

QUEANBEYAN-PALERANG REGIONAL COUNCIL SECTION 10.7(2&5) PLANNING CERTIFICATE

issued under
Environmental Planning and Assessment Act 1979

Urbis
Level 8, 123 Pitt Street
SYDNEY NSW 2000

Certificate No.: PL.2025.0086
Your Reference: P0055724

sydneypgs@urbis.com.au

Subject Land:

Property Number:	352018
Property Address:	4-6 Majara Street BUNGENDORE NSW 2621
Legal Description:	Lot 13 DP 1139067 Lot 14 DP 1139067

This certificate is provided under Section 10.7(2&5) of the Act. At the date of this certificate, the subject land is affected by the following matters:

1. Names of relevant instruments and development control plans

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

1.1.1 Local Environmental Plan

Queanbeyan-Palerang Regional Local Environmental Plan 2022

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2022-0600>

1.1.2 State Environmental Planning Policies (SEPPs):

- *SEPP (Biodiversity and Conservation) 2021*
- *SEPP (Exempt and Complying Development Codes) 2008*
- *SEPP (Housing) 2021*
- *SEPP (Industry and Employment) 2021*
- *SEPP (Planning Systems) 2021*
- *SEPP (Precincts - Regional) 2021*
- *SEPP (Primary Production) 2021*
- *SEPP (Resilience and Hazards) 2021*
- *SEPP (Resources and Energy) 2021*
- *SEPP (Sustainable Buildings) 2022*
- *SEPP (Transport and Infrastructure) 2021*

www.legislation.nsw.gov.au/browse/inforce#/epi/title/s

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1.1.3 Development Control Plan

Lot 13 DP 1139067
Lot 14 DP 1139067

Palerang Development Control Plan 2015
Palerang Development Control Plan 2015

www.gprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-Controls#section-3

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

Proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

1.2.1. Draft Local Environmental Plans

Application No	Description
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Not applicable.

www.planningportal.nsw.gov.au/ppr

1.2.2. Draft State Environmental Planning Policies (SEPPs):

- SEPP (Housing) 2021
- SEPP (Planning Systems) 2021
- SEPP (Transport and Infrastructure) 2021

www.planning.nsw.gov.au/policy-and-legislation/state-environmental-planning-policies

Yes. Changes to Business and Industrial zones in Local Environmental Plans

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

www.planningportal.nsw.gov.au/employment-zones

1.2.3. Draft Development Control Plans (DCPs):

Lot 13 DP 1139067
Lot 14 DP 1139067

No.
No.

2. Zoning and land use under relevant LEPs

2.1. Identity of the zone:

Lot 13 DP 1139067	SP2 Infrastructure
Lot 14 DP 1139067	SP2 Infrastructure

2.2 **SP2 Infrastructure - Queanbeyan-Palerang Regional LEP 2022**

1. Objectives of zone
 - **To provide for infrastructure and related uses.**
 - **To prevent development that is not compatible with or that may detract from the provision of infrastructure.**
2. Permitted without consent
Nil.
3. Permitted with consent
Aquaculture; Environmental protection works; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.
4. Prohibited
Any development not specified in item 2 or 3.

Note: Demolition of a building or work requires consent under clause 2.7 of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.

NOTE: Refer to the [NSW Planning Portal Spatial Viewer](#) Land Zoning Map to view the map of applicable land use zones (online digital mapping).

2.3. Listed below are additional site specific permitted uses (only with development consent) from Schedule 1 of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.

Lot 13 DP 1139067	There are no additional uses permitted on this land.
Lot 14 DP 1139067	There are no additional uses permitted on this land.

- 2.4. Minimum land dimensions for the erection of a dwelling house on the land fixed by development standards applying to the land:

Lot 13 DP 1139067	SP2 - Infrastructure
	Dwelling houses are prohibited on the land.
Lot 14 DP 1139067	SP2 - Infrastructure
	Dwelling houses are prohibited on the land.

NOTE: Refer to the [NSW Planning Portal](#) to view the map of applicable Lot Size Map (PDF format).

- 2.5. Whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*:

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

- 2.6. Whether the land is in a conservation area:

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

- 2.7. Whether an item of environmental heritage is located on the land:

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

3. Contributions plans

- 3.1. The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans:

Lot 13 DP 1139067	Bungendore Section 7.11 Contributions Plan No. 8 - Provision of Pathway Network.
Lot 13 DP 1139067	Bungendore Section 7.11 Contributions Plan No. 9 - Street Upgrading.
Lot 13 DP 1139067	Bungendore Section 7.11 Development Contributions Plan for Community and Recreation Facilities 2022.
Lot 14 DP 1139067	Bungendore Section 7.11 Contributions Plan No. 8 - Provision of Pathway Network.
Lot 14 DP 1139067	Bungendore Section 7.11 Contributions Plan No. 9 - Street Upgrading.
Lot 14 DP 1139067	Bungendore Section 7.11 Development Contributions Plan for Community and Recreation Facilities 2022.
www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-controls#section-6	

- 3.2. If the land is in a special contributions area under the Act, Division 7.1, the name of the area:

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

- 3.3. If the land is in a special contributions area to which a continued 7.23 determination applies, the name of the area:

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

4. Complying Development

- 4.1. If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A (1) (c)-(e), (2), (3) or (4), 1.18 (1) (c3) or 1.19.

Zone SP2 Infrastructure Lot 13 DP 1139067	Land on which complying development may be carried out
Part 3 Housing Code	Not Applicable
Part 3A Rural Housing Code	Not Applicable
Part 3B Low Rise Housing Diversity Code	Not Applicable
Part 3C Greenfield Housing Code	Not Applicable
Part 3D Inland Code	Not Applicable
Part 4 Housing Alterations Code	Yes
Part 4A General Development Code	Yes
Part 5 Industrial and Business Alterations Code	Yes
Part 5A Industrial and Business Buildings Code	Yes
Part 5B Container Recycling Facilities Code	Not Applicable
Part 6 Subdivisions Code	Yes
Part 7 Demolition Code	Yes
Part 8 Fire Safety Code	Yes
Part 9 Agritourism and Farm Stay Accommodation Code	Not Applicable
Zone SP2 Infrastructure Lot 14 DP 1139067	Land on which complying development may be carried out
Part 3 Housing Code	Not Applicable
Part 3A Rural Housing Code	Not Applicable
Part 3B Low Rise Housing Diversity Code	Not Applicable
Part 3C Greenfield Housing Code	Not Applicable
Part 3D Inland Code	Not Applicable
Part 4 Housing Alterations Code	Yes
Part 4A General Development Code	Yes
Part 5 Industrial and Business Alterations Code	Yes
Part 5A Industrial and Business Buildings Code	Yes
Part 5B Container Recycling Facilities Code	Not Applicable
Part 6 Subdivisions Code	Yes
Part 7 Demolition Code	Yes
Part 8 Fire Safety Code	Yes
Part 9 Agritourism and Farm Stay Accommodation Code	Not Applicable

Specific land exemptions may apply only to part of a lot. Nothing in clause 1.19 *SEPP (Exempt and Complying Development Codes) 2008* prevents complying development being carried out on part of a lot that is not land referred to in clause 1.19 even if other parts of the lot are such land.

- 4.2. If complying development may not be carried out on that land because of one of those clauses, the reasons why it may not be carried out under the clause.

Not Applicable.	
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- 4.3. If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Lot 13 DP 1139067

The Inland Code is varied.

Lot 14 DP 1139067

The Inland Code is varied.

5. Exempt development

- 5.1. If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

Does the land meet the requirements under Clause 1.16(1)(b1)-(d) as land on which exempt development may be carried out for the following exempt development codes:

5.1.1. Division 1 General Exempt Development Code

Lot 13 DP 1139067	Yes.
Lot 14 DP 1139067	Yes.

5.1.2. Division 2 Advertising and Signage Exempt Development Code

Lot 13 DP 1139067	Yes.
Lot 14 DP 1139067	Yes.

5.1.3. Division 3 Temporary Uses and Structures Exempt Development Code

Lot 13 DP 1139067	Yes.
Lot 14 DP 1139067	Yes.

Refer also to Part 3 and Schedule 2 of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*. This Schedule contains additional exempt development not specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Note that exempt development may be carried out without the need for development consent under the Act, however, such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

- 5.2. If exempt development may not be carried out on that land because of one of those clauses, the reasons why it may not be carried out under the clause.

5.2.1. Division 1 General Exempt Development Code

Lot 13 DP 1139067	Not applicable.
Lot 14 DP 1139067	Not applicable.

5.2.2. Division 2 Advertising and Signage Exempt Development Code

Lot 13 DP 1139067	Not applicable.
Lot 14 DP 1139067	Not applicable.

5.2.3. Division 3 Temporary Uses and Structures Exempt Development Code

Lot 13 DP 1139067	Not applicable.
Lot 14 DP 1139067	Not applicable.

- 5.3. If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Not applicable.

6. Affected building notices and building product rectification orders

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

Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

- 6.1. Is there any affected building notice of which the council is aware that is in force in respect of the land?

No.

- 6.2. Is there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and

No.

- 6.3. Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

No.

7. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

Lot 13 DP 1139067

No.

Lot 14 DP 1139067

No.

8. Road widening and road realignment

- 8.1. Is the land affected by a road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*?

Lot 13 DP 1139067

No.

Lot 14 DP 1139067

No.

- 8.2. Is the land affected by any road widening or road realignment under any environmental planning instrument?

Lot 13 DP 1139067

No.

Lot 14 DP 1139067

No.

- 8.3. Is the land affected by any road widening or road realignment under any resolution of the Council?

Lot 13 DP 1139067

No.

Lot 14 DP 1139067

No.

9. Flood related development controls information

Flood planning area has the same meaning as in the *Flood Risk Management Manual*.

Flood Risk Management Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published by the NSW Government in June 2023.

Probable maximum flood has the same meaning as in the *Flood Risk Management Manual*.

- 9.1. Whether the land or part of the land is within the flood planning area and is subject to flood related development controls.

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

- 9.2. Whether the land or part of the land is between the flood planning area and the probable maximum flood and is subject to flood related development controls.

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

10. Council and other public authority policies on hazard risk restrictions

Is the land affected by a policy adopted by council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or any other risk (other than flooding)?

Adopted policy means a policy adopted—

(a) by the council, or

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

- 10.1. Tidal inundation, subsidence, acid sulphate soils, coastal hazards and sea level rise:

No.

- 10.2. Bushfire:

All land in QPRC is affected by policies adopted by the council that restricts the development of the land because of the likelihood of bushfire. Refer to Clause 11 of this certificate to check if the land is bushfire prone.

- 10.3. Contamination:

All land in QPRC is affected by policies adopted by the council that restricts the development of the land because of the likelihood of contamination. Refer to Clause 12 of this certificate to check if the land has been identified in the Loose-Fill Asbestos Insulation Register.

Lot 13 DP 1139067	The land has not been assessed for the likelihood of contamination by Council considering past uses or results of systematic testing. It is not known if Contaminated Land provisions of the Development Control Plan or the relevant State legislation, apply.
Lot 14 DP 1139067	The land has not been assessed for the likelihood of contamination by Council considering past uses or results of systematic testing. It is not known if Contaminated Land provisions of the Development Control Plan or the relevant State legislation, apply.

10.4. Salinity:

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

10.5. Highly erodible soils:

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

10.6. Slopes over 18 degrees:

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

10.7. Aircraft noise:

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

<https://www.canberraairport.com.au/corporate/community/aircraft-noise/>

10.8. Land near Cooma Road Quarry:

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

10.9. Land near Hume Industrial Area and Goulburn to Bombala Railway Line:

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

11. Bush fire prone land

Is the land bush fire prone?

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

12. Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division.

No.

Council is not aware of any residential premises on the land that are affected by loose-fill asbestos insulation (Division 1A of Part 8 of the *Home Building Act 1989*) and that are listed on the NSW register that is required to be maintained under that Division.

NSW Fair Trading maintains a NSW Register of homes that are affected by loose-fill asbestos insulation: www.fairtrading.nsw.gov.au/loose-fill-asbestos-insulation-register

Some buildings located in the Queanbeyan-Palerang local government area have been identified as containing loose-fill asbestos insulation (sometimes referred to as “Mr Fluffy” insulation), for example, in the roof space. You should make your own enquiries as to the age of the buildings on the land to which this certificate relates.

If the land contains a building constructed prior to 1980, Queanbeyan-Palerang Regional Council strongly recommends that any potential purchaser obtains advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land; and, if so, the health risks (if any) this may pose for the building’s occupants.

Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting that may have been used at this site.

Contact NSW Fair Trading for further information:

<https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>

13. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No.

14. Paper subdivision information

The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

No.

15. Property Vegetation Plans

Whether Council has been notified that a property vegetation plan under the *Native Vegetation Act 2003* applies to the land.

Lot 13 DP 1139067

No.

Lot 14 DP 1139067

No.

16. Biodiversity stewardship sites

Whether the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

17. Biodiversity certified land

Whether the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

18. Orders under *Trees (Disputes Between Neighbours) Act 2006*

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

No.

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

In relation to a coastal council—whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Not applicable.

20. Western Sydney Aerotropolis

For land to which *State Environmental Planning Policy (Precincts-Western Parkland City) 2021* applies, whether the land is:

- 20.1. in an ANEF or ANEC contour of 20 or greater as referred to in that Chapter, section 4.17, or
- 20.2. shown on the Lighting Intensity and Wind Shear Map, or
- 20.3. shown on the Obstacle Limitation Surface Map, or
- 20.4. in the “public safety area” on the Public Safety Area Map, or
- 20.5. in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

Not applicable.

21. Development consent for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, are there any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2)? Section 88(2) restricts who may occupy seniors housing accommodation.

Application No	Description
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Not applicable.

22. Site compatibility certificates and conditions for affordable rental housing

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

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

No.

- 22.2. If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, are there any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1)? Section 21(1) or 40(1) specify certain conditions to be met for a period of at least 15 years commencing on the day an occupation certificate is issued.

Application No	Description
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Not applicable.

- 22.3. Are there any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1)? Section 17(1) or 38(1) specify certain conditions to be met for a period of at least 10 years commencing on the day an occupation certificate is issued.

Application No	Description
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Not applicable.

23. Water or sewerage services

Whether water or sewerage services are provided to, or to be provided to, the land under the *Water Industry Competition Act 2006*?

Note: A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

Not applicable.

Matters prescribed by section 59(2) Contaminated Land Management Act 1997

- (a) Whether there is land to which a certificate relates regarding significantly contaminated land within the meaning of that Act.

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

- (b) Whether there is land to which a certificate relates regarding being subject to a management order within the meaning of that Act.

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

- (c) Whether there is land to which a certificate relates regarding the subject of an approved voluntary management proposal within the meaning of that Act.

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

- (d) Whether there is land to which a certificate relates regarding being subject to an ongoing maintenance order within the meaning of that Act.

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

- (e) Whether there is land to which a certificate relates regarding being the subject of a site audit statement within the meaning of that Act.

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

Additional notes

No additional notes.

Additional information provided in accordance with section 10.7(5) of the *Environmental Planning and Assessment Act 1979*

Vegetation Clearing:

There are restrictions on the clearing of vegetation on the land. Refer to:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *Biodiversity Conservation Act 2016*
- *Local Land Services Act 2013*
- relevant Development Control Plan [clause 1 of this certificate]
- if a native vegetation set aside area applies
- clause 15 of this certificate if a property vegetation plan applies.

Development Approvals:

The following development approvals or complying development certificates have been issued or recorded by Council since January 2019:

Application No	Description	Approval Date
Not applicable.		

Road Access in Non-Urban Areas:

Lot 13 DP 1139067	Not applicable. The land is located in an urban area.
Lot 14 DP 1139067	Not applicable. The land is located in an urban area. Enquiries about roads can be made to Council at: https://www.qprc.nsw.gov.au/Services/Roads-and-footpaths

Waste management:

Is the land within the boundary of a Council kerbside waste collection area?

Lot 13 DP 1139067	The land is within the Bungendore waste collection area.
Lot 14 DP 1139067	The land is within the Bungendore waste collection area.

<https://www.qprc.nsw.gov.au/Waste-Environment-Sustainability/Waste/Check-my-bin-collection-day>

Biodiversity:

Is the land identified as “Biodiversity” on the Terrestrial Biodiversity Map and is subject to clause 7.2 Terrestrial Biodiversity under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

Drinking Water Catchments:

Is the land identified as “Drinking water catchment” on the Drinking Water Catchment Map and is subject to clause 7.3 Drinking water catchments under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

Watercourse:

Is the land identified as “Watercourse” on the Riparian Lands and Watercourses Map and is subject to clause 7.4 Riparian land and watercourses under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

Scenic Protection:

Is the land identified as “Scenic Protection Area” on the Scenic Protection Map and is subject to clause 7.14 Scenic Protection under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

Land near HMAS Harman:

Is the land identified as within 2km of HMAS Harman and zoned E4 General Industrial and is subject to clause 7.17 Development near HMAS Harman under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

Land near Arterial Roads:

Is the land identified as “Arterial Road Area” on the Local Clauses Map and is subject to clause 7.18 Development near arterial roads under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

Old Cooma Road Googong Road Noise:

Is the land identified in the SLR Consulting Australia Pty Ltd report 670.10363.00960-R01.0-v1.2 dated 6 March 2017 as land affected by the predicted year 2031 road noise from Old Cooma Road Googong?

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

Goorooyaroo Unexploded Ordinance:

Is the land within the one kilometre buffer zone of the Goorooyaroo Nature Reserve?

Lot 13 DP 1139067	No.
Lot 14 DP 1139067	No.

Policy on keeping cats:

Is the land subject to the QPRC Cat Containment Area Policy (adopted on 26 April 2023) which requires residents with pet cats to keep them within the boundaries of their properties?

Lot 13 DP 1139067

No.

Lot 14 DP 1139067

No.

Notes and disclaimer

1. The information in this certificate only relates to the real property identifier associated with the property and not to any licence or permissive occupancy that may be attached to and included in the property details contained in the description of the land.
2. The NSW *Environmental Planning and Assessment Act 1979* is referred to in this Certificate as 'the Act'.
3. This certificate contains information provided to Council by third parties and is as current as the latest information available to Council at the time of production of this document. Council does not warrant the accuracy of the information contained within the information provided by third parties and has not independently verified the information. It is strongly recommended that you contact the relevant third parties to confirm the accuracy of the information.

Checked: JB



Rebecca Ryan

General Manager

Queanbeyan-Palerang Regional Council

20 January 2025

QUEANBEYAN-PALERANG REGIONAL COUNCIL SECTION 10.7(2&5) PLANNING CERTIFICATE

issued under
Environmental Planning and Assessment Act 1979

Urbis
Level 8, 123 Pitt Street
SYDNEY NSW 2000

Certificate No.: PL.2025.0087

Your Reference: P0055724*

sydneypgs@urbis.com.au

Subject Land:

Property Number:	343976
Property Address:	10 Majara Street BUNGENDORE NSW 2621
Legal Description:	Lot 3 DP 830878

This certificate is provided under Section 10.7(2&5) of the Act. At the date of this certificate, the subject land is affected by the following matters:

1. Names of relevant instruments and development control plans

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

1.1.1 Local Environmental Plan

Queanbeyan-Palerang Regional Local Environmental Plan 2022

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2022-0600>

1.1.2 State Environmental Planning Policies (SEPPs):

- *SEPP (Biodiversity and Conservation) 2021*
- *SEPP (Exempt and Complying Development Codes) 2008*
- *SEPP (Housing) 2021*
- *SEPP (Industry and Employment) 2021*
- *SEPP (Planning Systems) 2021*
- *SEPP (Precincts - Regional) 2021*
- *SEPP (Primary Production) 2021*
- *SEPP (Resilience and Hazards) 2021*
- *SEPP (Resources and Energy) 2021*
- *SEPP (Sustainable Buildings) 2022*
- *SEPP (Transport and Infrastructure) 2021*

www.legislation.nsw.gov.au/browse/inforce#/epi/title/s

1.1.3 Development Control Plan

Lot 3 DP 830878

Palerang Development Control Plan 2015

www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-Controls#section-3

OFFICES

144 Wallace St, Braidwood
13 Gibraltar St, Bungendore
257 Crawford St, Queanbeyan

POSTAL

PO Box 90, Queanbeyan NSW 2620

PHONE

P: 1300 735 025

EMAIL/WEB

E: council@qprc.nsw.gov.au
W: www.qprc.nsw.gov.au

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

Proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

1.2.1. Draft Local Environmental Plans

Application No	Description
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Not applicable.

www.planningportal.nsw.gov.au/ppr

1.2.2. Draft State Environmental Planning Policies (SEPPs):

- SEPP (Housing) 2021
- SEPP (Planning Systems) 2021
- SEPP (Transport and Infrastructure) 2021

www.planning.nsw.gov.au/policy-and-legislation/state-environmental-planning-policies

Yes. Changes to Business and Industrial zones in Local Environmental Plans

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

www.planningportal.nsw.gov.au/employment-zones

1.2.3. Draft Development Control Plans (DCPs):

Lot 3 DP 830878

No.

2. Zoning and land use under relevant LEPs

2.1. Identity of the zone:

Lot 3 DP 830878

SP2 Infrastructure

2.2 **SP2 Infrastructure - Queanbeyan-Palerang Regional LEP 2022**

1. Objectives of zone
 - **To provide for infrastructure and related uses.**
 - **To prevent development that is not compatible with or that may detract from the provision of infrastructure.**
2. Permitted without consent
Nil.
3. Permitted with consent
Aquaculture; Environmental protection works; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.
4. Prohibited
Any development not specified in item 2 or 3.

Note: Demolition of a building or work requires consent under clause 2.7 of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.

NOTE: Refer to the [NSW Planning Portal Spatial Viewer](#) Land Zoning Map to view the map of applicable land use zones (online digital mapping).

- 2.3. Listed below are additional site specific permitted uses (only with development consent) from Schedule 1 of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.

Lot 3 DP 830878

There are no additional uses permitted on this land.

- 2.4. Minimum land dimensions for the erection of a dwelling house on the land fixed by development standards applying to the land:

Lot 3 DP 830878 **SP2 - Infrastructure**
Dwelling houses are prohibited on the land.

NOTE: Refer to the [NSW Planning Portal](#) to view the map of applicable Lot Size Map (PDF format).

- 2.5. Whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*:

Lot 3 DP 830878 **No.**

- 2.6. Whether the land is in a conservation area:

Lot 3 DP 830878 **No.**

- 2.7. Whether an item of environmental heritage is located on the land:

Lot 3 DP 830878 **No.**

3. Contributions plans

- 3.1. The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans:

Lot 3 DP 830878 **Bungendore Section 7.11 Contributions Plan No. 8 -
Provision of Pathway Network.**

Lot 3 DP 830878 **Bungendore Section 7.11 Contributions Plan No. 9 -
Street Upgrading.**

Lot 3 DP 830878 **Bungendore Section 7.11 Development Contributions
Plan for Community and Recreation Facilities 2022.**

www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-controls#section-6

- 3.2. If the land is in a special contributions area under the Act, Division 7.1, the name of the area:

Lot 3 DP 830878 **No.**

- 3.3. If the land is in a special contributions area to which a continued 7.23 determination applies, the name of the area:

Lot 3 DP 830878 **No.**

4. Complying Development

- 4.1. If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A (1) (c)-(e), (2), (3) or (4), 1.18 (1) (c3) or 1.19.

Zone SP2 Infrastructure Lot 3 DP 830878	Land on which complying development may be carried out
Part 3 Housing Code	Not Applicable
Part 3A Rural Housing Code	Not Applicable
Part 3B Low Rise Housing Diversity Code	Not Applicable
Part 3C Greenfield Housing Code	Not Applicable
Part 3D Inland Code	Not Applicable
Part 4 Housing Alterations Code	Yes
Part 4A General Development Code	Yes
Part 5 Industrial and Business Alterations Code	Yes
Part 5A Industrial and Business Buildings Code	Yes
Part 5B Container Recycling Facilities Code	Not Applicable
Part 6 Subdivisions Code	Yes
Part 7 Demolition Code	Yes
Part 8 Fire Safety Code	Yes
Part 9 Agritourism and Farm Stay Accommodation Code	Not Applicable

Specific land exemptions may apply only to part of a lot. Nothing in clause 1.19 *SEPP (Exempt and Complying Development Codes) 2008* prevents complying development being carried out on part of a lot that is not land referred to in clause 1.19 even if other parts of the lot are such land.

- 4.2. If complying development may not be carried out on that land because of one of those clauses, the reasons why it may not be carried out under the clause.

Not Applicable.	
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- 4.3. If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Lot 3 DP 830878

The Inland Code is varied.

5. Exempt development

- 5.1. If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

Does the land meet the requirements under Clause 1.16(1)(b1)-(d) as land on which exempt development may be carried out for the following exempt development codes:

5.1.1. Division 1 General Exempt Development Code

Lot 3 DP 830878 Yes.

5.1.2. Division 2 Advertising and Signage Exempt Development Code

Lot 3 DP 830878 Yes.

5.1.3. Division 3 Temporary Uses and Structures Exempt Development Code

Lot 3 DP 830878 Yes.

Refer also to Part 3 and Schedule 2 of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*. This Schedule contains additional exempt development not specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Note that exempt development may be carried out without the need for development consent under the Act, however, such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

- 5.2. If exempt development may not be carried out on that land because of one of those clauses, the reasons why it may not be carried out under the clause.

5.2.1. Division 1 General Exempt Development Code

Lot 3 DP 830878 Not applicable.

5.2.2. Division 2 Advertising and Signage Exempt Development Code

Lot 3 DP 830878 Not applicable.

5.2.3. Division 3 Temporary Uses and Structures Exempt Development Code

Lot 3 DP 830878 Not applicable.

- 5.3. If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Not applicable.

6. Affected building notices and building product rectification orders

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

Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

- 6.1. Is there any affected building notice of which the council is aware that is in force in respect of the land?

No.

- 6.2. Is there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and

No.

- 6.3. Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

No.

7. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

Lot 3 DP 830878 **No.**

8. Road widening and road realignment

- 8.1. Is the land affected by a road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*?

Lot 3 DP 830878 **No.**

- 8.2. Is the land affected by any road widening or road realignment under any environmental planning instrument?

Lot 3 DP 830878 **No.**

- 8.3. Is the land affected by any road widening or road realignment under any resolution of the Council?

Lot 3 DP 830878 **No.**

9. Flood related development controls information

Flood planning area has the same meaning as in the *Flood Risk Management Manual*.

Flood Risk Management Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published by the NSW Government in June 2023.

Probable maximum flood has the same meaning as in the *Flood Risk Management Manual*.

- 9.1. Whether the land or part of the land is within the flood planning area and is subject to flood related development controls.

Lot 3 DP 830878 **No.**

- 9.2. Whether the land or part of the land is between the flood planning area and the probable maximum flood and is subject to flood related development controls.

Lot 3 DP 830878 **No.**

10. Council and other public authority policies on hazard risk restrictions

Is the land affected by a policy adopted by council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or any other risk (other than flooding)?

Adopted policy means a policy adopted—

(a) by the council, or

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

- 10.1. Tidal inundation, subsidence, acid sulphate soils, coastal hazards and sea level rise:

No.

- 10.2. Bushfire:

All land in QPRC is affected by policies adopted by the council that restricts the development of the land because of the likelihood of bushfire. Refer to Clause 11 of this certificate to check if the land is bushfire prone.

- 10.3. Contamination:

All land in QPRC is affected by policies adopted by the council that restricts the development of the land because of the likelihood of contamination. Refer to Clause 12 of this certificate to check if the land has been identified in the Loose-Fill Asbestos Insulation Register.

Lot 3 DP 830878

The land has not been assessed for the likelihood of contamination by Council considering past uses or results of systematic testing. It is not known if Contaminated Land provisions of the Development Control Plan or the relevant State legislation, apply.

- 10.4. Salinity:

Lot 3 DP 830878 **No.**

10.5. Highly erodible soils:

Lot 3 DP 830878 **No.**

10.6. Slopes over 18 degrees:

Lot 3 DP 830878 **No.**

10.7. Aircraft noise:

Lot 3 DP 830878 **No.**

<https://www.canberraairport.com.au/corporate/community/aircraft-noise/>

10.8. Land near Cooma Road Quarry:

Lot 3 DP 830878 **No.**

10.9. Land near Hume Industrial Area and Goulburn to Bombala Railway Line:

Lot 3 DP 830878 **No.**

11. Bush fire prone land

Is the land bush fire prone?

Lot 3 DP 830878 **No.**

12. Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division.

No.

Council is not aware of any residential premises on the land that are affected by loose-fill asbestos insulation (Division 1A of Part 8 of the *Home Building Act 1989*) and that are listed on the NSW register that is required to be maintained under that Division.

NSW Fair Trading maintains a NSW Register of homes that are affected by loose-fill asbestos insulation: www.fairtrading.nsw.gov.au/loose-fill-asbestos-insulation-register

Some buildings located in the Queanbeyan-Palerang local government area have been identified as containing loose-fill asbestos insulation (sometimes referred to as “Mr Fluffy” insulation), for example, in the roof space. You should make your own enquiries as to the age of the buildings on the land to which this certificate relates.

If the land contains a building constructed prior to 1980, Queanbeyan-Palerang Regional Council strongly recommends that any potential purchaser obtains advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land; and, if so, the health risks (if any) this may pose for the building’s occupants.

Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting that may have been used at this site.

Contact NSW Fair Trading for further information:

<https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>

13. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No.

14. Paper subdivision information

The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

No.

15. Property Vegetation Plans

Whether Council has been notified that a property vegetation plan under the *Native Vegetation Act 2003* applies to the land.

Lot 3 DP 830878 No.

16. Biodiversity stewardship sites

Whether the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

Lot 3 DP 830878 No.

17. Biodiversity certified land

Whether the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.

Lot 3 DP 830878 No.

18. Orders under *Trees (Disputes Between Neighbours) Act 2006*

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

No.

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

In relation to a coastal council—whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Not applicable.

20. Western Sydney Aerotropolis

For land to which *State Environmental Planning Policy (Precincts-Western Parkland City) 2021* applies, whether the land is:

- 20.1. in an ANEF or ANEC contour of 20 or greater as referred to in that Chapter, section 4.17, or
- 20.2. shown on the Lighting Intensity and Wind Shear Map, or
- 20.3. shown on the Obstacle Limitation Surface Map, or
- 20.4. in the “public safety area” on the Public Safety Area Map, or
- 20.5. in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

Not applicable.

21. Development consent for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, are there any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2)? Section 88(2) restricts who may occupy seniors housing accommodation.

Application No	Description
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Not applicable.

22. Site compatibility certificates and conditions for affordable rental housing

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

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

No.

- 22.2. If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, are there any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1)? Section 21(1) or 40(1) specify certain conditions to be met for a period of at least 15 years commencing on the day an occupation certificate is issued.

Application No	Description
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Not applicable.

- 22.3. Are there any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1)? Section 17(1) or 38(1) specify certain conditions to be met for a period of at least 10 years commencing on the day an occupation certificate is issued.

Application No	Description
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Not applicable.

23. Water or sewerage services

Whether water or sewerage services are provided to, or to be provided to, the land under the *Water Industry Competition Act 2006*?

Note: A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

Not applicable.

Matters prescribed by section 59(2) Contaminated Land Management Act 1997

- (a) Whether there is land to which a certificate relates regarding significantly contaminated land within the meaning of that Act.

Lot 3 DP 830878 No.

- (b) Whether there is land to which a certificate relates regarding being subject to a management order within the meaning of that Act.

Lot 3 DP 830878 No.

- (c) Whether there is land to which a certificate relates regarding the subject of an approved voluntary management proposal within the meaning of that Act.

Lot 3 DP 830878 No.

- (d) Whether there is land to which a certificate relates regarding being subject to an ongoing maintenance order within the meaning of that Act.

Lot 3 DP 830878 No.

- (e) Whether there is land to which a certificate relates regarding being the subject of a site audit statement within the meaning of that Act.

Lot 3 DP 830878 No.

Additional notes

No additional notes.

Additional information provided in accordance with section 10.7(5) of the *Environmental Planning and Assessment Act 1979*

Vegetation Clearing:

There are restrictions on the clearing of vegetation on the land. Refer to:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *Biodiversity Conservation Act 2016*
- *Local Land Services Act 2013*
- relevant Development Control Plan [clause 1 of this certificate]
- if a native vegetation set aside area applies
- clause 15 of this certificate if a property vegetation plan applies.

Development Approvals:

The following development approvals or complying development certificates have been issued or recorded by Council since January 2019:

Application No	Description	Approval Date
Not applicable.		

Road Access in Non-Urban Areas:

Lot 3 DP 830878	Not applicable. The land is located in an urban area. Enquiries about roads can be made to Council at: https://www.qprc.nsw.gov.au/Services/Roads-and-footpaths
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Waste management:

Is the land within the boundary of a Council kerbside waste collection area?

Lot 3 DP 830878	The land is within the Bungendore waste collection area.
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<https://www.qprc.nsw.gov.au/Waste-Environment-Sustainability/Waste/Check-my-bin-collection-day>

Biodiversity:

Is the land identified as “Biodiversity” on the Terrestrial Biodiversity Map and is subject to clause 7.2 Terrestrial Biodiversity under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 3 DP 830878	No.
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Drinking Water Catchments:

Is the land identified as “Drinking water catchment” on the Drinking Water Catchment Map and is subject to clause 7.3 Drinking water catchments under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 3 DP 830878	No.
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Watercourse:

Is the land identified as “Watercourse” on the Riparian Lands and Watercourses Map and is subject to clause 7.4 Riparian land and watercourses under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 3 DP 830878

No.

Scenic Protection:

Is the land identified as “Scenic Protection Area” on the Scenic Protection Map and is subject to clause 7.14 Scenic Protection under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 3 DP 830878

No.

Land near HMAS Harman:

Is the land identified as within 2km of HMAS Harman and zoned E4 General Industrial and is subject to clause 7.17 Development near HMAS Harman under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 3 DP 830878

No.

Land near Arterial Roads:

Is the land identified as “Arterial Road Area” on the Local Clauses Map and is subject to clause 7.18 Development near arterial roads under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 3 DP 830878

No.

Old Cooma Road Googong Road Noise:

Is the land identified in the SLR Consulting Australia Pty Ltd report 670.10363.00960-R01.0-v1.2 dated 6 March 2017 as land affected by the predicted year 2031 road noise from Old Cooma Road Googong?

Lot 3 DP 830878

No.

Goorooyaroo Unexploded Ordinance:

Is the land within the one kilometre buffer zone of the Goorooyaroo Nature Reserve?

Lot 3 DP 830878

No.

Policy on keeping cats:

Is the land subject to the QPRC Cat Containment Area Policy (adopted on 26 April 2023) which requires residents with pet cats to keep them within the boundaries of their properties?

Lot 3 DP 830878

No.

Notes and disclaimer

1. The information in this certificate only relates to the real property identifier associated with the property and not to any licence or permissive occupancy that may be attached to and included in the property details contained in the description of the land.
2. The NSW *Environmental Planning and Assessment Act 1979* is referred to in this Certificate as 'the Act'.
3. This certificate contains information provided to Council by third parties and is as current as the latest information available to Council at the time of production of this document. Council does not warrant the accuracy of the information contained within the information provided by third parties and has not independently verified the information. It is strongly recommended that you contact the relevant third parties to confirm the accuracy of the information.

Checked: JB



Rebecca Ryan
General Manager
Queanbeyan-Palerang Regional Council

20 January 2025

QUEANBEYAN-PALERANG REGIONAL COUNCIL SECTION 10.7(2&5) PLANNING CERTIFICATE

issued under
Environmental Planning and Assessment Act 1979

Urbis
Level 8, 123 Pitt Street
SYDNEY NSW 2000

Certificate No.: PL.2025.0088
Your Reference: P0055724**

sydneypgs@urbis.com.au

Subject Land:

Property Number:	357759
Property Address:	62 Gibraltar Street BUNGENDORE NSW 2621
Legal Description:	Lot 1 DP 1276279

This certificate is provided under Section 10.7(2&5) of the Act. At the date of this certificate, the subject land is affected by the following matters:

1. Names of relevant instruments and development control plans

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

1.1.1 Local Environmental Plan

Queanbeyan-Palerang Regional Local Environmental Plan 2022

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2022-0600>

1.1.2 State Environmental Planning Policies (SEPPs):

- SEPP (Biodiversity and Conservation) 2021
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Housing) 2021
- SEPP (Industry and Employment) 2021
- SEPP (Planning Systems) 2021
- SEPP (Precincts - Regional) 2021
- SEPP (Primary Production) 2021
- SEPP (Resilience and Hazards) 2021
- SEPP (Resources and Energy) 2021
- SEPP (Sustainable Buildings) 2022
- SEPP (Transport and Infrastructure) 2021

www.legislation.nsw.gov.au/browse/inforce#/epi/title/s

1.1.3 Development Control Plan

Lot 1 DP 1276279

Palerang Development Control Plan 2015

www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-Controls#section-3

OFFICES

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W: www.qprc.nsw.gov.au

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

Proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

1.2.1. Draft Local Environmental Plans

Application No	Description
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Not applicable.

www.planningportal.nsw.gov.au/ppr

1.2.2. Draft State Environmental Planning Policies (SEPPs):

- SEPP (Housing) 2021
- SEPP (Planning Systems) 2021
- SEPP (Transport and Infrastructure) 2021

www.planning.nsw.gov.au/policy-and-legislation/state-environmental-planning-policies

Yes. Changes to Business and Industrial zones in Local Environmental Plans

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

www.planningportal.nsw.gov.au/employment-zones

1.2.3. Draft Development Control Plans (DCPs):

Lot 1 DP 1276279

No.

2. Zoning and land use under relevant LEPs

2.1. Identity of the zone:

Lot 1 DP 1276279

R2 Low Density Residential

2.2 **R2 Low Density Residential - Queanbeyan-Palerang Regional LEP 2022**

1. Objectives of zone

- **To provide for the housing needs of the community within a low density residential environment.**
- **To enable other land uses that provide facilities or services to meet the day to day needs of residents.**
- **To ensure new development complements the scale, density and form of existing development.**
- **To encourage development that is consistent with the low density amenity of existing and future residents.**
- **To encourage development that is designed to recognise the bushland character of the locality, where appropriate, and to minimise the impact of urban development, particularly on the edge of the urban area.**

2. Permitted without consent

Home businesses; Home occupations.

3. Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home industries; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Water reticulation systems.

4. Prohibited

Any other development not specified in item 2 or 3.

Note: Demolition of a building or work requires consent under clause 2.7 of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*

NOTE: Refer to the [NSW Planning Portal Spatial Viewer](#) Land Zoning Map to view the map of applicable land use zones (online digital mapping).

2.3. Listed below are additional site specific permitted uses (only with development consent) from Schedule 1 of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.

Lot 1 DP 1276279

There are no additional uses permitted on this land.

- 2.4. Minimum land dimensions for the erection of a dwelling house on the land fixed by development standards applying to the land:

Lot 1 DP 1276279

R2 - Low Density Residential

There is no minimum lot size for the erection of a dwelling house, unless the lot:

(a) is a lot created in accordance with clause 4.1, 4.1AA, 4.1A, 4.1D, 4.1E, 7.24, 7.25 or 7.26 of Queanbeyan-Palerang Regional Local Environmental Plan 2022, or

(b) is a lot created before the commencement of Queanbeyan-Palerang Regional Local Environmental Plan 2022 and on which the erection of a dwelling was permissible immediately before that commencement, or

(c) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before the commencement of Queanbeyan-Palerang Regional Local Environmental Plan 2022 and on which the erection of a dwelling would have been permissible if the plan of subdivision had been registered before that commencement, or

(d) an existing holding, or

(e) would have been a lot or a holding specified in paragraphs (a) - (d) had it not been affected by:

(i) a minor realignment of boundaries that did not create an additional lot, or

(ii) a subdivision creating or widening a public road or public reserve or for another public purpose, or

(iii) a consolidation with an adjoining public road or public reserve, or for another public purpose.

NOTE: Refer to the [NSW Planning Portal](#) to view the map of applicable Lot Size Map (PDF format).

- 2.5. Whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*:

Lot 1 DP 1276279

No.

- 2.6. Whether the land is in a conservation area:

Lot 1 DP 1276279

No.

- 2.7. Whether an item of environmental heritage is located on the land:

Lot 1 DP 1276279

No.

3. Contributions plans

- 3.1. The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans:

Lot 1 DP 1276279

Bungendore Section 7.11 Development Contributions Plan for Community and Recreation Facilities 2022.

Lot 1 DP 1276279

Bungendore Section 7.11 Contributions Plan No. 8 - Provision of Pathway Network.

Lot 1 DP 1276279

Bungendore Section 7.11 Contributions Plan No. 9 - Street Upgrading.

www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-controls#section-6

- 3.2. If the land is in a special contributions area under the Act, Division 7.1, the name of the area:

Lot 1 DP 1276279

No.

- 3.3. If the land is in a special contributions area to which a continued 7.23 determination applies, the name of the area:

Lot 1 DP 1276279

No.

4. Complying Development

- 4.1. If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A (1) (c)-(e), (2), (3) or (4), 1.18 (1) (c3) or 1.19.

Zone R2 Low Density Residential Lot 1 DP 1276279	Land on which complying development may be carried out
Part 3 Housing Code	Not Applicable
Part 3A Rural Housing Code	Not Applicable
Part 3B Low Rise Housing Diversity Code	Yes
Part 3C Greenfield Housing Code	Not Applicable
Part 3D Inland Code	Yes
Part 4 Housing Alterations Code	Yes
Part 4A General Development Code	Yes
Part 5 Industrial and Business Alterations Code	Yes
Part 5A Industrial and Business Buildings Code	Not Applicable
Part 5B Container Recycling Facilities Code	Not Applicable
Part 6 Subdivisions Code	Yes
Part 7 Demolition Code	Yes
Part 8 Fire Safety Code	Yes
Part 9 Agritourism and Farm Stay Accommodation Code	Not Applicable

Specific land exemptions may apply only to part of a lot. Nothing in clause 1.19 *SEPP (Exempt and Complying Development Codes) 2008* prevents complying development being carried out on part of a lot that is not land referred to in clause 1.19 even if other parts of the lot are such land.

- 4.2. If complying development may not be carried out on that land because of one of those clauses, the reasons why it may not be carried out under the clause.

Not Applicable.	
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- 4.3. If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Lot 1 DP 1276279

The Inland Code is varied.

5. Exempt development

- 5.1. If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

Does the land meet the requirements under Clause 1.16(1)(b1)-(d) as land on which exempt development may be carried out for the following exempt development codes:

5.1.1. Division 1 General Exempt Development Code

Lot 1 DP 1276279 **Yes.**

5.1.2. Division 2 Advertising and Signage Exempt Development Code

Lot 1 DP 1276279 **Yes.**

5.1.3. Division 3 Temporary Uses and Structures Exempt Development Code

Lot 1 DP 1276279 **Yes.**

Refer also to Part 3 and Schedule 2 of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*. This Schedule contains additional exempt development not specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Note that exempt development may be carried out without the need for development consent under the Act, however, such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

- 5.2. If exempt development may not be carried out on that land because of one of those clauses, the reasons why it may not be carried out under the clause.

5.2.1. Division 1 General Exempt Development Code

Lot 1 DP 1276279 **Not applicable.**

5.2.2. Division 2 Advertising and Signage Exempt Development Code

Lot 1 DP 1276279 **Not applicable.**

5.2.3. Division 3 Temporary Uses and Structures Exempt Development Code

Lot 1 DP 1276279 **Not applicable.**

- 5.3. If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Not applicable.

6. Affected building notices and building product rectification orders

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

Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

- 6.1. Is there any affected building notice of which the council is aware that is in force in respect of the land?

No.

- 6.2. Is there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and

No.

- 6.3. Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

No.

7. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

Lot 1 DP 1276279 **No.**

8. Road widening and road realignment

- 8.1. Is the land affected by a road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*?

Lot 1 DP 1276279 **No.**

- 8.2. Is the land affected by any road widening or road realignment under any environmental planning instrument?

Lot 1 DP 1276279 **No.**

- 8.3. Is the land affected by any road widening or road realignment under any resolution of the Council?

Lot 1 DP 1276279 **No.**

9. Flood related development controls information

Flood planning area has the same meaning as in the *Flood Risk Management Manual*.

Flood Risk Management Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published by the NSW Government in June 2023.

Probable maximum flood has the same meaning as in the *Flood Risk Management Manual*.

- 9.1. Whether the land or part of the land is within the flood planning area and is subject to flood related development controls.

Lot 1 DP 1276279 **No.**

- 9.2. Whether the land or part of the land is between the flood planning area and the probable maximum flood and is subject to flood related development controls.

Lot 1 DP 1276279 **No.**

10. Council and other public authority policies on hazard risk restrictions

Is the land affected by a policy adopted by council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or any other risk (other than flooding)?

Adopted policy means a policy adopted—

(a) by the council, or

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

- 10.1. Tidal inundation, subsidence, acid sulphate soils, coastal hazards and sea level rise:

No.

- 10.2. Bushfire:

All land in QPRC is affected by policies adopted by the council that restricts the development of the land because of the likelihood of bushfire. Refer to Clause 11 of this certificate to check if the land is bushfire prone.

- 10.3. Contamination:

All land in QPRC is affected by policies adopted by the council that restricts the development of the land because of the likelihood of contamination. Refer to Clause 12 of this certificate to check if the land has been identified in the Loose-Fill Asbestos Insulation Register.

Lot 1 DP 1276279

The land has not been assessed for the likelihood of contamination by Council considering past uses or results of systematic testing. It is not known if Contaminated Land provisions of the Development Control Plan or the relevant State legislation, apply.

- 10.4. Salinity:

Lot 1 DP 1276279

No.

10.5. Highly erodible soils:

Lot 1 DP 1276279 **No.**

10.6. Slopes over 18 degrees:

Lot 1 DP 1276279 **No.**

10.7. Aircraft noise:

Lot 1 DP 1276279 **No.**

<https://www.canberraairport.com.au/corporate/community/aircraft-noise/>

10.8. Land near Cooma Road Quarry:

Lot 1 DP 1276279 **No.**

10.9. Land near Hume Industrial Area and Goulburn to Bombala Railway Line:

Lot 1 DP 1276279 **No.**

11. Bush fire prone land

Is the land bush fire prone?

Lot 1 DP 1276279 **No.**

12. Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division.

No.

Council is not aware of any residential premises on the land that are affected by loose-fill asbestos insulation (Division 1A of Part 8 of the *Home Building Act 1989*) and that are listed on the NSW register that is required to be maintained under that Division.

NSW Fair Trading maintains a NSW Register of homes that are affected by loose-fill asbestos insulation: www.fairtrading.nsw.gov.au/loose-fill-asbestos-insulation-register

Some buildings located in the Queanbeyan-Palerang local government area have been identified as containing loose-fill asbestos insulation (sometimes referred to as “Mr Fluffy” insulation), for example, in the roof space. You should make your own enquiries as to the age of the buildings on the land to which this certificate relates.

If the land contains a building constructed prior to 1980, Queanbeyan-Palerang Regional Council strongly recommends that any potential purchaser obtains advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land; and, if so, the health risks (if any) this may pose for the building’s occupants.

Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting that may have been used at this site.

Contact NSW Fair Trading for further information:

<https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>

13. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No.

14. Paper subdivision information

The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

No.

15. Property Vegetation Plans

Whether Council has been notified that a property vegetation plan under the *Native Vegetation Act 2003* applies to the land.

Lot 1 DP 1276279 No.

16. Biodiversity stewardship sites

Whether the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

Lot 1 DP 1276279 No.

17. Biodiversity certified land

Whether the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.

Lot 1 DP 1276279 No.

18. Orders under *Trees (Disputes Between Neighbours) Act 2006*

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

No.

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

In relation to a coastal council—whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Not applicable.

20. Western Sydney Aerotropolis

For land to which *State Environmental Planning Policy (Precincts-Western Parkland City) 2021* applies, whether the land is:

- 20.1. in an ANEF or ANEC contour of 20 or greater as referred to in that Chapter, section 4.17, or
- 20.2. shown on the Lighting Intensity and Wind Shear Map, or
- 20.3. shown on the Obstacle Limitation Surface Map, or
- 20.4. in the “public safety area” on the Public Safety Area Map, or
- 20.5. in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

Not applicable.

21. Development consent for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, are there any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2)? Section 88(2) restricts who may occupy seniors housing accommodation.

Application No	Description
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Not applicable.

22. Site compatibility certificates and conditions for affordable rental housing

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

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

No.

- 22.2. If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, are there any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1)? Section 21(1) or 40(1) specify certain conditions to be met for a period of at least 15 years commencing on the day an occupation certificate is issued.

Application No	Description
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Not applicable.

- 22.3. Are there any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1)? Section 17(1) or 38(1) specify certain conditions to be met for a period of at least 10 years commencing on the day an occupation certificate is issued.

Application No	Description
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Not applicable.

23. Water or sewerage services

Whether water or sewerage services are provided to, or to be provided to, the land under the *Water Industry Competition Act 2006*?

Note: A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

Not applicable.

Matters prescribed by section 59(2) Contaminated Land Management Act 1997

- (a) Whether there is land to which a certificate relates regarding significantly contaminated land within the meaning of that Act.

Lot 1 DP 1276279 No.

- (b) Whether there is land to which a certificate relates regarding being subject to a management order within the meaning of that Act.

Lot 1 DP 1276279 No.

- (c) Whether there is land to which a certificate relates regarding the subject of an approved voluntary management proposal within the meaning of that Act.

Lot 1 DP 1276279 No.

- (d) Whether there is land to which a certificate relates regarding being subject to an ongoing maintenance order within the meaning of that Act.

Lot 1 DP 1276279 No.

- (e) Whether there is land to which a certificate relates regarding being the subject of a site audit statement within the meaning of that Act.

Lot 1 DP 1276279 No.

Additional notes

No additional notes.

Additional information provided in accordance with section 10.7(5) of the *Environmental Planning and Assessment Act 1979*

Vegetation Clearing:

There are restrictions on the clearing of vegetation on the land. Refer to:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *Biodiversity Conservation Act 2016*
- *Local Land Services Act 2013*
- relevant Development Control Plan [clause 1 of this certificate]
- if a native vegetation set aside area applies
- clause 15 of this certificate if a property vegetation plan applies.

Development Approvals:

The following development approvals or complying development certificates have been issued or recorded by Council since January 2019:

Application No	Description	Approval Date
Not applicable.		

Road Access in Non-Urban Areas:

Lot 1 DP 1276279	Not applicable. The land is located in an urban area. Enquiries about roads can be made to Council at: https://www.qprc.nsw.gov.au/Services/Roads-and-footpaths
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Waste management:

Is the land within the boundary of a Council kerbside waste collection area?

Lot 1 DP 1276279	The land is within the Bungendore waste collection area.
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<https://www.qprc.nsw.gov.au/Waste-Environment-Sustainability/Waste/Check-my-bin-collection-day>

Biodiversity:

Is the land identified as “Biodiversity” on the Terrestrial Biodiversity Map and is subject to clause 7.2 Terrestrial Biodiversity under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 1 DP 1276279	No.
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Drinking Water Catchments:

Is the land identified as “Drinking water catchment” on the Drinking Water Catchment Map and is subject to clause 7.3 Drinking water catchments under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 1 DP 1276279	No.
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Watercourse:

Is the land identified as “Watercourse” on the Riparian Lands and Watercourses Map and is subject to clause 7.4 Riparian land and watercourses under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 1 DP 1276279 No.

Scenic Protection:

Is the land identified as “Scenic Protection Area” on the Scenic Protection Map and is subject to clause 7.14 Scenic Protection under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 1 DP 1276279 No.

Land near HMAS Harman:

Is the land identified as within 2km of HMAS Harman and zoned E4 General Industrial and is subject to clause 7.17 Development near HMAS Harman under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 1 DP 1276279 No.

Land near Arterial Roads:

Is the land identified as “Arterial Road Area” on the Local Clauses Map and is subject to clause 7.18 Development near arterial roads under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 1 DP 1276279 No.

Old Cooma Road Googong Road Noise:

Is the land identified in the SLR Consulting Australia Pty Ltd report 670.10363.00960-R01.0-v1.2 dated 6 March 2017 as land affected by the predicted year 2031 road noise from Old Cooma Road Googong?

Lot 1 DP 1276279 No.

Goorooyaroo Unexploded Ordinance:

Is the land within the one kilometre buffer zone of the Goorooyaroo Nature Reserve?

Lot 1 DP 1276279 No.

Policy on keeping cats:

Is the land subject to the QPRC Cat Containment Area Policy (adopted on 26 April 2023) which requires residents with pet cats to keep them within the boundaries of their properties?

Lot 1 DP 1276279

No.

Notes and disclaimer

1. The information in this certificate only relates to the real property identifier associated with the property and not to any licence or permissive occupancy that may be attached to and included in the property details contained in the description of the land.
2. The NSW *Environmental Planning and Assessment Act 1979* is referred to in this Certificate as 'the Act'.
3. This certificate contains information provided to Council by third parties and is as current as the latest information available to Council at the time of production of this document. Council does not warrant the accuracy of the information contained within the information provided by third parties and has not independently verified the information. It is strongly recommended that you contact the relevant third parties to confirm the accuracy of the information.

Checked: JB



Rebecca Ryan
General Manager
Queanbeyan-Palerang Regional Council

20 January 2025

QUEANBEYAN-PALERANG REGIONAL COUNCIL SECTION 10.7(2&5) PLANNING CERTIFICATE

issued under
Environmental Planning and Assessment Act 1979

Urbis
Level 8, 123 Pitt Street
SYDNEY NSW 2000

Certificate No.: PL.2025.0189
Your Reference: P0055724

sydneypgs@urbis.com.au

Subject Land:

Property Number:	357760
Property Address:	60 Gibraltar Street BUNGENDORE NSW 2621
Legal Description:	Lot 1 DP 1276282

This certificate is provided under Section 10.7(2&5) of the Act. At the date of this certificate, the subject land is affected by the following matters:

1. Names of relevant instruments and development control plans

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

1.1.1 Local Environmental Plan

Queanbeyan-Palerang Regional Local Environmental Plan 2022

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2022-0600>

1.1.2 State Environmental Planning Policies (SEPPs):

- *SEPP (Biodiversity and Conservation) 2021*
- *SEPP (Exempt and Complying Development Codes) 2008*
- *SEPP (Housing) 2021*
- *SEPP (Industry and Employment) 2021*
- *SEPP (Planning Systems) 2021*
- *SEPP (Precincts - Regional) 2021*
- *SEPP (Primary Production) 2021*
- *SEPP (Resilience and Hazards) 2021*
- *SEPP (Resources and Energy) 2021*
- *SEPP (Sustainable Buildings) 2022*
- *SEPP (Transport and Infrastructure) 2021*

www.legislation.nsw.gov.au/browse/inforce#/epi/title/s

1.1.3 Development Control Plan

Lot 1 DP 1276282

Palerang Development Control Plan 2015

www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-Controls#section-3

OFFICES

144 Wallace St, Braidwood
13 Gibraltar St, Bungendore
257 Crawford St, Queanbeyan

POSTAL

PO Box 90, Queanbeyan NSW 2620

PHONE

P: 1300 735 025

EMAIL/WEB

E: council@qprc.nsw.gov.au
W: www.qprc.nsw.gov.au

ABN 95 933 070 982

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

Proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

1.2.1. Draft Local Environmental Plans

Application No	Description
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Not applicable.

www.planningportal.nsw.gov.au/ppr

1.2.2. Draft State Environmental Planning Policies (SEPPs):

- SEPP (Housing) 2021
- SEPP (Planning Systems) 2021
- SEPP (Transport and Infrastructure) 2021

www.planning.nsw.gov.au/policy-and-legislation/state-environmental-planning-policies

Yes. Changes to Business and Industrial zones in Local Environmental Plans

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

www.planningportal.nsw.gov.au/employment-zones

1.2.3. Draft Development Control Plans (DCPs):

Lot 1 DP 1276282

No.

2. Zoning and land use under relevant LEPs

2.1. Identity of the zone:

Lot 1 DP 1276282

RE1 Public Recreation

2.2 RE1 Public Recreation - *Queanbeyan-Palerang Regional LEP 2022*

1. Objectives of zone
 - **To enable land to be used for public open space or recreational purposes.**
 - **To provide a range of recreational settings and activities and compatible land uses.**
 - **To protect and enhance the natural environment for recreational purposes.**
 - **To protect and enhance the environment generally.**
 - **To ensure areas of high ecological, scientific, cultural or aesthetic value are protected, managed and restored.**
2. Permitted without consent
Extensive agriculture.
3. Permitted with consent
Aquaculture; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Information and education facilities; Kiosks; Markets; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Water recreation structures.
4. Prohibited
Any development not specified in item 2 or 3.

Note: Demolition of a building or work requires consent under clause 2.7 of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.

NOTE: Refer to the [NSW Planning Portal Spatial Viewer](#) Land Zoning Map to view the map of applicable land use zones (online digital mapping).

- 2.3. Listed below are additional site specific permitted uses (only with development consent) from Schedule 1 of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.

Lot 1 DP 1276282

There are no additional uses permitted on this land.

- 2.4. Minimum land dimensions for the erection of a dwelling house on the land fixed by development standards applying to the land:

Lot 1 DP 1276282

RE1 - Public Recreation

Dwelling houses are prohibited on the land.

NOTE: Refer to the [NSW Planning Portal](#) to view the map of applicable Lot Size Map (PDF format).

- 2.5. Whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*:

Lot 1 DP 1276282

No.

- 2.6. Whether the land is in a conservation area:

Lot 1 DP 1276282

No.

- 2.7. Whether an item of environmental heritage is located on the land:

Lot 1 DP 1276282

No.

3. Contributions plans

- 3.1. The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans:

Lot 1 DP 1276282

**Bungendore Section 7.11 Contributions Plan No. 8 -
Provision of Pathway Network.**

Lot 1 DP 1276282

**Bungendore Section 7.11 Contributions Plan No. 9 -
Street Upgrading.**

Lot 1 DP 1276282

**Bungendore Section 7.11 Development Contributions
Plan for Community and Recreation Facilities 2022.**

www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-controls#section-6

- 3.2. If the land is in a special contributions area under the Act, Division 7.1, the name of the area:

Lot 1 DP 1276282

No.

- 3.3. If the land is in a special contributions area to which a continued 7.23 determination applies, the name of the area:

Lot 1 DP 1276282

No.

4. Complying Development

- 4.1. If the land is land on which complying development may be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A (1) (c)-(e), (2), (3) or (4), 1.18 (1) (c3) or 1.19.

Zone RE1 Public Recreation Lot 1 DP 1276282	Land on which complying development may be carried out
Part 3 Housing Code	Not Applicable
Part 3A Rural Housing Code	Not Applicable
Part 3B Low Rise Housing Diversity Code	Not Applicable
Part 3C Greenfield Housing Code	Not Applicable
Part 3D Inland Code	Not Applicable
Part 4 Housing Alterations Code	Yes
Part 4A General Development Code	Yes
Part 5 Industrial and Business Alterations Code	Yes
Part 5A Industrial and Business Buildings Code	Not Applicable
Part 5B Container Recycling Facilities Code	Not Applicable
Part 6 Subdivisions Code	Yes
Part 7 Demolition Code	Yes
Part 8 Fire Safety Code	Yes
Part 9 Agritourism and Farm Stay Accommodation Code	Not Applicable

Specific land exemptions may apply only to part of a lot. Nothing in clause 1.19 *SEPP (Exempt and Complying Development Codes) 2008* prevents complying development being carried out on part of a lot that is not land referred to in clause 1.19 even if other parts of the lot are such land.

- 4.2. If complying development may not be carried out on that land because of one of those clauses, the reasons why it may not be carried out under the clause.

Not Applicable.	
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- 4.3. If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Lot 1 DP 1276282

The Inland Code is varied.

5. Exempt development

- 5.1. If the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)-(d) or 1.16A.

Does the land meet the requirements under Clause 1.16(1)(b1)-(d) as land on which exempt development may be carried out for the following exempt development codes:

5.1.1. Division 1 General Exempt Development Code

Lot 1 DP 1276282 Yes.

5.1.2. Division 2 Advertising and Signage Exempt Development Code

Lot 1 DP 1276282 Yes.

5.1.3. Division 3 Temporary Uses and Structures Exempt Development Code

Lot 1 DP 1276282 Yes.

Refer also to Part 3 and Schedule 2 of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*. This Schedule contains additional exempt development not specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Note that exempt development may be carried out without the need for development consent under the Act, however, such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

- 5.2. If exempt development may not be carried out on that land because of one of those clauses, the reasons why it may not be carried out under the clause.

5.2.1. Division 1 General Exempt Development Code

Lot 1 DP 1276282 Not applicable.

5.2.2. Division 2 Advertising and Signage Exempt Development Code

Lot 1 DP 1276282 Not applicable.

5.2.3. Division 3 Temporary Uses and Structures Exempt Development Code

Lot 1 DP 1276282 Not applicable.

- 5.3. If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Not applicable.

6. Affected building notices and building product rectification orders

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

Building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*

- 6.1. Is there any affected building notice of which the council is aware that is in force in respect of the land?

No.

- 6.2. Is there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and

No.

- 6.3. Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

No.

7. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

Lot 1 DP 1276282 No.

8. Road widening and road realignment

- 8.1. Is the land affected by a road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*?

Lot 1 DP 1276282 No.

- 8.2. Is the land affected by any road widening or road realignment under any environmental planning instrument?

Lot 1 DP 1276282 No.

- 8.3. Is the land affected by any road widening or road realignment under any resolution of the Council?

Lot 1 DP 1276282 No.

9. Flood related development controls information

Flood planning area has the same meaning as in the *Flood Risk Management Manual*.

Flood Risk Management Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published by the NSW Government in June 2023.

Probable maximum flood has the same meaning as in the *Flood Risk Management Manual*.

- 9.1. Whether the land or part of the land is within the flood planning area and is subject to flood related development controls.

Lot 1 DP 1276282 **No.**

- 9.2. Whether the land or part of the land is between the flood planning area and the probable maximum flood and is subject to flood related development controls.

Lot 1 DP 1276282 **No.**

10. Council and other public authority policies on hazard risk restrictions

Is the land affected by a policy adopted by council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or any other risk (other than flooding)?

Adopted policy means a policy adopted—

(a) by the council, or

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

- 10.1. Tidal inundation, subsidence, acid sulphate soils, coastal hazards and sea level rise:

No.

- 10.2. Bushfire:

All land in QPRC is affected by policies adopted by the council that restricts the development of the land because of the likelihood of bushfire. Refer to Clause 11 of this certificate to check if the land is bushfire prone.

- 10.3. Contamination:

All land in QPRC is affected by policies adopted by the council that restricts the development of the land because of the likelihood of contamination. Refer to Clause 12 of this certificate to check if the land has been identified in the Loose-Fill Asbestos Insulation Register.

Lot 1 DP 1276282

The land has not been assessed for the likelihood of contamination by Council considering past uses or results of systematic testing. It is not known if Contaminated Land provisions of the Development Control Plan or the relevant State legislation, apply.

- 10.4. Salinity:

Lot 1 DP 1276282

No.

10.5. Highly erodible soils:

Lot 1 DP 1276282 **No.**

10.6. Slopes over 18 degrees:

Lot 1 DP 1276282 **No.**

10.7. Aircraft noise:

Lot 1 DP 1276282 **No.**

<https://www.canberraairport.com.au/corporate/community/aircraft-noise/>

10.8. Land near Cooma Road Quarry:

Lot 1 DP 1276282 **No.**

10.9. Land near Hume Industrial Area and Goulburn to Bombala Railway Line:

Lot 1 DP 1276282 **No.**

11. Bush fire prone land

Is the land bush fire prone?

Lot 1 DP 1276282 **No.**

12. Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division.

No.

Council is not aware of any residential premises on the land that are affected by loose-fill asbestos insulation (Division 1A of Part 8 of the *Home Building Act 1989*) and that are listed on the NSW register that is required to be maintained under that Division.

NSW Fair Trading maintains a NSW Register of homes that are affected by loose-fill asbestos insulation: www.fairtrading.nsw.gov.au/loose-fill-asbestos-insulation-register

Some buildings located in the Queanbeyan-Palerang local government area have been identified as containing loose-fill asbestos insulation (sometimes referred to as “Mr Fluffy” insulation), for example, in the roof space. You should make your own enquiries as to the age of the buildings on the land to which this certificate relates.

If the land contains a building constructed prior to 1980, Queanbeyan-Palerang Regional Council strongly recommends that any potential purchaser obtains advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land; and, if so, the health risks (if any) this may pose for the building’s occupants.

Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting that may have been used at this site.

Contact NSW Fair Trading for further information:

<https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>

13. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No.

14. Paper subdivision information

The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

No.

15. Property Vegetation Plans

Whether Council has been notified that a property vegetation plan under the *Native Vegetation Act 2003* applies to the land.

Lot 1 DP 1276282 No.

16. Biodiversity stewardship sites

Whether the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

Lot 1 DP 1276282 No.

17. Biodiversity certified land

Whether the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.

Lot 1 DP 1276282 No.

18. Orders under *Trees (Disputes Between Neighbours) Act 2006*

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

No.

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

In relation to a coastal council—whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Not applicable.

20. Western Sydney Aerotropolis

For land to which *State Environmental Planning Policy (Precincts-Western Parkland City) 2021* applies, whether the land is:

- 20.1. in an ANEF or ANEC contour of 20 or greater as referred to in that Chapter, section 4.17, or
- 20.2. shown on the Lighting Intensity and Wind Shear Map, or
- 20.3. shown on the Obstacle Limitation Surface Map, or
- 20.4. in the “public safety area” on the Public Safety Area Map, or
- 20.5. in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

Not applicable.

21. Development consent for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, are there any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2)? Section 88(2) restricts who may occupy seniors housing accommodation.

Application No	Description
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Not applicable.

22. Site compatibility certificates and conditions for affordable rental housing

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

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

No.

- 22.2. If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, are there any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1)? Section 21(1) or 40(1) specify certain conditions to be met for a period of at least 15 years commencing on the day an occupation certificate is issued.

Application No	Description
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Not applicable.

- 22.3. Are there any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1)? Section 17(1) or 38(1) specify certain conditions to be met for a period of at least 10 years commencing on the day an occupation certificate is issued.

Application No	Description
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Not applicable.

23. Water or sewerage services

Whether water or sewerage services are provided to, or to be provided to, the land under the *Water Industry Competition Act 2006*?

Note: A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

Not applicable.

Matters prescribed by section 59(2) Contaminated Land Management Act 1997

- (a) Whether there is land to which a certificate relates regarding significantly contaminated land within the meaning of that Act.

Lot 1 DP 1276282 No.

- (b) Whether there is land to which a certificate relates regarding being subject to a management order within the meaning of that Act.

Lot 1 DP 1276282 No.

- (c) Whether there is land to which a certificate relates regarding the subject of an approved voluntary management proposal within the meaning of that Act.

Lot 1 DP 1276282 No.

- (d) Whether there is land to which a certificate relates regarding being subject to an ongoing maintenance order within the meaning of that Act.

Lot 1 DP 1276282 No.

- (e) Whether there is land to which a certificate relates regarding being the subject of a site audit statement within the meaning of that Act.

Lot 1 DP 1276282 No.

Additional notes

No additional notes.

Additional information provided in accordance with section 10.7(5) of the *Environmental Planning and Assessment Act 1979*

Vegetation Clearing:

There are restrictions on the clearing of vegetation on the land. Refer to:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *Biodiversity Conservation Act 2016*
- *Local Land Services Act 2013*
- relevant Development Control Plan [clause 1 of this certificate]
- if a native vegetation set aside area applies
- clause 15 of this certificate if a property vegetation plan applies.

Development Approvals:

The following development approvals or complying development certificates have been issued or recorded by Council since January 2019:

Application No	Description	Approval Date
Not applicable.		

Road Access in Non-Urban Areas:

Lot 1 DP 1276282	Not applicable. The land is located in an urban area. Enquiries about roads can be made to Council at: https://www.qprc.nsw.gov.au/Services/Roads-and-footpaths
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Waste management:

Is the land within the boundary of a Council kerbside waste collection area?

Lot 1 DP 1276282	The land is within the Bungendore waste collection area.
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<https://www.qprc.nsw.gov.au/Waste-Environment-Sustainability/Waste/Check-my-bin-collection-day>

Biodiversity:

Is the land identified as “Biodiversity” on the Terrestrial Biodiversity Map and is subject to clause 7.2 Terrestrial Biodiversity under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 1 DP 1276282	No.
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Drinking Water Catchments:

Is the land identified as “Drinking water catchment” on the Drinking Water Catchment Map and is subject to clause 7.3 Drinking water catchments under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 1 DP 1276282	No.
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Watercourse:

Is the land identified as “Watercourse” on the Riparian Lands and Watercourses Map and is subject to clause 7.4 Riparian land and watercourses under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 1 DP 1276282 No.

Scenic Protection:

Is the land identified as “Scenic Protection Area” on the Scenic Protection Map and is subject to clause 7.14 Scenic Protection under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 1 DP 1276282 No.

Land near HMAS Harman:

Is the land identified as within 2km of HMAS Harman and zoned E4 General Industrial and is subject to clause 7.17 Development near HMAS Harman under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 1 DP 1276282 No.

Land near Arterial Roads:

Is the land identified as “Arterial Road Area” on the Local Clauses Map and is subject to clause 7.18 Development near arterial roads under the *Queanbeyan-Palerang Regional Local Environmental Plan 2022*?

Lot 1 DP 1276282 No.

Old Cooma Road Googong Road Noise:

Is the land identified in the SLR Consulting Australia Pty Ltd report 670.10363.00960-R01.0-v1.2 dated 6 March 2017 as land affected by the predicted year 2031 road noise from Old Cooma Road Googong?

Lot 1 DP 1276282 No.

Goorooyaroo Unexploded Ordinance:

Is the land within the one kilometre buffer zone of the Goorooyaroo Nature Reserve?

Lot 1 DP 1276282 No.

Policy on keeping cats:

Is the land subject to the QPRC Cat Containment Area Policy (adopted on 26 April 2023) which requires residents with pet cats to keep them within the boundaries of their properties?

Lot 1 DP 1276282

No.

Notes and disclaimer

1. The information in this certificate only relates to the real property identifier associated with the property and not to any licence or permissive occupancy that may be attached to and included in the property details contained in the description of the land.
2. The NSW *Environmental Planning and Assessment Act 1979* is referred to in this Certificate as 'the Act'.
3. This certificate contains information provided to Council by third parties and is as current as the latest information available to Council at the time of production of this document. Council does not warrant the accuracy of the information contained within the information provided by third parties and has not independently verified the information. It is strongly recommended that you contact the relevant third parties to confirm the accuracy of the information.

Checked: JB



Rebecca Ryan
General Manager
Queanbeyan-Palerang Regional Council

04 February 2025
