



Planning & Environment

Planning Services Resource Assessments

Contact: Joel Herbert

Phone: 8289 6614

Email: joel.herbert@planning.nsw.gov.au

The Resident
707 Jerrara Road
MARULAN NSW 2579

REC 27 FEB 2018

Dear Sir/Madam

Ardmore Park Quarry Modification 3 (MP 07_0155 Mod 3) Community Consultation Meeting

The Department is contacting landowners in proximity to the Ardmore Park Quarry in Bungonia.

The Department is hosting a community consultation meeting for the Ardmore Park Quarry Modification 3. The purpose of this meeting is for the Department to:

- listen to the community's views;
- provide information on the planning process; and
- answer questions.

This meeting will provide an opportunity for the community to express their views about the proposed modification, in addition to the formal submission process, which concludes on 26 February 2018. The Department will invite representatives of the quarry (Multiquip Quarries) to attend the meeting, as observers.

All interested members of the community are invited to attend this meeting. The meeting details are:

Location: Bungonia Hall, 42 King St, Bungonia, NSW, 2580

Date: Monday, 12 March 2018

Time: 6:30 – 8:30 PM

Community consultation is a vital part of the planning process and the applicant will be required to respond to the issues raised by the community. The community's feedback and the applicant's response to issues raised will be taken into consideration when we assess the modification.

If you have any enquiries on this matter, please contact Joel Herbert at the details above.

Yours sincerely,

 21/2/18 ← DATE

Genevieve Seed
A/Team Leader
Resource Assessments

MARCH 2018

707 JERRARA ROAD MARULAN NSW 2579

I BELIEVE JERRARA ROAD IS A
RESIDENTIAL ROAD

THE MAJORITY OF LAND BLOCKS
ALONG JERRARA ROAD ARE MINIMUM
COUNCIL SIZE HOUSING BLOCKS

COUNCIL AND THE ELECTRICAL ROLL
CAN SUPPLY NUMBERS OF OCCUPANTS

MY RATE NOTICE STATES CATEGORY
GENERAL RESIDENTIAL

SEE ATTACHED COUNCIL NOTICE
SUBJECT RATING CATEGORISATION
707 JERRARA ROAD.

ROAD AND MARITIME HAVE HEAVY
VEHICLE RESTRICTION ON RESIDENTIAL
ROADS AS WELL AS GOULBURN
MURWARRE COUNCIL

WITH THE PROTECTED VOLUME
OF HEAVY VEHICLES IT IS IMPERATIVE
THAT THE NEW BRIDGE STRUCTURE
ON JERRARA ROAD BE LOAD TESTED
AND GROSS WEIGHT SIGNS APPLICABLE
ERECTED

ROSS GODDARD

Rf goddard

MARCH 2018

707 TERRARA ROAD MARULAN NSW 2579

3 (MP07 0155 MOD 3)

3.5 HECTARES 1 MILLION TONNES
EIGHT YEARS TO 2027 TO EXHAUST

PEPPER TREE QUARRY MARULAN
3.5 MILLION TONNES PER ANNUM

WHY SHOULD THE PEOPLE OF
GOULBURN BE IN CONVENIENCE FOR EIGHT
YEARS WHEN IT CAN BE ACHIEVED IN
MONTHS BY PEPPER TREE QUARRIES

NOTE QUARRIES
ENTRANCE SHOULD BE ZIG ZAG
TO PREVENT VISUAL POLLUTION
SOIL SHOULD BE BANKED ON
BOUNDARIES AND COVERED WITH VEGETATION

ROSS GODDARD

R. Goddard

Contact: Chris Lambert
Reference: BH:AC

3 June 2009

R Goddard
707 Jerrara Road
MARULAN NSW 2579

Dear Sir/Madam

Subject: Rating Categorisation - 707 Jerrara Road

Following Councils review of properties within its Farmland and Rural Residential categories please be advised of Councils determination for the above property.

Based on the information available Council has determined that the categorisation of your land for rating purposes should remain as Rural Residential.

Please note that under Council's new rating policy your property will be categorised as Residential-General. This rate comprises the former categories of Rural Residential and Residential – Villages/Other. This rate will be set at 1.17 times that of the Farmland rate. This compares favourably to 2008/09 where the Rural Residential rate was set at 1.65 times the Farmland rate. Under Council's proposed rating policy the Farmland and Residential General rates will be equalised over the next 3 years.

If you still believe that your property should be categorised as Farmland, you will need to provide Council with more information which may assist us in making that determination. If you remain dissatisfied after discussing this matter with Council staff, the *Local Government Act 1993* provides a right of appeal to the Land and Environment Court. However, you must appeal within 30 days of the date of this letter.

Please note that you are obliged to advise Council within 30 days of any substantial change in the use of your property. This may result in you being reclassified into another category.

If you require any further information regarding this matter please contact Council's Revenue Coordinator Julie Todkill on (02) 4823 4545.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Chris Lambert", is written over a light blue horizontal line.

Mr Chris Lambert
Acting Finance Manager (Operational)

Why have businesses recently established or relocated to Goulburn?

"Excellent access to road networks and transport infrastructure"

"Strategic location and proximity to markets"

"Reliable water supply, affordable location between Sydney and Melbourne"

"Practical and supportive Council"

"Stable economy"

RECENT MAJOR DEVELOPMENTS

MURRAY COD FARM *Marionvale Blue*

The largest sustainable fish farm in Australia, featuring a purpose-built recirculated aquaculture system, utilising bore water. The farm produces up to 200 tonnes of cod per year to Australian and Asian fish markets and restaurants.

Regional Investment: \$3.5 - \$4m

Job Creation: 6

Status: Construction from 2010, operational from 2012

PEPPERTREE QUARRY *Boral*

The largest hard rock quarry in NSW with resource life of in excess of **90 years**, extracting **3.5 million tonnes per annum** for the Sydney construction market.

Regional Investment: **\$220m**

Job Creation: **30**

Status: Operational from mid-2014 with an anticipated life in excess of 100 years

MARIAN COLLEGE CONFERENCE CENTRE *Private Developer*

Redevelopment of disused historic Catholic school and 1.3 ha site, including restoration and construction of a new convention centre and 96 serviced apartments with basement parking.

Regional Investment: \$17m

Job Creation: 14

Status: Approved in Jan. 2015 no work until June 2015

Location

Goulburn is ideally located at the heart of Australia's busiest corridor between Sydney, Canberra and Melbourne. Excellent road and rail links exist between the three capital cities as do connections to other major centres in Queensland, South Australia and Western Australia.

Property

Leasing space in the CBD starts from \$200 - \$280/m² p.a. There are an increasing number of franchise enquiries for the CBD. Further out of town, in the industrial area, sheds are around \$50/m² to lease or buy. Even though we are a sought after and growing city a wide choice of property is still affordable.

Labour Market

Last census there were approximately 15,000 people in the Goulburn Mulwaree labour force. Of which 60% worked full time and 32% worked part time. The region is a net exporter of labour with 1,819 of our employed residents working outside the area. Even better, Goulburn still enjoys a stable workforce with low levels of industrial dispute. Our fastest growing industry sectors are Healthcare & Social Assistance, Construction, Public Administration & Safety.

Water

Goulburn's water supplies are drawn from Pejar and Sooley Dams, and Rossi Weir, in addition to the recently constructed Highlands Source pipeline. The 81km pipeline brings water to Goulburn from the Wingecarribee Reservoir and secures our water supply into the future.

Sustainable Business

Many investors express interest in alternative energy industries - such as biodiesel, waste treatment, recycling and natural gas - that are feasible in the Goulburn area. Even the villages are getting in on the green game, with The Veolia Woodlawn Bioreactor located in Tarago. The Goulburn region is also home to some of the most concentrated wind farm developments in the country.

Business Community

The business community's interests are represented by various groups, including the Goulburn and Marulan Chamber of Commerce, in supporting the social and economic development, and expediting the growth of our region. There is also several Progress Associations representing the surrounding villages.

Lifestyle

In Goulburn, we believe in a great work/life balance. Forget about commuting for hours, if you live in town you'll be minutes away from work. Giving you more time for family, friends and recreation. More time to live.



Scan your QR reader here to see get the whole picture, pick up a Quick Facts Sheet or head to: <http://bit.ly/glbncf>

GOULBURN
Australia

CANBERRA
REGION