

## Kale Langford

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**From:** Michael Heinze <Michael.Heinze@epa.nsw.gov.au>  
**Sent:** Thursday, February 21, 2019 9:14 AM  
**To:** Kale Langford  
**Cc:** Dale Redwood; Mara Projects; Janine Goodwin  
**Subject:** RE: HPE CM: Consultation for SSD\_9143 - 52 Sinclair Street, Goulburn

Good morning Kale

As discussed on the phone yesterday afternoon, myself and Janine Goodwin of the EPA's South East Region attended the meeting in Goulburn on Tuesday 19<sup>th</sup> February to hear of the current status of the proposal and that the proposal documents will likely be lodged with the Department of Planning and Environment in the near future.

Whilst Janine and I participated in the meeting and sought clarification on some matters, there is nothing additional which the EPA seeks at this stage. Noting your request for any comments in your email below, I advise that following the meeting the EPA have no comments to provide. The EPA will conduct a thorough review of the proposal documents when they are submitted, and will provide our comments to DP&E.

Regards  
Michael

### Michael Heinze

#### Regional Operations Officer – South East Region

South and West Branch, NSW Environment Protection Authority

+61 2 6229 7002 +61 0408 695 070

[michael.heinze@epa.nsw.gov.au](mailto:michael.heinze@epa.nsw.gov.au) [www.epa.nsw.gov.au](http://www.epa.nsw.gov.au) @EPA NSW

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**From:** Kale Langford <kale@kdc.com.au>  
**Sent:** Thursday, 7 February 2019 10:49 AM  
**To:** Michael Heinze <Michael.Heinze@epa.nsw.gov.au>  
**Cc:** Dale Redwood <Dale@kdc.com.au>; Mara Projects <projects@maraconsulting.com.au>  
**Subject:** HPE CM: Consultation for SSD\_9143 - 52 Sinclair Street, Goulburn

Hi Michael,

As previously discussed, I am writing to seek comment from the EPA in regards to SSD\_9143 located at 52 Sinclair Street, Goulburn.

Attached are a set of current Architectural Plans for the project supported with a letter which contains a list of changes from the design provided during the SEARs request process.

KDC would appreciate any return correspondence by Wednesday the 20th of February 2019 (20/02/2019).

As you are aware, KDC are holding an agency meeting to discuss the project, details below:

Date: 19/02/2019

Time: 11.00am

Location: Goulburn Mulwaree Council – Civic Centre, 184-194 Bourke Street, Goulburn, NSW 2580

Please confirm your attendance.

Thank you for your time on this project.

Kind Regards,

**Kale Langford** B.Env Sc PIA (Assoc.)  
Environmental Planner



**T:** (02) 4940 0442

**E:** [kale@kdc.com.au](mailto:kale@kdc.com.au)

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The following statements have been compiled in an effort to identify potential matters for consideration as part of the assessment of the proposal. The list should by no means be considered exhaustive, nor should it be regarded as being a definitive summary or indication of Council's position on the development.

### Noise

- Will the use of the axial fans to cool birds in the live bird shed lead to a potential increase to background noise levels?
- How will noise of refrigeration equipment be attenuated?
- On-site heavy vehicle movements, particularly stop-start, acceleration and low speed movements?
- Truck turning circles are tight; will there be an issue with tyre squeal/screech?
- Is a full acoustic assessment of each activity and the cumulative impacts when assessed against current noise level readings required?
- Is there potential for noise impacts to arise simply from the general 24/7 operational nature of the proposal?

### Odour & Air Quality

- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development; this will need to be addressed as the proposal meets the definitions of both *potentially hazardous* and *potentially offensive industry*.

### Materials

- Proposed materials and colours should be non-reflective and passive to blend with the landscape in the immediate vicinity and viewpoints into the site from afar, particularly as the Rocky Hill monument and lookout are in close proximity.

### Traffic

- Has there been any consideration for an alternative haulage route that would potentially avoid heavy vehicle traffic through the City?
- Has there been a Traffic Impact Analysis undertaken that focusses on the impact of heavy vehicle movements to the south?
- Can the proposed haulage route through to the southern interchange be demonstrated? Is it viable to avoid Finlay Road and Hume Street and enter the Highway via Garroorigang Road?
- Clause 7.2.3 of the DCP – Heavy Vehicle Development Route should be addressed.

### Community consultation & impact on adjoining properties

- Local residential developments nearby and further afield that would be affected by the proposal going ahead.
- Consideration on the effects of prevailing winds in relation to noise and odour matters.

### Childcare Facility

- How are land use conflicts to be addressed to ensure the internal and external amenity of the child care facility is not affected or reduced by the use and operation of the principal function of the site.

- The childcare centre needs to comply with *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* and the *NSW DPE Child Care Planning Guidelines 2017*. In particular the site selection criteria in the Guideline as follows:

*For proposed developments in commercial and industrial zones, consider:*

- *potential impacts on the health, safety and wellbeing of children, staff and visitors with regard to local environmental or amenity issues such as air or noise pollution and local traffic conditions*
- *the potential impact of the facility on the viability of existing commercial or industrial uses.*

*When selecting a site, ensure that:*

- *the location and surrounding uses are compatible with the proposed development or use*
- *the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards*
- *there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed*
- *the characteristics of the site are suitable for the scale and type of development proposed having regard to: - size of street frontage, lot configuration, dimensions and overall size - number of shared boundaries with residential properties - the development will not have adverse environmental impacts on the surrounding area, particularly in sensitive environmental or cultural areas.*

*A child care facility should be located:*

- *near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship*
- *near or within employment areas, town centres, business centres, shops*
- *with access to public transport including rail, buses, ferries in areas with pedestrian connectivity to the local community, businesses, shops, services and the like.*

*A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from:*

- *proximity to:*
  - *heavy or hazardous industry, waste transfer depots or landfill sites*
  - *LPG tanks or service stations - water cooling and water warming systems*
  - *odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses.*

## **Biosecurity**

- How will biosecurity be managed, particularly through incoming and outgoing vehicles?
- Will the natural movement of wild animals (including birds, predators and vermin) cause a biosecurity issue? Will this be exacerbated by the presence of nearby Goulburn Wetlands, Mulwaree Ponds and the Wollondilly River?

## **Landscaping**

- Expected to be used to mitigate the impacts of bulk, scale and visual amenity.
- Should be used to provide separation from childcare facility.

- Should be used to provide a buffer to adjoining land uses.
- Complement the EEC contained within the site (within E3 portion of the site)
- Shade trees within carpark
- Actively pursue the acquisition of the road corridor to the north to provide a definitive visual landscaped buffer of mixed height and densities.

#### **Stormwater Management**

- Concurrence with WaterNSW
- Compliance with the SEPP
- Demonstrate that post stormwater flows equal pre-development flows based on 30 year ARI
- Demonstrate how stormwater generated on site will proceed to the existing creek/drainage line to the south of the development. Will this require a need for an easement on the lot to the south? Will works be required on the adjoining land? If so, has owners consent been obtained?
- If discharging to the creek downstream, have there been considerations in relation to the current or required infrastructure and the required capacity.

#### **BCA**

- Preliminary Report from a A1 or C10 BPB Accredited Building Certifier on how compliance with the BCA will be achieved, with particular consideration to the provisions of Section C – (fire separation, large isolated buildings provisions), Section D and Section E ( fire services, emergency and essential services)

#### **Sewer, Water & Waste Management**

- A s305 application must be submitted to Council in accordance with the Water Management Act 2000.
- It is the expectation of Council that all existing inter allotment services initially provided as part of the previously approved subdivision will become the responsibility of the facility, and all easements be extinguished.
- Figures for water usage and sewer discharge will be required to determine s64 contributions.
- Further details are sought on how the reduction in waste by 99.4% will be achieved.
- Discharge quantities and pre-treatment details will be required to determine liquid trade waste requirements.

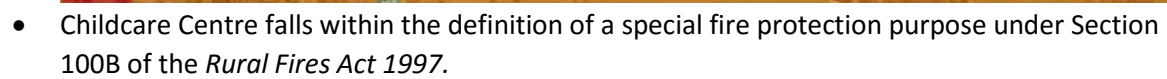
#### **Land Use Conflict**

- Measures to protect the amenity of the neighbourhood to be incorporated in the design including landscaping, buffers, noise and odour mitigation methods.

#### **Land constraints**

- Demonstrate compliance with the Biodiversity Conservation Act 2016.
- Heritage impact – within visual setting of War Memorial.
- Visual impact – in proximity of Heritage Item's in Long Street (unlisted slab hut).
- Currently mapped as bushfire prone land, and will increase once new mapping is endorsed by the NSW RFS (see below). This will trigger integrated development with the NSW RFS

## Response to KDC request for comments on proposed Poultry Processing Facility



- Childcare Centre falls within the definition of a special fire protection purpose under Section 100B of the *Rural Fires Act 1997*.

## Kale Langford

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**From:** Nicola Hargraves <Nicola.Hargraves@environment.nsw.gov.au> on behalf of ROG South East Region Mailbox <rog.southeast@environment.nsw.gov.au>  
**Sent:** Tuesday, February 5, 2019 1:32 PM  
**To:** Kale Langford  
**Subject:** follow up email regarding the meeting

Good afternoon Kale,

As discussed from our phone call earlier, the Office of Environment and Heritage do not feel that at this point we will be coming to the meeting regarding the Goulburn Poultry Facility – however we would appreciate an update on how the meeting went. Let me know if you need anything else and we look forward to hearing from you in the future regarding this development.

Kind regards,  
Nicola



**Office of  
Environment  
& Heritage**

**Nicola Hargraves**

Assistant Regional  
Operations Support Officer -  
Planning  
Conservation and Regional  
Delivery- South East

11 Farrer Place Queanbeyan  
PO Box 733, Queanbeyan  
T 026229-7195

In order to ensure a high level of customer service and monitor work flow, the Office of Environment and Heritage (OEH) South East Planning Team has a new email address:  
[rog.southeast@environment.nsw.gov.au](mailto:rog.southeast@environment.nsw.gov.au). Please address all further email correspondence in relation to Planning and Aboriginal cultural heritage regulation matters to this address. If appropriate, emails can be marked to the attention of your usual contact in the team.

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## Kale Langford

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**From:** Martha Dotter <Martha.Dotter@rfs.nsw.gov.au>  
**Sent:** Monday, February 11, 2019 3:51 PM  
**To:** Kale Langford  
**Cc:** Cherie Roach; Bradley Bourke  
**Subject:** RE: Consultation Request SSD9143 – 52 Sinclair St Goulburn

Dear Kale

In Brad Bourke's absence I advise that the comments contained in our previous correspondence dated 17 July 2018 remain applicable in the preparation of the EIS. Importantly it is noted that no Bush Fire Assessment has been prepared identifying the extent to which the proposed development confirms with, or deviated from the relevant provisions of Planning for Bush Fire Protection 2006. Given the proposal includes significant infrastructure and animal welfare requirements as well as a special fire protection purpose (a child care facility) The proposal shall be supported with a plan/assessment demonstrating that:

- Asset protection zones (APZ) provide the child care facility component with a radiant heat level not exceeding 10kw/m<sup>2</sup> and adequate water and access requirements.
- The other components, ie warehouse and distribution structures, livestock sheds are located outside of potential flame contact (not subject to radiant heat level greater than 29kw/m<sup>2</sup>) otherwise they would need to be constructed in accordance with the relevant construction standard under AS3959-2009.
- Adequate access and water is provided to the site to ensure fire fighting vehicles may defend the structures, and occupants may safely exit the site in the event of a fire.
- An Emergency and Evacuation plan that addresses the potential for a bush fire to impact on the site from the surrounding land and that the risk of activities occurring at the site igniting a bush fire and escaping from the site. This should include appropriate mitigative measures.

Please contact me should you have any further queries.

Regards  
Martha



**Martha Dotter** | A/Team Leader Development Assessment and Planning  
Mon-Wed 4472 0613  
Thur-Fri 4474 2855  
Planning and Environment Services Batemans Bay  
**NSW RURAL FIRE SERVICE**  
Locked Bag 17 Granville NSW 2142  
**P** 02 4472 0600 **F** 02 4472 0690 **E** [Martha.Dotter@rfs.nsw.gov.au](mailto:Martha.Dotter@rfs.nsw.gov.au)  
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**From:** Kale Langford <[kale@kdc.com.au](mailto:kale@kdc.com.au)>  
**Sent:** Tuesday, 5 February 2019 3:29 PM  
**To:** Records <[Records@rfs.nsw.gov.au](mailto:Records@rfs.nsw.gov.au)>  
**Subject:** Consultation Request SSD9143 – 52 Sinclair St Goulburn

ATTN: Bradley Bourke – Development Assessment and Planning Officer,

I am writing to obtain input on a State Significant Development located at 52 Sinclair Street, Goulburn for SSD\_9143. You have previously provided comment as part of the SEARs request process with the department. This consultation request forms part of the requirements for the preparation of the Environmental Impact Statement.

A description of the development along with changes since SEARs Request has been provided within the attached Consultation Letter and is supported with current Architectural Plans.



Please note that the Architectural Plans include Staging however the development itself will not be staged.

KDC would appreciate any return correspondence by Wednesday the 20th of February 2019 (20/02/2019).  
If you have any questions please do not hesitate to contact myself on (02) 4940 0442.

Kind Regards,

**Kale Langford** B.Env Sc PIA (Assoc.)  
Environmental Planner



**T:** (02) 4940 0442

**E:** [kale@kdc.com.au](mailto:kale@kdc.com.au)

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**MELBOURNE** Nous House, Level 19, 567 Collins Street, Melbourne VIC 3000

## Kale Langford

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**From:** STEEP Melissa E <Melissa.Steep@rms.nsw.gov.au>  
**Sent:** Friday, February 8, 2019 11:50 AM  
**To:** Kale Langford  
**Cc:** projects@maraconsulting.com.au; Dale Redwood  
**Subject:** RE: Consultation for SSD\_9143 - 52 Sinclair Street, Goulburn

Hi Kale,

RMS ref: STH18/00035

Thanks for your time this morning.

As discussed, at this point in time and based on the information provided, RMS considers the requirements of our previous correspondence dated 10 July 2018 are still relevant and are required to be addressed.

RMS thanks you for inclusion in the below agency meeting, however RMS will not be attending in this instance.

RMS looks forward to continuing to work with you on the subject development and reiterates we are happy to be contacted for further advice/discussions.

Kind regards,

Melissa Steep  
Development Assessment Officer  
Customer Services | Southern Region  
T: 02 4221 2771  
[www.rms.nsw.gov.au](http://www.rms.nsw.gov.au)  
***Every journey matters*** Roads and Maritime Services  
90 Crown Street Wollongong NSW 2500

Please be advised I currently work part time - Monday & Friday. For urgent enquiries on non-working days please contact 4221 2548

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**From:** Kale Langford [mailto:kale@kdc.com.au]  
**Sent:** Thursday, 7 February 2019 11:36 AM  
**To:** STEEP Melissa E  
**Cc:** Mara Projects; Dale Redwood  
**Subject:** Consultation for SSD\_9143 - 52 Sinclair Street, Goulburn

Hi Melissa,

As previously discussed, I am writing to seek comment from the Council in regards to SSD\_9143 located at 52 Sinclair Street, Goulburn.

Attached are a set of current Architectural Plans for the project supported with a letter which contains a list of changes from the design provided during the SEARs request process.

The attached documents will assist with our phone meeting on this Friday (08/02/19).

KDC would appreciate any return correspondence by Wednesday the 20th of February 2019 (20/02/2019).

As you are aware, KDC are holding an agency meeting to discuss the project, details below:

Date: 19/02/2019

Time: 11.00am

Location: Goulburn Mulwaree Council – Civic Centre, 184-194 Bourke Street, Goulburn, NSW 2580

If you are interested in attending please let me know.

Thank you for your time on this project.

Kind Regards,

**Kale Langford** B.Env Sc PIA (Assoc.)  
Environmental Planner



**T:** (02) 4940 0442

**E:** [kale@kdc.com.au](mailto:kale@kdc.com.au)

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## Kale Langford

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**From:** Steve Cox <stephen.cox@essentialenergy.com.au>  
**Sent:** Thursday, February 7, 2019 10:38 AM  
**To:** Kale Langford  
**Subject:** RE: Contact Reference No: N83298

Hi Kale,

I understand that what you require is design information. To get that you need to submit a design information pack, on that you need a connection offer number which can only be obtained by a connection application.

### Design Info

You will need to register online to Essential Energy's Document Library and download a Design Information Pack and submit. You can access the registration page through the link below. Cheers.

<https://www.essentialenergy.com.au/DocumentLibrary/Login>

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**From:** Kale Langford <kale@kdc.com.au>  
**Sent:** Thursday, 7 February 2019 10:30 AM  
**To:** Steve Cox <stephen.cox@essentialenergy.com.au>  
**Subject:** RE: Contact Reference No: N83298

Hi Steve,

The development is currently in a stage before DA lodgement, as such it is not ready for connection application to be made.

Due to the size of the development it will be assessed by the state government rather than council and as a requirement we are to consult with Essential Energy along with various government agencies.

This allows for Essential Energy to highlight any items which may require layout changes with the design prior to DA lodgement.

We will be providing current development plans along with an information letter with a description of what we are proposing.

I'm writing to find out the best contact to send this request to.

If you wish to discuss I'm happy to take a call on (02) 4940 0442.

Kind Regards,

**Kale Langford** B.Env Sc PIA (Assoc.)  
Environmental Planner



**T:** (02) 4940 0442

**E:** [kale@kdc.com.au](mailto:kale@kdc.com.au)

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