use of exemptions should include (at a minimum):</p> <ul style="list-style-type: none"> • a reference to the item's statement of heritage significance • a detailed description of the proposed activities/works and how this changes the existing fabric/item • an assessment of whether the activities/works impact the item's heritage significance (following the Statements of Heritage Impact guidelines) • details of any advice received from a suitably qualified and experienced professional • other relevant records e.g. plans, copies of heritage advice received and before and after photos as attachments. <p>A template record form is available as a guide.</p> <p>Unexpected issues and finds</p> <p>If during your activities/works under an exemption, you discover an issue or find significant fabric such as relics you should stop and evaluate:</p> <ul style="list-style-type: none"> • whether you can address the issue within the defined activities/works, relevant standards and conditions of the exemption. If you are not able to, you will need to seek approval, and • whether you need new/additional professional advice or expertise. <p>You should document all issues and unexpected finds, your decisions and any advice you got which informed those decisions. Include this information in your Standard Exemption Record of Use.</p> <p>Schedule of Standard Exemptions</p> <p>The Minister responsible for heritage granted standard exemptions published in the NSW Government Gazette (see page 6) on the 13th of November 2020.</p>
17. Temporary relocation of moveable heritage items	
18. Compliance with minimum standards and orders	
19. Safety and security	
20. Emergency situations and lifesaving	
Application fees	
Works application s60 Fast Track	
Works application s60	
Modification of Approval s65a	
Certification of heritage status s167	
Comment on applications	
Historical archaeology	
Maritime heritage	

Guidance

There are helpful guides for you to refer, when carrying out activities/works on a heritage item. These are listed under each exemption and the following guidelines will be useful for most activities/works:

- [The Burra Charter \(The Australia ICOMOS Charter for Places of Cultural Significance\) 2013](#)
- [Minimum Standards of Maintenance & Repair](#)
- [Standard Exemptions - Guidance](#)
- [Standard Exemptions - Frequently Asked Questions](#)
- [Standard Exemptions - fact sheet](#)
- [Significance and Significant Fabric - fact sheet](#)
- [Assessing Historical Importance \(A\)](#)
- [Assessing Historical Association \(B\)](#)
- [Assessing Significance of Historical Archaeological Sites & Relics](#)
- [Principles of conservation work on heritage places](#)
- [How to carry out works to heritage sites and buildings](#)
- [Church buildings: guidelines to their care and conservation](#)

Annexure D

Natural Areas Biodiversity and Condition report



**Flora survey and management strategies for
Remnant Werriwa Cool Temperate Grassy Woodland in the
South Eastern Highlands and South East Corner Bioregions at
the
Goulburn Historic Waterworks, Fitzroy Street, Goulburn NSW
2580**

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11th March, 2021**



Executive Summary

This document presents findings of a flora survey and management strategies for on-going protection of remnant native vegetation located within the grounds of the Goulburn Historic Waterworks Museum, Goulburn NSW 2580. The remnant vegetation on the site meets criteria for classification as Werriwa Cool Temperate Grassy Woodland in the South Eastern Highlands and South East Corner Bioregions. This ecological community is listed as a Critically Endangered Ecological Community under NSW State legislation.

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1. INTRODUCTION AND SITE CONTEXT

The Goulburn Historic Waterworks Museum is located at Marsden Weir, off Fitzroy Street, Goulburn, NSW, 2580 (See Figure 1). The site is managed by Goulburn Mulwaree Council.

The site houses the original Goulburn Waterworks Pumphouse building, the Fireman's Cottage and the Appleby Beam Engine pump. There is also a former school building, that was moved to the site from Taralga, and that is now used as a café.

The Appleby Beam engine was constructed in London, in 1883 by Appleby Brothers. Four such machines were commissioned for waterworks in NSW at this time, with others going to Albury, Bathurst and Wagga Wagga. Development of the site, with construction of the Fireman's Cottage, Pumphouse building and installation of the engine, commenced in 1883. Construction and testing was completed in 1885 and the facility was officially commissioned and fully operational in 1886.

The site continued to develop, with the construction of Marsden Weir in 1890 and later the addition of annexes to the Pumphouse, and the gradual phasing out of steam engines in favour of modern electric pumps. The site was used as Goulburn's main water supply until 1977, after which the City's water supply has been sourced further upstream from Rossi Weir.

The Appleby Beam Engine was restored to working order by Bruce McDonald in 1958. In addition to the Beam Engine, the site also features a fully restored horizontal steam engine built by Hick, Hargreaves & Co, England in 1866.

The Goulburn Historic Waterworks Museum is now a world renowned museum significant for its architectural, engineering, historical and cultural values. It is the only complete, steam powered municipal water supply left in its original location, in the Southern Hemisphere. The buildings and engine are of national significance and are now protected by a permanent conservation order. The Waterworks is listed on the State Heritage and National Trust Registers.

In addition to these key assets, the land comprising the waterworks grounds also features a stand of natural vegetation, including a small population of Bulloak (*Allocasuarina leuhmanii*) and a remnant stand of remnant Tablelands Snow Gum Grassy Woodland.

The importance of this vegetation was recognised by Rodney Falconer in 2000, in a report to Goulburn City Council.

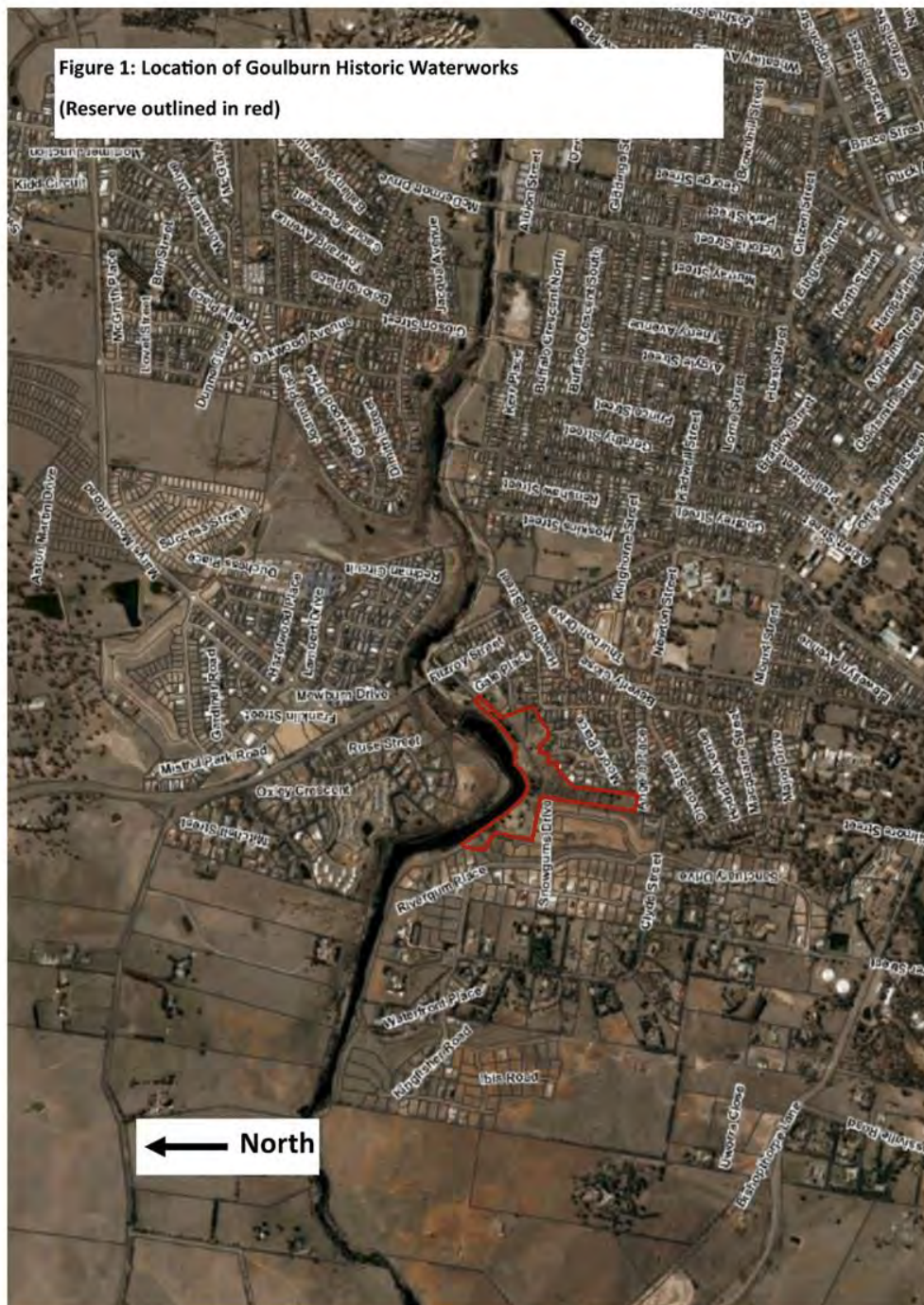
The remnant Snow Gum dominated vegetation is flagged on the SEED Map advisory layer (accessed 12/02/2021) as potentially being Monaro and Werriwa Cool Temperate Grassy Woodland ecological communities (See Figure 3, page 10). A flora survey of the area was conducted on 24/02/2021 and the survey results confirmed that it meets criteria for identification as Werriwa Cool Temperate Grassy Woodland in the South Eastern Highlands and South East Corner Bioregions.

This community is listed as a Critically Endangered Ecological Community under Schedule 2 of the NSW Biodiversity Conservation Act 2016.

In addition to being protected under NSW legislation, this remnant vegetation is worthy of protection for its significant values in terms of local biodiversity, as a refuge and habitat for a wide range of wildlife. As part of the Desktop Survey, several threatened fauna species that have a high likelihood of utilising the remnant native vegetation were identified.

These have not been surveyed in the present study, but it is recommended that further surveys are conducted to assess fauna species that may be present in the ecological community and elsewhere on the site.

This report presents details of survey methodology and results, identifies threats to the remnant native vegetation in the area, and presents ongoing management strategies and recommendations.



2. SURVEY METHODOLOGY

2.1. DESKTOP SURVEY

The following online databases were used as part of the survey methodology for this report:

- Goulburn Mulwaree Council mapping
- NSW Government SEED – The Central Resource for Sharing and Enabling Environmental Data in NSW
- Biodiversity Values Map and Threshold Tool
- NSW Government BioNet Atlas
- EPBC Protected Matters Search Tool
- NSW OEH Combined geographic and habitat search

2.2. FLORA SURVEY

The site was surveyed on Wednesday 24/02/2021 utilising two methods:

- Random meander across site and around margins of the remnant native vegetation
- Three BAM (Biodiversity Assessment Method) plots. (Each BAM plot comprising one 20 x 50 m quadrat, one 20 x 20 metre sub quadrat and five 1 x 1 metre sub quadrats). Locations of BAM Plots are shown in Figure 2.

2.3. LIMITATIONS OF THE SURVEY

The ideal time for conducting flora surveys in the Southern Tablelands is in late spring and early summer, as this is the peak time for flowering of most forbs, including a range of geophytes that are dormant at other times of year. Species such as Yam Daisy (*Microseris lanceolata*), Milkmaids (*Burchardia umbellata*), Early Nancy (*Wurmbea dioica*), Bulbine Lily (*Bulbine bulbosa*), Tiger Orchid (*Diuris sulphurea*), Leopard Orchid (*Diuris maculata*) and *Caladenia* species are undoubtedly present in the remnant native vegetation at the Goulburn Historic Waterworks, but would not be detected in a flora survey conducted in autumn. It is strongly recommended that a follow up survey of the site is conducted in November.

Figure 2: Locations of BAM plots in remnant vegetation at the Goulburn Historic Waterworks



3. RESULTS

3.1. DESKTOP SURVEY

Goulburn Mulwaree mapping showed that the land is zoned RE1 Public Recreation

SEED mapping showed that the remnant vegetation on the site is flagged on the Monaro Werriwa CEEC Advisory Layer (Figure 3).

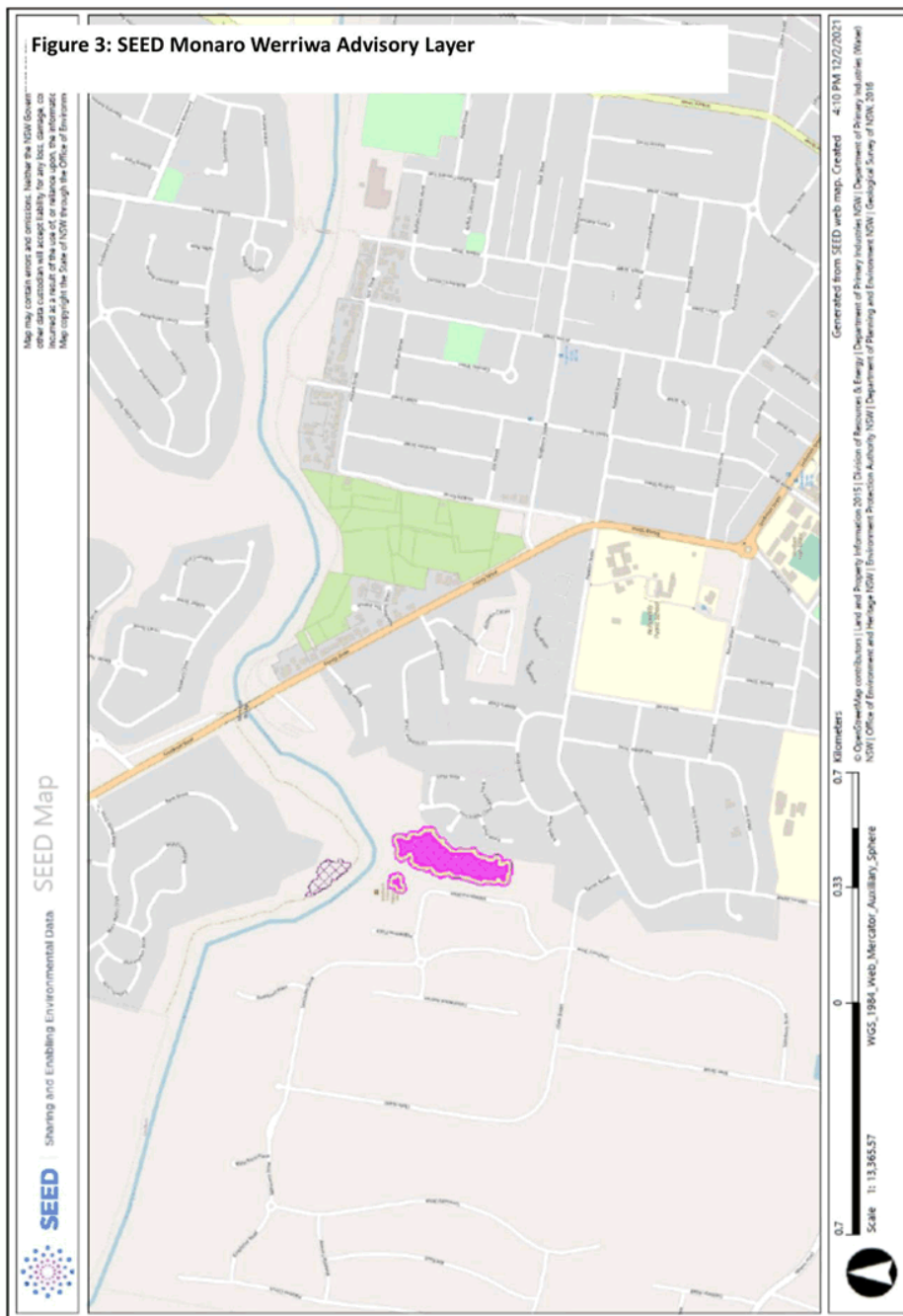
IBRA Region: SHE Monaro, Landscape code: Ggp, Landscape name: Gunday Plains

The land is not flagged on the Biodiversity Values Map

The BioNet Atlas confirmed presence of Snow Gums (*Eucalyptus pauciflora*), but no other *Eucalyptus* species have been previously recorded from the site in the Atlas

EPBC Protected Matters Search Report & NSW OEH Combined geographic and habitat search predicts presence of:

- 3 Threatened Ecological Communities (Full list provided in Appendix C)
- 73 Threatened Species (Full list provided in Appendix C)
- 12 Listed migratory Species (Full list provided in Appendix C)



3.2. FLORA SURVEY

A site inspection was held on Wednesday 24th February, 2021. During this site inspection:

- The extent of remnant vegetation was identified and mapped: See Figure 4, below.
- Plant species were identified and recorded in the remnant vegetation area and a full flora list is presented in Appendix A.
- Field data was collected using BAM Plots. See Appendix B.
-

Figure 4: Extent of remnant Werriwa Cool Temperate Grassy Woodland



The flora survey confirmed that the remnant vegetation on the site is a grassy woodland dominated by Snow Gums (with no other *Eucalyptus* species present), and that it meets criteria for identification as Werriwa Cool Temperate Grassy Woodland in the South Eastern Highlands and South East Corner Bioregions.

The steep rocky slopes located to the west of the rock outcrop, above the river bank, feature a natural stand of Bulloaks (*Allocasuarina leuhmanii*). This is a rare species in the Goulburn Mulwaree LGA, as was identified in report to Goulburn City Council by Rodney Falconer in 2000. These trees can be considered to be

regionally significant.

The slopes on the southern side of the road, leading up to the ridge, also feature abundant Bulloaks, with scattered Dogwood (*Jacksonia scoparia*) and a groundcover layer of native grasses, comprising mostly Kangaroo Grass

(*Themeda triandra*), Spear Grasses (*Austrostipa* species), Snow Grass (*Poa sieberiana*) and Wallaby Grasses (*Rytidosperma* species).

Pine (*Pinus radiata*) trees are invading this area and will eventually out-compete and shade out the native plants if not removed.

Located to the uphill from the Bulloaks, the plant community is increasingly dominated by Snow Gums (*Eucalyptus pauciflora*). There is a small patch of Snow Gums also located on the southern side of the road as it forks, with the left fork leading to the main carpark, and the right fork leading to the main waterworks building (Pumphouse Museum).

Areas dominated by a canopy of Snow Gums have a predominantly native grassy understorey, (including Kangaroo Grass (*Themeda triandra*), Wallaby Grasses (*Rytidosperma* spp.), Snow Grass (*Poa sieberiana*), Native Tussock (*Poa labillardieri*), Spear Grasses (*Austrostipa* spp.), Weeping Grass (*Microlaena stipoides*) and Purple Wire Grass (*Aristida ramosa*). Some Black Sheoak (*Allocasuarina littoralis*) have been planted also, as evidenced by chicken wire tree guards placed around them.

Forbs recorded during the survey included Common Everlasting (*Chrysocephalum apiculatum*), Ivy Leaf Goodenia (*Goodenia hederacea*), Lemon Beauty Heads (*Calocephalus citreus*), Blushing Bindweed (*Convolvulus angustissimus*) and Common Raspwort (*Gonocarpus tetragynus*).

The understorey also contains a range of scattered woody shrubs including Peach Heath (*Lissanthe strigosa*), Urn Heath (*Melichrus urceolatus*), Daphne Heath (*Brachyloma daphnoides*), Low Bush Pea (*Pultenaea subspicata*) and Hop Bitter Pea (*Daviesia latifolia*).

Based on the IBRA region (South Eastern Highlands), IBRA subregion (Monaro) and Mitchell Landscape (Gundry Plains) as identified by SEED Mapping, and the vegetation present, the parts of the site that feature Snow Gums and the associated grassy understorey, including associated grassland areas, have been identified as PCT (Plant Community Type) 1191 Snow Gum – Candle Bark woodland on broad valley flats of the tablelands and slopes, South Eastern Highlands Bioregion.

This vegetation also meets criteria for identification as the ecological community Werriwa Tablelands Cool Temperate Grassy Woodland in the South Eastern Highlands and South East Corner Bioregions.

This ecological community is listed as critically endangered under Schedule 2 of the NSW Biodiversity Conservation Act 2016. The extent of the community on the site is shown Figure 4: Extent of remnant Werriwa Tablelands Cool Temperate Grassy Woodland.

The ecological community is in moderate to good condition, although there has been some degradation since the area was surveyed by Rodney Falconer (2000), due to gradual invasion by environmental weeds such as African Boxthorn (*Lycium*

ferocissimum), Firethorn (*Pyracantha* species), Hawthorn (*Crataegus* species), Pines (*Pinus* species) and Sweet Briar (*Rosa rubiginosa*). There has also been some rubbish dumping in parts and some spray painting of graffiti on larger rocks.

The presence of a good groundcover layer, fallen logs and abundant surface rock all would suggest that the area would provide excellent habitat for a range of terrestrial fauna, especially reptiles. The total area of this ecological community on the site comprises approximately 2.5 hectares.

Further analysis of the data collected by BAM plots indicate that the vegetation as it stands has a value of 106 ecosystem biodiversity offset credits (PCT 1191). At the time the BAM calculator was accessed (9/03/2021), the offset credit obligation for this vegetation was estimated to be \$738,001.07. This figure was calculated only for ecosystem credits, and excluded threatened species that could be present on the site. If any such species were to be included, the "dollar value" of the remnant vegetation would be considerably greater.

It has to be concluded that the remnant vegetation on the site represents a significant example of a listed Critically Endangered Ecological Community in the Goulburn Mulwaree LGA and must be protected.

3.3. THREATENED SPECIES LIKELY TO BE PRESENT ON THE SITE

Following results of the current survey and analysis of predicted species (see Appendix C), the following entities are highly likely to be present and further targeted surveys are recommended for these species following OEH threatened species survey guidelines.

Table 1: Threatened species likely to be present in remnant vegetation on the site

Scientific Name	Common Name	NSW	Commonwealth
<i>Anthochaera phrygia</i>	Regent Honeyeater	E	CE
<i>Artamus cyanopterus</i>	Dusky Woodswallow	V	
<i>Callocephalon fimbriatum</i>	Gang Gang Cockatoo	V	
<i>Calyptorhynchus lathami</i>	Glossy Black Cockatoo	V	
<i>Cercatetus nanus</i>	Eastern Pygmy Possum	V	
<i>Circus assimilis</i>	Spotted Harrier	V	
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (Eastern Subspecies)	V	
<i>Cthonicola sagittata</i>	Speckled Warbler	V	
<i>Daphoenopsitta chrysoptera</i>	Varied Sitella	V	
<i>Diuris aequalis</i>	Buttercup Doubletail	E	V
<i>Dodonaea procumbens</i>	Creeping Hop Bush	V	V
<i>Falco subniger</i>	Black Falcon	V	
<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	V	
<i>Glossopsitta pusilla</i>	Little Lorikeet	V	
<i>Haliaeetus leucogaster</i>	White Bellied Sea Eagle	V	
<i>Heleioporus australiacus</i>	Giant Burrowing Frog	V	V
<i>Hieraatus morphnoides</i>	Little Eagle	V	
<i>Hirundapus caudacutus</i>	White Throated Needletail		V

<i>Lepidium hyssopifolium</i>	Aromatic Peppergrass	E	E
<i>Leucochrysum albicans tricolor</i>	Hoary Sunray		E
<i>Lophoictinia isura</i>	Square Tailed Kite	V	
<i>Melanodryas cucullata cucullata</i>	Hooded Robin (South eastern form)	V	
<i>Myotis macropus</i>	Southern Myotis	V	
<i>Neophema pulchella</i>	Turquoise Parrot	V	
<i>Ninox connivens</i>	Barking Owl	V	
<i>Ninox strenua</i>	Powerful Owl	V	
<i>Petroica boodang</i>	Scarlet Robin	V	
<i>Petroica phoenicea</i>	Flame Robin	V	
<i>Polytelis swainsonii</i>	Superb Parrot	V	V
<i>Pteropus poliocephalus</i>	Grey Headed Flying Fox	V	V
<i>Rutidosis leptorhynchoides</i>	Button Wrinklewort	E	E
<i>Stagonopleura guttata</i>	Diamond Firetail	V	
<i>Swainsona sericea</i>	Silky Swainson Pea	V	
<i>Synemon plana</i>	Golden Sun Moth	E	CE

4. THREATS TO THE CRITICALLY ENDANGERED BIODIVERSITY THE SITE

Threats to the critically the remnant Werriwa Tablelands Cool Temperate Grassy Woodland in the South Eastern Highlands and South East Corner Bioregions, evident at Goulburn Historic Waterworks may include:

- Invasion by, and competition from, weed species
- Inappropriate application or use of herbicides that may harm non-target native plant species
- Ringbarking and other damage by herbivores such as rabbits, hares and possibly domestic stock such as sheep, cattle, horses if on site
- Unauthorised removal, lopping, or clearing of trees and other vegetation
- Removal of dead timber for firewood (identified as a key threatening process under Schedule 4 of the NSW Biodiversity Conservation Act 2016)
- Bushrock removal (identified as a key threatening process under Schedule 4 of the NSW Biodiversity Conservation Act 2016)
- Arson or accidental fire
- Rubbish dumping & littering (glass bottles, cans, plastic bags etc)
- Graffiti – spray painting of rocks and trees
- Domestic and/or feral cats and dogs predated on native fauna
- Unauthorised removal or harm of native fauna
- Damage by vehicles such as trail bikes, motor bikes and cars

5. MANAGEMENT STRATEGIES

Table 2 (next page) lists recommended management strategies for the remnant Werriwa Cool Temperate Grassy Woodland located at Goulburn Historic Waterworks.

Table 2: SCHEDULE OF LAND MANAGEMENT STRATEGIES FOR PROTECTION OF REMNANT NATIVE VEGETATION

Management Issue	Objectives & Performance Targets	Means of Achievement	Manner of Assessment
Weeds	Removal of invasive weeds Prevention of weed incursion	Implement best practice weed management and control techniques	Monitoring of weed control program outcomes Complaints about weeds
Use of herbicides	Avoid harm to non-target species	Implement appropriate herbicide application methods in line with product label directions	Monitoring of weed control program outcomes
Herbivore damage by feral species	Minimise herbivore damage to native vegetation by feral herbivore species	Implement best practice pest animal management and control techniques to remove or cull feral pest herbivores such as rabbits & hares Exclusion of domestic stock such as horses, goats, sheep & cattle	Monitoring of pest animals Complaints about feral animals
Unauthorised clearing of trees & other vegetation	No unauthorised clearing or removal of native vegetation	Implement best practice weed management and control techniques Pedestrian access only to remnant areas (no vehicles) Public education and awareness – website and signage	Site monitoring and review Complaints about tree or other vegetation removal
Firewood collection	No removal of any standing or fallen dead timber	Collection of firewood prohibited Pedestrian access only to remnant areas (no vehicles)	Site monitoring and review Complaints about unauthorised access and firewood collection

		Public education and awareness – website and signage	
Bushrock removal	No removal of rocks from site	Collection/removal of rocks from site prohibited Pedestrian access only to remnant areas (no vehicles) Public education and awareness – website and signage	Site monitoring and review Complaints about unauthorised access and rock removal
Arson or accidental fire	No fires within protected remnant area	No fires (including campfires, barbecues etc) permitted within protected area No access permitted during periods of fire ban Pedestrian access only to remnant areas (no vehicles) Public education and awareness – website and signage	Ongoing monitoring and reporting of any fire related incidents
Rubbish dumping/littering	No rubbish dumping/littering	Pedestrian access only to remnant areas (no vehicles) Public education and awareness – website and signage Participate in annual Clean Up Australia Day event	Site monitoring and review Complaints about rubbish dumping/littering
Graffiti & vandalism	No graffiti or other vandalism	Pedestrian access only to remnant areas (no vehicles) Public education and awareness – website and signage	Site monitoring and review Complaints about graffiti and/or vandalism
Feral fauna predators	Protection of native fauna from feral predators	Implement best practice pest animal management and control techniques to	Monitoring of pest animals Complaints about feral animals

		remove or cull feral pest predators such as cats, foxes, dogs	
Domestic cats and dogs	Protection of native fauna from domestic cats and dogs	No cats or dogs permitted in protected remnant areas Domestic cats and dogs must be restrained at all times within Goulburn Historic Waterworks Museum grounds Public education and awareness – website and signage	Complaints about cats and dogs
Unauthorised removal or harm of native fauna	Protection of native fauna from collection/removal or harm	Removal or harm of all native fauna on site prohibited Public education and awareness – website and signage	Complaints or reports about unauthorised removal or harm of native fauna
Trail bikes, motor bikes and other vehicles	Protection of flora and fauna from damage/harm from trail bikes, motor bikes and other vehicles	Pedestrian access only to remnant areas (no vehicles) Trail bikes, motor bikes, other vehicles prohibited from accessing protected remnant areas except for emergency access	Complaints or reports about unauthorised access

6. CONCLUSION & RECOMMENDATIONS

A desktop biodiversity assessment and field flora survey has confirmed that remnant native vegetation located at the Goulburn Historic Waterworks meets criteria for identification as the critically endangered ecological community Werriwa Tablelands Cool Temperate Grassy Woodland in the South Eastern Highlands and South East Corner Bioregions.

This vegetation covers an area of approximately 2.5 hectares and has high biodiversity value. This report presents land management strategies for protection of the remnant native vegetation.

It is recommended that these strategies be adopted and implemented as part of the Plan of Management being developed for the Goulburn Historic Waterworks Reserve.

It is recognised that the survey was not conducted at an optimum time of year for many grassy woodland understorey species, and further flora surveys are recommended.

The current survey has focussed almost entirely on the flora component of the ecological community on the site and it is recommended that formal fauna surveys be conducted to determine what fauna species may be present, both within the remnant native vegetation and in other areas of the Goulburn Historic Waterworks Reserve, and to develop management strategies for their conservation.

Desktop analysis of available databases has generated a list of threatened flora and fauna species that are likely to be present in the remnant native vegetation on the site.

It is recommended that targeted formal flora and fauna surveys be conducted for these threatened species, utilising NSW Government OEH best practice survey guidelines.

A further recommendation is that consideration be given to planting of Snow Gum trees propagated from seed collected on site, in other areas of the reserve, to further enhance the extent of the tree canopy available for arboreal fauna species.

7. REFERENCES/SOURCES OF INFORMATION

Falconer, R. (2000). *Goulburn City Report of Natural Vegetation Area: No. 4 Snow Gum Ridge*

NSW Department of Planning, Industry and Environment. (Accessed 2/03/2021). *Werriwa Tablelands Cool Temperate Grassy Woodland in the South Eastern Highlands and South East Corner Bioregions – profile sheet*
www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=20347

Goulburn Mulwaree Council mapping

<http://gbn-apps64-6:8010/connect/analyst/mobile/#/main?mapcfg=1%20-%20Land%20and%20Property>

SEED Mapping

geo.seed.nsw.gov.au/Public_Viewor/index.html?viewer=Public_Viewor&locale=en-AU

BioNet Vegetation Classification

www.environment.nsw.gov.au/NSWVCA20PRapp/DataEntry/PlantCommunity.aspx?M=E&PID=1191

BioNet Atlas

www.environment.nsw.gov.au/atlaspublicapp/UI_Modules/ATLAS_/AtlasSearch.aspx

Biodiversity Values Map and Threshold Tool

www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap

BAM Calculator

www.lmbc.nsw.gov.au/bamcalc

EPBC Protected Matters Search Tool

www.environment.gov.au/epbc/protected-matters-search-tool

NSW Government OEH Combined geographic and habitat search

www.environment.nsw.gov.au/ThreatenedSpeciesApp/GeoHabitatsearch.aspx

APPENDIX A: FLORA RECORDED ON SITE

Appendix A: Flora recorded at Goulburn Historic Waterworks 24/02/2021 in Snow Gum Grassy Woodland Community		
Scientific Name	Common Name	Native/Exotic
<i>Acacia baileyana</i>	Cootamundra Wattle	N
<i>Acacia cultriformis</i>	Knife Leaf Wattle	N
<i>Acacia dealbata</i>	Silver Wattle	N
<i>Acacia decurrens</i>	Early Black Wattle	N
<i>Acacia melanoxylon</i>	Blackwood Wattle	N
<i>Aira</i> sp.	Hairgrass	E
<i>Allocasuarina leuhmanii</i>	Bulloak	N
<i>Allocasuarina littoralis</i>	Black Sheoak	N
<i>Anthosacne scabra</i>	Tall Wheatgrass	N
<i>Aristida ramosa</i>	Purple Wire Grass	N
<i>Austrostipa bigeniculata</i>	Tall Spear Grass	N
<i>Austrostipa densiflora</i>	Brushtail Spear Grass	N
<i>Austrostipa scabra scabra</i>	Corkscrew Grass	N
<i>Bothriochloa macra</i>	Red Stem Grass	N
<i>Bossiaea buxifolia</i>	Matted Bossiaea	N
<i>Brachychiton populneus</i>	Kurrajong	N
<i>Brachyloma daphnoides</i>	Daphne Heath	N
<i>Bursaria spinosa</i>	Blackthorn	N
<i>Calocephalus citreus</i>	Lemon Beauty Heads	N
<i>Cassinia aculeata</i>	Dolly Bush	N
<i>Cassinia arcuata</i>	Sifton Bush	N
<i>Cheilanthes sieberi</i>	Rock Fern	N
<i>Chloris truncata</i>	Windmill Grass	N
<i>Chrysocephalum apiculatum</i>	Common Everlasting	N
<i>Convolvus angustissimus</i>	Blushing Bindweed	N
<i>Conyza</i> sp.	Fleabane	E
<i>Cotoneaster</i> sp.	Cotoneaster	E
<i>Crassula sieberiana</i>	Austral Stonecrop	N
<i>Crataegus</i> sp.	Hawthorn	E

<i>Cryptandra amara</i>	Bitter Cryptandra	N
<i>Cymbopogon refractus</i>	Barbed Wire Grass	N
<i>Daviesia latifolia</i>	Hop Bitter Pea	N
<i>Daviesia mimosoides</i>	Narrow Leaved Bitter Pea	N
<i>Dianella revoluta</i>	Black Anther Flax Lily	N
<i>Dysphania pumilio</i>	Small Crumbweed	N
<i>Echium plantagineum</i>	Paterson's Curse	E
<i>Ehrharta erecta</i>	Panic Veldtgrass	E
<i>Einadia hastata</i>	Saloop	N
<i>Einadia nutans</i>	Climbing Saltbush	N
<i>Eleusine tristachya</i>	Goose Grass	E
<i>Eragrostis curvula</i>	African Love Grass	E
<i>Eucalyptus pauciflora</i>	Snow Gum	N
<i>Glycine clandestina</i>	Twining Glycine	N
<i>Gonocarpus tetragynus</i>	Common Raspwort	N
<i>Goodenia hederacea</i>	Ivy Leaved Goodenia	N
<i>Hibbertia obtusifolia</i>	Grey Guinea Flower	N
<i>Hirschfieldia incana</i>	Buchan Weed	E
<i>Hypericum perforatum</i>	St John's Wort	E
<i>Hypochoeris radicata</i>	Flatweed	E
<i>Hydrocotyle laxiflora</i>	Stinking Pennywort	N
<i>Jacksonia scoparia</i>	Dogwood	N
<i>Lavandula stoechas</i>	Italian Lavender	E
<i>Leucopogon muticus</i>	Variable Beard Heath	N
<i>Ligustrum sinense</i>	Small Leaved Privet	E
<i>Lissanthe strigosa</i>	Peach Heath	N
<i>Lobularia maritima</i>	Alyssum	E
<i>Lomandra filiformis</i>	Wattle Mat Rush	N
<i>Lomandra longifolia</i>	Spiney Headed Mat Rush	N
<i>Lomandra multiflora</i>	Many Flowered Mat Rush	N
<i>Lycium ferocissimum</i>	African Boxthorn	E
<i>Melichrus urceolatus</i>	Urn Heath	N
<i>Microlaena stipoides</i>	Weeping Grass	N
<i>Nasella neesiana</i>	Chilean Needle Grass	E

<i>Nassella trichotoma</i>	Serrated Tussock	E
<i>Osteospermum</i> sp.	African Daisy	E
<i>Oxalis perennans</i>	Grassland Woodsorrel	N
<i>Panicum effusum</i>	Hairy Panic	N
<i>Paspalum dilatatum</i>	Paspalum	E
<i>Petrorhagia nanteuilii</i>	Proliferous Pink	E
<i>Pinus radiata</i>	Radiata Pine	E
<i>Plantago lanceolata</i>	Ribwort	E
<i>Poa labillardieri</i>	Native Tussock	N
<i>Poa sieberiana</i>	Snow Grass	N
<i>Pultenaea subspicata</i>	Spreading Bush Pea	N
<i>Pyracantha angustifolia</i>	Firethorn	E
<i>Rhamnus alaternus</i>	Italian Buckthorn	E
<i>Rosa rubiginosa</i>	Sweet Briar	E
<i>Rubus</i> sp. (<i>Rubus fruticosus</i> agg.)	Blackberry	E
<i>Rumex acetosella</i>	Sheep Sorrel	E
<i>Rytidosperma</i> spp.	Wallaby Grasses	N
<i>Senecia quadridentatus</i>	Cotton Fireweed	N
<i>Setaria</i> sp.	Pigeon Grass	E
<i>Solanum nigrum</i>	Blackberry Nightshade	E
<i>Sonchus oleraceus</i>	Sowthistle	E
<i>Stylidium graminifolium</i>	Grass Trigger Plant	N
<i>Themeda triandra</i> (<i>Themeda australis</i>)	Kangaroo Grass	N
<i>Tricoryne elatior</i>	Golden Weather Grass	N
<i>Verbascum thapsus</i>	Aaron's Rod	E
<i>Wahlenbergia communis</i>	Tufted Bluebell	N

APPENDIX B: BAM FIELD DATA SHEETS

BAM Site Field Survey Form	Date: 24/02/2021	Site Sheet No. 1
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Survey Name	Zone ID	Recorders
Goulburn Historic Waterworks		Brian Faulkner

Plot Location		Plot ID:
Latitude	Longitude	Plot Midline Bearing from 0 m
-34.740414674	149.7025955313	8 degrees

IBRA REGION	South Eastern Highlands
IBRA SUBREGION	Monaro
MITCHELL LANDSCAPE	Gundry Plains
VEGETATION CLASS	Grassy Woodland Confidence H M L
PLANT COMMUNITY TYPE	Best match appears to be 1191 Snow Gum – Candlebark Woodland on broad valley flats of the tablelands and slopes, South Eastern Highlands Bioregion Confidence H M L

BAM Attribute (1000 m² plot)		
DBH	Stem Count	Stems with hollows
80 + cm		
50 – 79 cm		
30 – 49 cm	3	
20 – 29 cm	5	
10 – 19 cm	4	
5 – 9 cm	1	
< 5 cm		

Length of logs (m). (> or = to 10 cm diameter, > 50 cm in length	26
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BAM Attribute (400 m² plot)		Sum Values
Count of Native Richness	Trees	1
	Shrubs	2
	Grasses etc	8
	Forbs	6
	Ferns	1
	Other	
Sum of Cover of native vascular plants by growth form group	Trees	15
	Shrubs	7
	Grasses etc	61.1
	Forbs	46.2
	Ferns	15
	Other	
High Threat Weed cover		3.1

BAM Attribute Five x (1 x 1 m) plots																			
Litter %					Bare Ground %					Cryptogram %					Rock %				
70	5	80	5	80	5	60	10	70	0	0	30	0	15	0	0	10	0	25	0
Mean score: 48					Mean score: 29					Mean score: 15					Mean score: 7				

400 m ² Plot				
GF Code	Species Name	N, E or HTE	Cover	Abundance
Tree	<i>Allocasuarina leuhmanii</i>	N		
Grass	<i>Anthosacne scabra</i>	N	1	100
Grass	<i>Aristida ramosa</i>	N		
Grass	<i>Austrostipa bigeniculata</i>	N	5	25
Grass	<i>Austrostipa densiflora</i>	N	30	1500
Grass	<i>Austrostipa scabra scabra</i>	N		
Shrub	<i>Bossiaea prostrata</i>	N		
Shrub	<i>Brachyloma daphnoides</i>	N		
Shrub	<i>Bursaria spinosa</i>	N		
Forb	<i>Calocephalus citreus</i>	N		
Shrub	<i>Cassinia aculeata</i>	N	5	9
Shrub	<i>Cassinia arcuata</i>	N		
Fern	<i>Cheilanthes sieberi</i>	N	15	200
Grass	<i>Chloris truncata</i>	N		
Forb	<i>Chrysocephalum apiculatum</i>	N	1	3
Forb	<i>Convolvus angustissimus</i>	N		
	<i>Conyza sp.</i>	E	0.1	10
Forb	<i>Crassula sieberiana</i>	N	10	500
Shrub	<i>Daviesia latifolia</i>	N		
Grass	<i>Dianella revoluta</i>	N		
Forb	<i>Dysphania pumilio</i>	N	5	500
	<i>Ehrharta erecta</i>	E	2	100
Forb	<i>Einadia nutans</i>	N	0.1	10
	<i>Eragrostis curvula</i>	HTE	1	50
Tree	<i>Eucalyptus pauciflora</i>	N	15	4
Forb	<i>Goodenia hederacea</i>	N		
Other	<i>Hardenbergia violacea</i>	N		
Shrub	<i>Hibbertia obtusifolia</i>	N		
	<i>Hirschfieldia incana</i>	E	0.1	10
	<i>Hypochoeris radicata</i>	E	1	100
Shrub	<i>Jacksonia scoparia</i>	N		

Shrub	Leucopogon muticus	N		
Shrub	Lissanthe strigosa	N	2	9
Grass	Lomandra filiformis	N	10	500
Grass	Lomandra longifolia	N		
Grass	Lomandra multiflora	N	0.1	1
Shrub	Melichrus urceolatus	N		
Grass	Microlaena stipoides	N	1	100
	Nassella neesiana	HTE		
	Nassella trichotoma	HTE	0.1	1
Forb	Oxalis perennans	N	30	1000
Grass	Panicum effusum	N	5	500
	Paspalum dilatatum	E	5	100
	Petrorhagia nanteuilii	E	5	500
	Pinus radiata	HTE		
	Plantago lanceolata	E	20	1000
Grass	Poa labillardieri	N		
Grass	Poa sieberiana	N		
Shrub	Pultenaea subspicata	N		
	Rhamnus alaternus	E		
	Rubus sp.	HTE		
	Rumex acetosella	HTE	2	100
Grass	Rytidosperma spp.	N	10	1000
Forb	Senecio quadridentatus	N	0.1	10
	Setaria sp.	E	1	100
	Sonchus oleraceus	E	0.1	10
Forb	Stylidium graminifolium	N		
Grass	Themeda australis	N		
Grass	Tricoryne elatior	N		
Forb	Wahlenbergia communis	N		
Cover: 0.1, 0.2, 0.3, ..., 1, 2, 3, ..., 10, 15, 20, 25, ... 100% (foliage cover)				
Abundance: 1, 2, 3, ..., 10, 20, 30, ... 100, 200, 1000, ...				

BAM Site Field Survey Form	Date: 24/02/2021	Site Sheet No. 2
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Survey Name	Zone ID	Recorders
Goulburn Historic Waterworks		Brian Faulkner

Plot Location		Plot ID:
Latitude	Longitude	Plot Midline Bearing from 0 m
-34.739367727	149.703003008	20 degrees

IBRA REGION	South Eastern Highlands
IBRA SUBREGION	Monaro
MITCHELL LANDSCAPE	Gundry Plains
VEGETATION CLASS	Grassy Woodland Confidence H M L
PLANT COMMUNITY TYPE	Best match appears to be 1191 Snow Gum – Candlebark Woodland on broad valley flats of the tablelands and slopes, South Eastern Highlands Bioregion Confidence H M L

BAM Attribute (1000 m² plot)		
DBH	Stem Count	Stems with hollows
80 + cm		
50 – 79 cm		
30 – 49 cm	5	
20 – 29 cm	10	
10 – 19 cm	25	
5 – 9 cm	16	
< 5 cm	6	
Length of logs (m). (> or = to 10 cm diameter, > 50 cm in length)		64

BAM Attribute (400 m² plot)	Sum Values
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Count of Native Richness	Trees	4
	Shrubs	8
	Grasses etc	10
	Forbs	8
	Ferns	1
	Other	
Sum of Cover of native vascular plants by growth form group		
	Trees	31.2
	Shrubs	26.4
	Grasses etc	41.8
	Forbs	38.3
	Ferns	0.1
	Other	
High Threat Weed cover		0

BAM Attribute Five x (1 x 1 m) plots																			
Litter %					Bare Ground %					Cryptogram %					Rock %				
90	80	40	50	25	5	5	40	10	30	0	0	20	5	5	0	0	30	20	40
Mean score: 57					Mean score: 18					Mean score: 6					Mean score: 18				

400 m ² Plot				
GF Code	Species Name	N, E or THE	Cover	Abundance
Tree	<i>Acacia baileyana</i>	N	0.1	1
Shrub	<i>Acacia cultriformis</i>	N	0.1	1
Tree	<i>Allocasuarina leuhmanii</i>	N	1	2
Grass	<i>Anthosacne scabra</i>	N		
Grass	<i>Aristida ramosa</i>	N		
Grass	<i>Austrostipa bigeniculata</i>	N	5	500
Grass	<i>Austrostipa densiflora</i>	N		
Grass	<i>Austrostipa scabra scabra</i>	N		
Shrub	<i>Bossiaea buxifolia</i>	N	10	500
Shrub	<i>Bossiaea prostrata</i>	N		
Tree	<i>Brachychiton populneus</i>	N	0.1	1
Shrub	<i>Brachyloma daphnoides</i>	N	1	50
Shrub	<i>Bursaria spinosa</i>	N		
Forb	<i>Calocephalus citreus</i>	N		
Shrub	<i>Cassinia aculeata</i>	N		
Shrub	<i>Cassinia arcuata</i>	N	10	50
Fern	<i>Cheilanthes sieberi</i>	N	0.1	10
Grass	<i>Chloris truncata</i>	N		
Forb	<i>Chrysocephalum apiculatum</i>	N	0.1	1
Forb	<i>Convolvus angustissimus</i>	N		
	<i>Conyza sp.</i>	E		
Forb	<i>Crassula sieberiana</i>	N	1	10
Shrub	<i>Daviesia latifolia</i>	N		
Grass	<i>Dianella revoluta</i>	N	5	500
Forb	<i>Dysphania pumilio</i>	N		
	<i>Ehrharta erecta</i>	E		
Forb	<i>Einadia hastata</i>	N	1	10
Forb	<i>Einadia nutans</i>	N		
	<i>Eragrostis curvula</i>	THE		
Tree	<i>Eucalyptus pauciflora</i>	N	30	27
Forb	<i>Glycine clandestina</i>	N	0.1	10

Forb	Gonocarpus tetragynus	N	0.1	10
Forb	Goodenia hederacea	N	1	50
Other	Hardenbergia violacea	N		
Shrub	Hibbertia obtusifolia	N		
	Hirschfieldia incana	E		
	Hypochoeris radicata	E	1	100
Shrub	Jacksonia scoparia	N	0.1	1
Shrub	Leucopogon muticus	N	0.1	1
Shrub	Lissanthe strigosa	N	5	200
Grass	Lomandra filiformis	N	1	100
Grass	Lomandra longifolia	N	0.1	3
Grass	Lomandra multiflora	N	0.1	5
	Melichrus urceolatus	N	0.1	10
Grass	Microlaena stipoides	N	0.5	100
	Nassella neesiana	THE		
	Nassella trichotoma	THE		
Forb	Oxalis perennans	N	30	1000
Grass	Panicum effusum	N		
	Paspalum dilatatum	E		
	Petrorhagia nanteuilii	E	5	500
	Pinus radiata	THE		
	Plantago lanceolata	E		
Grass	Poa labillardieri	N		
Grass	Poa sieberiana	N	10	1000
Shrub	Pultenaea subspicata	N		
	Rhamnus alaternus	E		
	Rubus sp.	THE		
	Rumex acetosella	THE		
Grass	Rytidosperma spp.	N	10	1000
Forb	Senecio quadridentatus	N		
	Setaria sp.	E		
	Solanum nigrum	E	0.1	10
	Sonchus oleraceus	E		
Forb	Stylidium graminifolium	N		

Grass	Themeda australis	N	20	2000
Grass	Tricoryne elatior	N	0.1	1
Forb	Wahlenbergia communis	N	5	500
Cover: 0.1, 0.2, 0.3, ..., 1, 2, 3, ..., 10, 15, 20, 25, ... 100% (foliage cover) Abundance: 1, 2, 3, ..., 10, 20, 30, ... 100, 200, 1000, ...				

BAM Site Field Survey Form	Date: 24/02/2021	Site Sheet No. 3
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Survey Name	Zone ID	Recorders
Goulburn Historic Waterworks		Brian Faulkner

Plot Location		Plot ID:
Latitude	Longitude	Plot Midline Bearing from 0 m
-34.738221581	149.702383418	102 degrees

IBRA REGION	South Eastern Highlands
IBRA SUBREGION	Monaro
MITCHELL LANDSCAPE	Gundry Plains
VEGETATION CLASS	Grassy Woodland Confidence H M L
PLANT COMMUNITY TYPE	Best match appears to be 1191 Snow Gum – Candlebark Woodland on broad valley flats of the tablelands and slopes, South Eastern Highlands Bioregion Confidence H M L

BAM Attribute (1000 m² plot)		
DBH	Stem Count	Stems with hollows
80 + cm		
50 – 79 cm		
30 – 49 cm	5	1
20 – 29 cm	4	
10 – 19 cm	17	
5 – 9 cm	6	
< 5 cm	5	
Length of logs (m). (> or = to 10 cm diameter, > 50 cm in length		38

BAM Attribute (400 m² plot)		Sum Values
Count of Native Richness	Trees	3
	Shrubs	8
	Grasses etc	11
	Forbs	7
	Ferns	1
	Other	
Sum of Cover of native vascular plants by growth form group	Trees	30.2
	Shrubs	23.2
	Grasses etc	78.1
	Forbs	4.7
	Ferns	0.1
	Other	
High Threat Weed cover		1.2

BAM Attribute Five x (1 x 1 m) plots																			
Litter %					Bare Ground %					Cryptogram %				Rock %					
40	20	30	25	25	40	70	30	30	25	5	2	5	1	1	0	40	10	5	10
Mean score: 28					Mean score: 39					Mean score: 2.8				Mean score: 13					

400 m ² Plot				
GF Code	Species Name	N, E or HTE	Cover	Abundance
Tree	<i>Acacia baileyana</i>	N		
Shrub	<i>Acacia cultriformis</i>	N		
Tree	<i>Acacia dealbata</i>	N	0.1	1
Tree	<i>Acacia decurrens</i>	N	0.1	1
Tree	<i>Allocasuarina leuhmanii</i>	N		
Grass	<i>Anthosacne scabra</i>	N		
Grass	<i>Aristida ramosa</i>	N	5	500
Grass	<i>Austrostipa bigeniculata</i>	N	10	1000
Grass	<i>Austrostipa densiflora</i>	N	5	500
Grass	<i>Austrostipa scabra scabra</i>	N	5	500
Shrub	<i>Bossiaea buxifolia</i>	N	5	100
Shrub	<i>Bossiaea prostrata</i>	N		
Tree	<i>Brachychiton populneus</i>	N		
Shrub	<i>Brachyloma daphnoides</i>	N	1	10
Shrub	<i>Bursaria spinosa</i>	N	0.1	1
Forb	<i>Calocephalus citreus</i>	N		
Shrub	<i>Cassinia aculeata</i>	N		
Shrub	<i>Cassinia arcuata</i>	N	2	3
Fern	<i>Cheilanthes sieberi</i>	N	0.1	10
Grass	<i>Chloris truncata</i>	N	0.1	10
Forb	<i>Chrysocephalum apiculatum</i>	N	0.5	50
Forb	<i>Convolvus angustissimus</i>	N	0.1	10
	<i>Conyza sp.</i>	E	0.1	10
	<i>Cotoneaster sp.</i>	E	0.1	1
Forb	<i>Crassula sieberiana</i>	N	0.1	10
Shrub	<i>Cryptandra amara</i>	N	5	50
Shrub	<i>Daviesia latifolia</i>	N	5	50
Shrub	<i>Dianella revoluta</i>	N	5	100
Forb	<i>Dysphania pumilio</i>	N		
	<i>Ehrharta erecta</i>	E		
Forb	<i>Einadia hastata</i>	N		

Forb	Einadia nutans	N		
	Eragrostis curvula	HTE	1	100
Tree	Eucalyptus pauciflora	N	30	26
Forb	Glycine clandestina	N	1	100
Forb	Gonocarpus tetragynus	N	1	100
Forb	Goodenia hederacea	N	0.1	10
Other	Hardenbergia violacea	N		
Shrub	Hibbertia obtusifolia	N		
	Hirschfieldia incana	E	1	50
	Hypochoeris radicata	E	1	100
Shrub	Jacksonia scoparia	N		
	Lavandula stoechas	E	0.1	1
Shrub	Leucopogon muticus	N		
Shrub	Lissanthe strigosa	N		
	Lobularia maritima	E	0.1	10
Grass	Lomandra filiformis	N	1	100
Grass	Lomandra longifolia	N		
Grass	Lomandra multiflora	N		
Shrub	Melichrus urceolatus	N	0.1	10
Grass	Microlaena stipoides	N	1	100
	Nassella neesiana	HTE	0.1	10
	Nassella trichotoma	HTE	0.1	10
	Osteospermum sp	E	0.1	1
Forb	Oxalis perennans	N	1	100
Grass	Panicum effusum	N	1	100
	Paspalum dilatatum	E		
	Petrorhagia nanteuilii	E	1	500
	Pinus radiata	HTE		
	Plantago lanceolata	E	1	100
Grass	Poa labillardieri	N		
Grass	Poa sieberiana	N	5	500
Shrub	Pultenaea subspicata	N		
	Rhamnus alaternus	E	0.1	1
	Rubus sp.	HTE		

	Rumex acetosella	HTE		
Grass	Rytidosperma spp.	N	5	500
Forb	Senecio quadridentatus	N		
	Setaria sp.	E		
	Solanum nigrum	E		
	Sonchus oleraceus	E		
Forb	Stylidium graminifolium	N		
Grass	Themeda australis	N	40	1000
Grass	Tricoryne elatior	N		
Forb	Wahlenbergia communis	N	1	100
Cover: 0.1, 0.2, 0.3, ..., 1, 2, 3, ..., 10, 15, 20, 25, ... 100% (foliage cover) Abundance: 1, 2, 3, ..., 10, 20, 30, ... 100, 200, 1000, ...				

APPENDIX C: THREATENED SPECIES PREDICTED TO BE PRESENT

THREATENED ECOLOGICAL COMMUNITIES PREDICTED TO BE PRESENT AT GOULBURN HISTORIC WATERWORKS			
Ecological Community Name	NSW	C/wealth	Comment
Monaro Tableland Cool Temperate Grassy Woodland in the South Eastern Highlands Bioregion	CE		Very similar to Werriwa Tableland Cool Temperate Grassy Woodland in the South Eastern Highlands Bioregion
Natural Temperate Grassland of the South Eastern Highlands		CE	Very similar to Werriwa Tableland Cool Temperate Grassy Woodland in the South Eastern Highlands Bioregion and may intergrade with this community
Tableland Basalt Forest in the Sydney Basin and Eastern Highlands Bioregion	E		Confirmed absent by survey.
Tablelands Snow Gum, Black Sallee, Candlebark and Ribbon Gum Grassy Woodland in the South Eastern Highlands, Sydney Basin, South East Corner and NSW South Western Slopes Bioregions	Confirmed present. Now replaced by Monaro and Werriwa Tablelands Cool Grassy Woodlands listings.		
Werriwa Tablelands Cool Temperate Grassy Woodland in the South Eastern Highlands and South East Corner Bioregions	CE		Confirmed present. Open grassy woodland dominated by Snow Gum <i>Eucalyptus pauciflora</i> , with a ground cover layer typically dominated by grasses such as Kangaroo Grass <i>Themeda triandra</i> and Snow Grass <i>Poa sieberiana</i> , plus forbs. Very similar to Monaro Tableland Gr This CEEC replaces the northern distribution of the formerly listed 'Tableland Snow Gum, Black Sallee, Candlebark and Ribbon Gum Grassy Woodland in the South Eastern Highlands, Sydney Basin, South East Corner and NSW South Western Slopes

			Bioregion' Endangered Ecological Community, noting changes in the species assemblage.assy Woodland (above).
White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions	CE	CE	Confirmed absent. It is an open woodland community (sometimes occurring as a forest formation), in which the most obvious species are one or more of the following: White Box <i>Eucalyptus albens</i> , Yellow Box <i>E. melliodora</i> and Blakely's Red Gum <i>E. blakelyi</i> .

THREATENED FLORA SPECIES PREDICTED TO BE PRESENT IN REMNANT VEGETATION AT THE GOULBURN HISTORIC WATERWORKS				
Scientific Name Common Name	NSW	C/wealth	Suitable habitat present?	Likelihood of occurrence
<i>Caladenia tessellata</i> Thick Lip Spider Orchid	E	V	Yes	Possible as it favours grassy woodlands, but unlikely as it is extremely rare.
<i>Calotis glandulosa</i> Mauve Burr-Daisy	V	V	Yes	Possible, but low likelihood as it has not been previously recorded in the GMC LGA.
<i>Dillwynia glaucula</i> Michelago Parrot Pea	E		Yes	Possible as it has been recorded in roadside reserves in the Windellama area.
<i>Diuris aequalis</i> Buttercup Doubletail	E	V	Yes	Possible as suitable habitat is present and it is known from the GMC LGA. Further surveys at optimum time recommended.

<i>Dodonaea procumbens</i> Creeping Hop Bush	V	V	Yes	Very likely as it favours grassland habitats and is known from the area. Further surveys recommended.
<i>Eucalyptus aggregata</i> Black Gum	V	V	No	Habitat not suitable and absence confirmed absent by survey.
<i>Eucalyptus pulverulenta</i> Silver-Leaved Gum	V	V	Yes	Possible as suitable habitat is present. However there are no known records of this species in the GMC LGA, so it is unlikely to be encountered. Confirmed absent by survey.
<i>Lepidium hyssopifolium</i> Aromatic Peppergrass	E	E	Yes	Possible. Occurs in grassy woodland and known from the Southern Tablelands and ACT. Thrives in disturbed sites.
<i>Leucochrysum albicans</i> variety <i>tricolor</i> Hoary Sunray		E	Yes	Extremely likely. Widespread in GMC LGA and thrives in disturbed roadside verges. Further surveys recommended.
<i>Pomaderris pallida</i> Pale Pomaderris	V	V	Yes	Possible but very unlikely. Only one record in the GMC LGA, for a site on the Shoalhaven River and nowhere near any roads.
<i>Prasophyllum petilum</i> Tarengo Leek Orchid	E	E	Yes	Possible but unlikely as there are no records from GMC LGA. Nearest known population is at Queanbeyan.
<i>Rutidosis leptorhynchoides</i> Button Wrinklewort	E	E	Yes	Likely. A grassland species that has been recorded an adjoining lot. Further surveys recommended.
<i>Swainsona recta</i> Small Purple Pea	E	E	Yes	Possible but unlikely. No local records, but has been recorded from Queanbeyan and the ACT.
<i>Swainsona sericea</i> Silky Swainson Pea	V		Yes	Likely. Preferred habitat includes Box Gum Woodland in the Southern Tablelands and it has previously been recorded in

				GMC LGA and suitable habitat is present. Further surveys at optimum time of year recommended.
<i>Thesium australe</i> Austral Toadflax	V	V	Yes	Possible but unlikely as it has not previously been recorded in the GMC LGA.
<i>Zieria citriodora</i> Lemon Zieria	E	V	Yes	Possible but unlikely as it has only previously recorded at Numeralla and Cooma.

THREATENED FAUNA SPECIES PREDICTED TO BE PRESENT IN REMNANT VEGETATION AT THE GOULBURN HISTORIC WATERWORKS				
Scientific Name Common Name	NSW	C/wealth	Suitable habitat present?	Likelihood of occurrence
FROGS				
<i>Heleioporus australiacus</i> Giant Burrowing Frog	V	V	Non-breeding habitat is present	Possible. In non-breeding season lives in burrows in woodland and dry sclerophyll forest. Known to occur in the Bungonia area.
<i>Litoria aurea</i> Green and Gold Bell Frog	E	V	No	Nil. Inhabits marshes, dams and stream sides.
<i>Litoria castanea</i> Yellow-Spotted Tree Frog	E	E	No	Nil. Requires large permanent ponds or slow moving 'chain of ponds' streams.
<i>Litoria raniformis</i> Southern Bell Frog	E	V	No	Nil. Habitat comprises swamps, billabongs, floodplains and river valleys.
REPTILES				

<i>Aprasia parapulchella</i> Pink-Tailed Legless Lizard	V	V	Yes	Possible but very unlikely as there have been no records of this species in the GMC LGA. Prefers undisturbed grassland sites with surface rocks.
<i>Delma impar</i> Striped Legless Lizard	V	V	Yes	Possible but very unlikely as there has only been one record of this species in the GMC LGA. Prefers undisturbed grassland sites with surface rocks.
<i>Suta flagellum</i> Little Whip Snake	V		Yes	Possible but not likely as not known from GMC LGA.
<i>Tympanocryptis pinguicola</i> Grassland Earless Dragon	E	E	Yes	Possible but very unlikely as it is restricted to undisturbed natural temperate grassland dominated by native grasses. No records in the GMC LGA.
<i>Varanus rosenbergi</i> Rosenberg's Goanna	V		Yes	Unlikely due to small area of vegetation. Individuals require large areas of heath, woodland or forest habitat.
BIRDS				
<i>Anthochaera phrygia</i> Regent Honeyeater	E	CE	Yes	Possibly may be present on occasion. May utilise taller eucalypts when these are in flower. Requires large areas of woodland and forest.
<i>Artamus cyanopterus cyanopterus</i> Dusky Woodswallow	V		Yes	May be present in reserves that contain woodland and forest trees, especially if understorey shrubs are present.
<i>Botaurus poiciloptilus</i> Australasian Bittern	E	E	No	Not likely to be present as it requires permanent freshwater wetlands for habitat.
<i>Calidris ferruginea</i> Curlew Sandpiper	E	CE	No	Not likely. Preferred habitat is littoral and estuarine areas, particularly mudflats, and swamps, wetlands, lakes and lagoons.

<i>Callocephalon fimbriatum</i> Gang Gang Cockatoo	V		Yes	Likely to be present on occasion. Habitat is present and is known from the area.
<i>Calyptorhynchus lathamii</i> Glossy Black-Cockatoo	V		Yes	Possible. Habitat is present and is known from the area.
<i>Chthonicola sagittata</i> Speckled Warbler	V		Yes	Possible as suitable habitat is present.
<i>Circus assimilis</i> Spotted Harrier	V		Yes	Possible. May be present in areas with mature woodland and forest trees.
<i>Climacteris picumnus victoriae</i> Brown Treecreeper (Eastern subspecies)	V		Yes	Possible as suitable habitat is present.
<i>Daphoenopsitta chrysoptera</i> Varied Sitella	V		Yes	Possible as suitable habitat is present.
<i>Ephippiorhynchus asiaticus</i> Black-Necked Stork	E		No	Possible but unlikely. May nest in tall trees if these are adjacent to wetland areas. Uncommon and only one recorded sighting for GMC LGA in BioNet.
<i>Falco subniger</i> Black Falcon	V		Yes	Possible as it is known from the area, and utilises large (tall trees) for nesting.
<i>Glossopsitta pusilla</i> Little Lorikeet	V		Yes	Possible. Forages on flowering Eucalypts, so may utilise reserve trees when these are in flower. Also nests in tree hollows, so may utilise reserve trees for nesting.

<i>Haliaeetus leucogaster</i> White-Bellied Sea Eagle	V		Yes	Possible as it is known from the area and utilises tall trees for nesting. Inland foraging habitat is mostly wetlands, lakes and rivers.
<i>Hieraaetus morphnoides</i> Little Eagle	V		Yes	Likely to be present. Inhabits open forests and woodlands and there are numerous records for GMC LGA in BioNet.
<i>Hirundapus caudacutus</i> White Throated Needletail		V	Yes	May utilise the reserve on occasion for foraging and very occasionally for roosting in tall trees, but not likely to be present for long periods of time. Aerial forager that requires large areas. A migratory species that does not breed in Australia.
<i>Lathamus discolor</i> Swift Parrot	E	CE	No	Possible but very unlikely. Breeds in Tasmania and is a migrant to mainland Australia during winter. Very rare and unlikely to be present other than on a transitory basis.
<i>Lophoictinia isura</i> Square-Tailed Kite	V		Yes	Possible. Known from the area and utilises large trees for nesting.
<i>Melanodryas cucullata cucullata</i> Hooded Robin (South eastern form)	V		Yes	Possible. Known from the area and utilises Eucalypt woodland as habitat for foraging and breeding.
<i>Neophema pulchella</i> Turquoise Parrot	V		Yes	Possible. Known from the area and utilises canopy of Eucalypt woodlands for foraging and breeding (hollows).
<i>Ninox connivens</i> Barking Owl	V		Yes	Possible. Utilises tall Eucalypts for roosting and breeding (hollows).
<i>Ninox strenua</i> Powerful Owl	V		Yes	Possible. Utilises tall Eucalypts for roosting and breeding (hollows).

<i>Pachycephala olivacea</i> Olive Whistler	V		No	Not likely to be present as it prefers wet sclerophyll and rain forests, which are not present.
<i>Petroica boodang</i> Scarlet Robin	V		Yes	May be present as it favours habitat with woodland and forest trees, especially if understorey shrubs are present.
<i>Petroica phoenicea</i> Flame Robin	V		Yes	May be present as it favours habitat with woodland and forest trees, especially if understorey shrubs are present.
<i>Polytelis swainsonii</i> Superb Parrot	V	V	Yes	Possible. Known to be present in the area and utilises hollows in tall Eucalypts for breeding.
<i>Rostratula australis</i> Australian Painted Snipe	E	E	No	Unlikely as it is a wetland species that forages and breeds in swamps and marshes.
<i>Stagonopleura guttata</i> Diamond Firetail	V		Yes	May be present as it favours habitat with woodland and forest trees, especially if understorey shrubs are present.
MAMMALS				
<i>Cercatetus nanus</i> Eastern Pygmy Possum	V		Yes	Possible to likely. Found in a broad range of habitats from rainforest through sclerophyll (including Box-Ironbark) forest and woodland to heath, but in most areas woodlands and heath appear to be preferred.
<i>Chalinolobus dwyeri</i> Large-Eared Pied Bat	V	V	No	Not likely to be present. This species roosts in crevices in cliffs and old mine tunnels.
<i>Dasyurus maculatus</i> Spotted Tail Quoll	V	E	Yes	Possible, but unlikely as it needs a large home range, with a preference for woodland and forest.
<i>Falsistrellus tasmaniensis</i> Eastern False Pipistrelle	V		Yes	Possibly present.
<i>Miniopterus orianae oceanensis</i>	V		Possibly	Low possibility of being present. Caves are the primary roosting habitat, but these bats also use derelict mines, storm-

Large Bent-Winged Bat				water tunnels, buildings and other man-made structures. They forage high above the canopy of forested areas so are unlikely to be impacted by any activities in roadside reserves.
<i>Myotis macropus</i> Southern Myotis	V		Yes	Possible. Generally roost in groups of 10 - 15 close to water in caves, mine shafts, hollow-bearing trees, storm water channels, buildings, under bridges and in dense foliage. Forage over streams and pools catching insects and small fish by raking their feet across the water surface.
<i>Petauroides volans</i> Greater Glider		V	Yes	Possible, but unlikely due to small area of habitat available. Nests in hollows and forages in the canopy, with preferred habitat comprising tall forest.
<i>Petaurus australis</i> Yellow Bellied Glider	V		Yes	Possible, but unlikely due to small area of habitat available. Nests in hollows and forages in the canopy, with preferred habitat comprising tall forest.
<i>Petaurus norfolcensis</i> Squirrel Glider	V		Yes	Possible, but unlikely due to small area of habitat available. Nests in hollows and forages in the canopy, with preferred habitat comprising tall forest.
<i>Phascogale tapoatafa</i> Brush-Tailed Phascogale	V		Yes	Although dry sclerophyll woodland habitat may be present, this species is very unlikely to be present as there are no records of the species in the GMC LGA.
<i>Phascolarctos cinereus</i> Koala	V	V	Yes	Possible but very unlikely due to small size of reserve and lack of connectivity to larger areas of suitable habitat.
<i>Potorous tridactylus</i> Long-Nosed Potoroo	V	V	No	Very unlikely. Inhabits coastal heaths and dry and wet sclerophyll forests. Dense understorey with occasional open areas is an essential part of habitat, and may consist of grass-trees, sedges, ferns or heath.

<i>Pseudomys novaehollandiae</i> New Holland Mouse	V		No	Very unlikely. Prefer heath habitat on ridge tops and slopes in sclerophyll forest, heathland and open-forest. No records for GMC LGA.
<i>Pteropus poliocephalus</i> Grey Headed Flying Fox	V	V	Yes	Likely to be present in the summer months, especially when Eucalypts are in flower.
INSECTS & OTHER INVERTEBRATES				
<i>Synemon plana</i> Golden Sun Moth	E	CE	Yes	Possible. Preferred habitat comprises grasslands and grassy woodlands with an understorey dominated by Wallaby Grasses <i>Rytidosperma</i> species.

APPENDIX D: PHOTOGRAPHS

BAM
Plot 1



BAM
Plot 2





BAM Plot 3

View of Marsden Weir from
Snow Gum Ridge



View of Goulburn Historic Waterworks from
Snow Gum Ridge



Bulloak (*Allocasuarina Leuhmanii*)

Growing on cliff
overlooking the
Wollondilly River



Annexure E

Certificates of Title Search
Land in Marsden Weir park and Goulburn Historic Waterworks



FOLIO: 9/832081

SEARCH DATE	TIME	EDITION NO	DATE
1/3/2021	9:00 AM	1	11/8/1993

LAND

 LOT 9 IN DEPOSITED PLAN 832081
 AT WOLLONDALE
 LOCAL GOVERNMENT AREA GOULBURN MULWAREE
 PARISH OF GOULBURN COUNTY OF ARGYLE
 TITLE DIAGRAM DP832081

FIRST SCHEDULE

 GOULBURN CITY COUNCIL

- SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 - 2 K200000P CAVEAT BY THE REGISTRAR GENERAL FORBIDDING UNAUTHORISED DEALINGS WITH PUBLIC RESERVES

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Denise Fors

PRINTED ON 1/3/2021

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



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 11/1123614

SEARCH DATE	TIME	EDITION NO	DATE
27/4/2021	1:54 PM	1	14/3/2008

LAND

LOT 11 IN DEPOSITED PLAN 1123614
 AT GOULBURN
 LOCAL GOVERNMENT AREA GOULBURN MULWAREE
 PARISH OF GOULBURN COUNTY OF ARGYLE
 TITLE DIAGRAM DP1123614

FIRST SCHEDULE

GOULBURN MULWAREE COUNCIL (CA125226)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PoM Waterworks

PRINTED ON 27/4/2021

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LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 203/1059074

SEARCH DATE	TIME	EDITION NO	DATE
1/3/2021	9:00 AM	1	20/10/2003

LAND

LOT 203 IN DEPOSITED PLAN 1059074
AT WOLLONDALE
LOCAL GOVERNMENT AREA GOULBURN MULWAREE
PARISH OF GOULBURN COUNTY OF ARGYLE
TITLE DIAGRAM DP1059074

FIRST SCHEDULE

GOULBURN CITY COUNCIL

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
- 3 DP811411 EASEMENT TO DRAIN SEWAGE 3 WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP811411 EASEMENT TO DRAIN SEWAGE 5 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 DP811411 EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE WIDTH AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP856461 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Denise Fors

PRINTED ON 1/3/2021

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LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 4/1126066

SEARCH DATE	TIME	EDITION NO	DATE
1/3/2021	8:58 AM	1	9/7/2008

LAND

LOT 4 IN DEPOSITED PLAN 1126066
AT GOULBURN
LOCAL GOVERNMENT AREA GOULBURN MULWAREE
PARISH OF GOULBURN COUNTY OF ARGYLE
TITLE DIAGRAM DP1126066

FIRST SCHEDULE

GOULBURN MULWAREE COUNCIL

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Denise Fors

PRINTED ON 1/3/2021

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FOLIO: 1/1119777

SEARCH DATE	TIME	EDITION NO	DATE
8/3/2021	2:38 PM	1	23/1/2008

LAND

LOT 1 IN DEPOSITED PLAN 1119777
 AT GOULBURN
 LOCAL GOVERNMENT AREA GOULBURN MULWAREE
 PARISH OF GOULBURN COUNTY OF ARGYLE
 TITLE DIAGRAM DP1119777

FIRST SCHEDULE

GOULBURN-MULWAREE COUNCIL (CA120523)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Denise Fors

PRINTED ON 8/3/2021

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Annexure F

Examples Event Flyers

MaD Market

Makers and Designers

Goulburn Historic Waterworks
Marsden Weir (off Fitzroy Street)
Saturday 13 March 2021
10am-3pm



FREE GENERAL ENTRY

***Makers Markets**
***Watercolour Workshop**
***Live Entertainment**
***Fresh Food**
***Steam Engines**
***River Frontage**
***Heritage Garden**
***Playground**



For further information please contact Julianne Salway on 4823 4448
email: museums@goulburn.nsw.gov.au www.goulburnwaterworks.com.au
www.facebook.com/goulburnhistoricwaterworksmuseum
Watercolour workshop bookings: www.southernTablelandsarts.com.au
Goulburn Visitor Information Centre: 4823 4492



HISTORIC
waterworks
GOULBURN
PRESENTS

2019

STEAMPUNK

Victoriana Fair

Saturday 19 October 10am - 4pm
& Sunday 20 October 10am - 3pm

AT MARSDEN WEIR (Off Fitzroy Street)

CHILDREN UNDER 16 FREE ENTRY

- ✦ STEAM & MODEL ENGINES ✦ MILITARY DISPLAY
- ✦ LITTLE TRAIN RIDES ✦ HORSE & CARRIAGE RIDES
- ✦ PENNY FARTHINGS
- ✦ LIVE ENTERTAINMENT INCLUDING:
 - THE CROOKED FIDDLE BAND
 - NEW EMPIRE BALLROOM RAGTIME DANCE ORCHESTRA
 - VICTORIAN DANCING ◦ PECULIAR OCCURENCE
- ✦ TRADITIONAL VICTORIAN GAMES INCLUDING:
 - TEA & PARASOL DUELS ◦ GRAND TEA POT RACING
- ✦ FIRE SHOW (Friday Night)
- ✦ COSTUME COMPETITION (Saturday)
- ✦ STEAMPUNK DINNER (Saturday Night)
- ✦ INVENTIONS COMPETITION (Sunday)

ARRAY OF MARKET & FOOD STALLS

  SteampunkGoulburn (02) 4823 4492 TICKETS: www.123tix.com.au