

# Phase 1 Environmental Site Assessment

Lots 4 & 5 in DP 771051, Lots 61 & 62 in DP 801234



## Phase 1 Environmental Site Assessment

Lots 4 & 5 in DP 771051, Lots 61 & 62 in DP 801234

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## Executive Summary

AECOM Australia Pty Ltd (AECOM) was commissioned by Riverview Group (Riverview) to undertake a Phase 1 Environmental Site Assessment (Phase 1 ESA) of the properties identified as Lots 4 & 5 in DP 771051 and Lots 61 & 62 in DP 801234 (the Site).

AECOM completed the following scope of work to meet the project objective:

- Reviewed background information relating to the Site, including:
  - Contaminated Land search
  - Historical aerial photographs
  - Certificate of Titles search
  - WorkCover NSW Dangerous Goods search
  - Groundwater bore information
  - Published soil, geology, and topographic maps.
- A Site inspection to 'ground-truth' the background information
- Data evaluation and reporting.

Groundwater bores identified within the search area have been identified for irrigation and domestic stock use and indicate groundwater may be present within fractured aquifers at depths of between 6 and 20 m bgl.

Based on review of the available history data and Site inspection observations, the Site has been utilised for agricultural purposes since the 1850's with a quarry located within the northern portion of the Site since the 1960's.

The site is not recorded within the NSW EPA contaminated sites search register, however it was noted that a former sheep dip is located offsite approximately 150 North West of the equipment sheds and residential houses.

The surrounding area appears to have been a mixture of residential and agricultural land uses with no indication of any industrial activities being undertaken adjacent to the Site.

Previous investigations undertaken within the surrounding area by GHD in 2009 indicate the potential for contamination associated with historical agricultural land uses to be present located to the South of the subject site.

- It is the opinion of AECOM that the potential contaminants of concern identified by GHD are unlikely to have an impact on the site subject to this report.

It is noted that the West Belconnen Resource Recovery Centre is located approximately 1.3 km south-east of the site however based on the current land use practices undertaken within the area it is unlikely to have resulted in onsite migration of contamination.

Based on the data obtained to date, the potential for significant and widespread contamination to be present at the Site is considered to be low throughout the majority of the agricultural areas of the Site.

Areas identified within this investigation that are considered to present a moderate risk of contamination include:

- Machinery maintenance shed area
- Onsite septic tanks
- Storage areas
- Presence of imported fill materials of unknown origin and quality at the Site
- Surface water dams acting as a collection sink for contaminants transported via surface water flows
- Onsite quarry/borrow pit
- Offsite sheep dip
- Offsite WBRMC and surrounding commercial/industrial land.

To further evaluate the potential contamination risks, completion of a Phase II ESA is recommended (i.e. intrusive investigation, sampling and analysis).

The Phase II ESA should be undertaken on a targeted and systematic basis and include assessment of soil and groundwater as follows:

- Targeted sampling within the vicinity of the areas of environmental concern outlined above
- Limited sampling within onsite drainage lines to determine potential overland flows of contamination.

The Phase II ESA would follow NSW EPA (and ACT EPA) assessment methodologies, specifically to address the data gaps identified and provide information of adequate quality for landuse decision-making purposes.

## 1.0 Introduction

AECOM Australia Pty Ltd (AECOM) was commissioned by Riverview Group (Riverview) to undertake a Phase 1 Environmental Site Assessment (Phase 1 ESA) of the property identified as Lots 4 & 5 in DP 771051 and Lots 61 & 62 in DP801234 (the Site).

The Site location is shown on **Figure 1** and the current Site layout is shown on **Figure 2** in **Appendix A**. Lots 4 & 5 in DP 771051 are rural properties for both farming and quarry purposes and Lots 61 & 62 in DP801234 are occupied by the Ginninderry Homestead (accommodation and function centre).

It is the understanding of AECOM that Riverview plan to develop the Site and surrounding neighbouring properties for residential purposes.

### 1.1 Objectives

The objective of the Phase I ESA was to assess for potential soil and/or groundwater contamination issues that may require further investigation and/or management prior to or during redevelopment.

### 1.2 Scope of Work

AECOM completed the following scope of work to meet the project objective:

- Reviewed background information relating to the Site, including:
  - Contaminated Land search
  - Historical aerial photographs
  - Certificate of Titles search
  - WorkCover NSW Dangerous Goods search
  - Groundwater bore information
  - Published soil, geology, and topographic maps.
- A Site inspection to 'ground-truth' the background information
- Data evaluation and reporting.

Investigative work was conducted with reference to relevant parts of the following guidelines:

- National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council [NEPC], 1999) as amended by the National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (NEPC, 2013) (here-in referred to as the ASC NEPM [NEPC, 1999 as amended])
- Office of Environment and Heritage (2011). Guidelines for Consultants Reporting on Contaminated Sites
- NSW Department of Environment and Conservation (DEC) 2006. *Guidelines for the NSW Site Auditor Scheme* (2<sup>nd</sup> edition)
- NSW DEC 2007. Guidelines for the Assessment and Management of Groundwater Contamination.

## 2.0 Site Identification

The Site is identified in **Table 1** below:

**Table 1 Site Identification**

Item	Description
Site Owner	Lot 4 in DP 771051 / E J Shaw and G B Armitage Lot 5 in DP 771051 / G E Moore and P E Fleming Lot 61 in DP 801234 / J and A Hyles Lot 62 in DP 801234 / S S Scriberras
Legal Description /	Lot 4 in DP 771051 Lot 5 in DP 771051 Lot 61 in DP 801234 Lot 62 in DP 801234
Local Government Authority	Yass Valley Council
Current Zoning <sup>1</sup>	Lots 4 & 5 in DP 771051 – E3 Environmental Management Lot 61 & 62 in DP 801234 – RU1 Primary Production
Current Land Use	Agricultural (Farming)
Site Elevation <sup>2</sup>	Approximately 562 m
Site Area (hectares)	Lot 4 in DP 771051 – 80 Lot 5 in DP 771051 – 80 Lot 61 in DP 801234 – 83 Lot 62 in DP 801234 – 25
Site Location Plan	<b>Figure 1 in Appendix A</b>

<sup>1</sup> Yass Valley Council, Section 149 Planning Certificates

<sup>2</sup> Google Earth

## 3.0 Site History

### 3.1 Site Location

The Site is surrounded by rural/agricultural lands to the South, West and North with Ginninderra Park located in the northern section of the site and directly North of the site. Access to Lots 4 & 5 in DP 771051 and Lot 61 & 62 in DP 801234 is via Parkwood Road, Wallaroo NSW.

The Site location is shown on **Figure 1** in **Appendix A**.

### 3.2 Zoning

Information provided to AECOM indicates the site is comprised of Lot 1, 2, 3 and 7 in DP 771051 and is currently zoned RU1 Primary Production and E3 Environmental Management.

### 3.3 Site Features and Current Land Use

At the time of the site inspection the site was comprised of rural/agricultural land used for low density grazing. The site primarily consists of undulating slopes and rolling paddocks. Site features observed during the Site inspection were noted to include the following:

- A borrow pit/quarry located within the northern portion of the Site
- The Ginninderry homestead located off Parkwood Road within the North Eastern portion of the Site
- 2 low density residential dwellings occupied by the Site owners
- Excavation machinery and equipment located within the north eastern portion of the site adjacent to an unsealed access road
  - At the time of the inspection there was no evidence of leaks or spills on the ground surface surrounding equipment storage areas
- A number of unsealed access roads throughout the Site
- A number of irrigation and water storage dams located throughout the Site
- A number of creeks and drainage channels were located throughout the Site.

The Site layout is shown on **Figure 2** in **Appendix A**.

### 3.4 Surrounding Land Use

The surrounding land uses are shown on **Figure 2** in **Appendix A** and are identified below:

- North: Ginninderra Park and then rural/agricultural land
- East: Parkwood Drive, then rural/agricultural land and the West Belconnen Resource Management Centre
- South: The Murrumbidgee River and then rural/agricultural land
- West: The Murrumbidgee River and then rural/agricultural land.

### 3.5 Topography

The site is approximately 552 m Australian Height Datum (AHD) with slope towards the east.

Regional topography is comprised of low hills to undulating slopes with isolated moderately inclined rolling hills.

The site is generally flat with slight slopes within the western portion on the Site. Surface stones are generally present as angular gravels and cobbles. Bedrock is often exposed on the surface or at a shallow depth and has very high strength.

The regional topography is detailed within **Figure 3** in **Appendix A**.

### 3.6 Geology and Soils

The Site is situated mainly on Silurian volcanics of the Canberra Lowlands. The geology is comprised of siltstone, shale, sandstone and limestone with alluvial material being common. It is common for bedrock to be highly weathered (Best et al., 1963).

Soils on the slopes are characterised by moderately deep, moderately well-drained Yellow Chromosols to more massive and gradational Red and Brown Kandosols. In drainage lines, soils are usually poorly drained Sodosols (sodic) (Jenkins, 2010).

### 3.7 Surface Water and Drainage

During the inspection of the Site several surface water dams were recorded within the Site boundary. The dams were primarily used for water storage for irrigation purposes. During rainfall periods, surface waters within the Site are expected to flow towards onsite dams.

Surface waters not captured by onsite storage dams are expected to flow towards the Murrumbidgee River.

### 3.8 Regional Meteorology

Review of the Bureau of Meteorology website ([www.bom.gov.au](http://www.bom.gov.au)) weather station (070014) located at Canberra Airport indicates the following:

- Average approximate annual rainfall of 615 mm, with October and November typically the wetter months (>60 mm per month);
- Average maximum temperature of 19.7°C, ranging from 28.0°C in January to 11.4°C in July; and
- Average minimum temperature of 6.5°C, ranging from 13.2°C in January to -0.1°C in July.

### 3.9 Hydrogeology

Registered groundwater bore information within a 4 km radius of the Site was obtained from the NSW Natural Resource Atlas, via the NSW EPA website.

The registered bore details are summarised in **Table 2** below. The location map of the bores and groundwater works summaries for each bore are provided in **Appendix B**.

**Table 2 Summary of Registered Bore Information**

Bore ID	Depth of Bore (m bgs)	Standing Water Level (m bgs)	Approximate Distance / direction from Site	WBZ / Geology	Purpose
GW035464	21.3	6.0	800 m / North East	9.1-21.2 / Granite	Domestic stock
GW401145	24.4	ND	2.5 km / North East	ND	Irrigation
GW071024	60.9	5.0	3.7 km / North West	6.7-12.1 & 39.6-53.3	Domestic stock
GW052325	80.0	ND	3.2 km / North	42.0-42.3 / Granite	Domestic stock

**Note:** WBZ – Water Bearing Zone

ND – Not Defined

Based on the data reviewed, AECOM considers that a shallow perched aquifer may be ephemerally present at the soil bedrock interface, whilst regional groundwater would be present from approximately 6 to 20 m below ground level within fractured bedrock aquifers.

### 3.10 Previous Investigations

At the time of this investigation it is the understanding of AECOM that no previous contamination investigations had been undertaken within the subject site.

It is noted that a Stage 1 Environmental Site Assessment has been undertaken on adjacent properties and is summarised in AECOM (2014).

### 3.11 Historical Aerial Photographs

The following information was derived from reviewing historical aerial photographs sourced from the NSW Department of Lands for the Site and the surrounding area.

Copies of aerial photographs in chronological order from 1945 to 2005 are included in **Appendix C**.

**Table 3 Aerial Photograph Review**

Photograph Details	Description
8 January 1945 Run 5A, Goodrabidgee, Black and White	<b>Site</b> Open grassed areas with scattered shrubby/tree vegetation <b>Surrounds:</b> No visible structures, small clearings rectangular in shape to the northeast of the site.
March 1959 CAC 154-5064, Canberra, Black and White	<b>Site:</b> Open grassed areas with scattered shrubby/tree vegetation <b>Surrounds:</b> No visible structures, several small clearings remain to the northeast of the site
4 March 1967 Run 5L, Canberra, Black and White	<b>Site:</b> The quarry/borrow pit area located within the north eastern portion of the site appears to have been cleared <b>Surrounds:</b> The West Belconnen substation has been developed to the southeast of the site
23 April 1976 Run 4, Canberra, Black and White	<b>Site:</b> No visible structures. Four small clearings on the north western boundary have been revegetated. Road dissects site in an east to west direction. <b>Surrounds:</b> Cleared area to the west of the substation and developed lots to the north of the substation. A golf course and the suburbs of Macgregor, Holt and Dunlop can be seen to the east.
6 February 1985 Run 4, Canberra, Black and White	<b>Site:</b> Road that dissects site has extended north into what is now Ginninderra Park and south to connect with the Murrumbidgee River on the southern boundary of the site. <b>Surrounds:</b> The site west of the substation is further developed.
24 October 1992 Run 6, Canberra, Colour	<b>Site:</b> Road network within the site has expanded with cleared sections around roads. <b>Surrounds:</b> A rectangular boundary can be seen to the northwest. No further changes to surrounds.
28 February 2005 Run 6, Canberra, Colour	<b>Site:</b> Three dams can be seen across the site. Ginninderra Creek is located to the north of the site. <b>Surrounds:</b> The rectangular boundary to the northwest has been extended and divided. Suburbs to the east have increased in density.

### 3.12 Dangerous Goods

A search of the Stored Chemical Information Database (SCID) and the microfiche records maintained by WorkCover NSW did not indicate any records pertaining to the Site.

The WorkCover Dangerous Goods Search results are included in **Appendix D**.



### 3.13 NSW EPA Records

Review of the NSW EPA website was conducted to evaluate if the Site or surrounding properties were listed under Section 60 or Section 58 of the Contaminated Land Management (CLM) Act 1997. No listings for the Site were indicated.

Search results are included in **Appendix E**.

### 3.14 Certificate of Title

Section 149 Planning Certificates obtained from Yass Valley Council indicated the following items relating to the Contaminated Land Management Act 1997. Copies of the certificates are included in **Appendix F**.

Table 4 Section 149

Prescribed Matters	Relevant Information
Is the land significantly contaminated within the meaning of the Contaminated Land Management Act 1997	No
Is the land the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997	No
Is the land the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997	No
Is the land the subject of a site audit statement (if a copy of such a statement has been provided to Council) within the meaning of the Contaminated Land Management Act 1997	No

### 3.15 Anecdotal Evidence

Information provided to AECOM during the site inspection by Patrick Corkhill, a farmer on the adjoining property, indicated the site had been subject to minor weed spraying to control noxious weeds within the Site boundary however to the best of his knowledge no leaks, spills or other contaminating activities had occurred at the Site.

## 4.0 Site Inspection

A Site inspection was undertaken on 21 October 2013 by Ian Batterley and Heather Cross, both suitably qualified and experienced AECOM Environmental Scientists.

Site features are shown on **Figure 2** in **Appendix A**. Representative photographs are included in **Appendix G**.

A Site inspection was undertaken on 21st October 2013 by Ian Batterley and Heather Cross, both suitably qualified and experienced AECOM Environmental Scientists.

Site features are shown on **Figure 2** in **Appendix A**. Representative photographs are included in **Appendix G**.

Site observations are summarised below:

- The site was accessed through an entrance on Parkwood Road, Wallaroo, NSW
- The Site was primarily comprised of agricultural lands used for sheep grazing and various cropping works. As discussed previously surface waters from the Site would generally flow in ephemeral drainage lines to onsite storage dams
- The Site was primarily comprised of agricultural lands used for sheep grazing and various cropping works. As discussed previously surface waters from the Site would generally flow in ephemeral drainage lines to onsite storage dams
- The Ginninderry Homestead was located within the North Eastern portion of the Site. No evidence of fuel or significant chemical storage were noted during the inspection
- A borrow pit/quarry was located within the north western portion of the Site. During a limited inspection of the sites surface no evidence of staining or other signs of anthropogenic contamination were noted.
  - Several small retaining ponds/dams were located within the quarry area. No evidence of staining or sheen was noted on the water surface or visible sediments
  - Excavation equipment associated with the borrow pit was located onsite. It is assumed that refuelling and minor maintenance works would be undertaken onsite.
- 2 low density residential dwellings were located immediately within the northern portion of the Site.
  - Anecdotal evidence indicated the presence of septic tanks serving the dwellings.
- Earthmoving machinery and several storage sheds were located within the northern portion of the site. At the time of the inspection, there was no indication of leaks or spills within the vicinity of the equipment. It is the opinion of AECOM that refuelling and minor maintenance works are likely to be undertaken onsite
- Information provided to AECOM indicates a range of fertilisers, herbicides and pesticides have been used within the Site during its operation. Where chemicals were not completely utilised by onsite crops the potential exists for onsite migration to underlying groundwater aquifers or via surface water migration to onsite storage dams
- An inspection of dams indicated no obvious sheens or odours within surface waters with all surrounding vegetation appearing to be healthy and free from stress
- An inspection of the general Site indicated that no areas of obvious contamination was identified within productive agricultural areas
- During inspection works, no evidence of builders waste or illegally dumped materials were identified
- All vegetation (native and crop plantations) appeared to be healthy and free from obvious signs of stress.
- Soil stockpiles were observed on the southern boundary of the incised channel which originated from excavations of residential developments within adjacent suburbs
  - It should be noted that the exact source location of the material could not be confirmed.

A former concrete lined sheep dip was located off site approximately 100m northwest of the Site.

## 5.0 Preliminary Conceptual Site Model

A Conceptual Site Model (CSM) was developed based on the findings of the Phase 1 ESA as shown in **Table 5** below.

**Table 5 Conceptual Site Model**

Consideration	Details
Potential On-site Sources of Contamination	<ul style="list-style-type: none"> <li>- Potential contamination associated with the use of pesticides / herbicides and fertilisers within agricultural areas</li> <li>- Fill material of unknown origin potentially present:               <ul style="list-style-type: none"> <li>• Underneath building structures</li> <li>• Access driveways</li> </ul> </li> <li>- Potential asbestos associated with building structures</li> <li>- Biological, heavy metal and organic contamination associated with the onsite septic tanks</li> <li>- Potential hydrocarbon contamination associated with:               <ul style="list-style-type: none"> <li>• Servicing and refuelling of vehicles within and surrounding machinery shed infrastructure</li> </ul> </li> <li>- Biological contamination including pathogens contamination associated with animal holding yards.</li> </ul>
Potential Off-site Sources of Contamination	<ul style="list-style-type: none"> <li>- The use of pesticides and heavy metals within and identified off site sheep dip and associated holding yards.</li> </ul>
Potential Transport Mechanisms and Exposure Pathways for Contaminants	<p>The potential transport mechanisms include:</p> <ul style="list-style-type: none"> <li>- Transport of contamination through surface water flows to onsite water storage dams and adjacent waterways</li> <li>- Transport of contamination to underlying groundwater aquifers</li> <li>- Inhalation and ingestion of airborne contaminated dust and asbestos fibres</li> <li>- Dermal contact with contaminated soils</li> <li>- Transport of contaminants through mechanical transport.</li> </ul>
Potential Receptors of Contamination	<p>The potential receptors identified include:</p> <ul style="list-style-type: none"> <li>- Workers and visitors and construction/maintenance workers through direct dermal contact or ingestion of contaminants in soil</li> <li>- Environmental receptors associated with on and off site water bodies</li> <li>- Workers carrying out installation or maintenance within the Site</li> <li>- Residents in adjacent properties.</li> </ul>

## 6.0 Summary of Findings and Data Gap Analysis

At the time of this investigation the site was primarily used for low density grazing practices.

Based on the data reviewed, AECOM considers that a shallow perched aquifer may be ephemerally present at the soil bedrock interface, whilst regional groundwater would be present from approximately 6 m to 20 m below ground level within fractured bedrock aquifers.

Following a review of desktop information and undertaking a site inspection, the primary potentially contaminating sources within the Site, and associated data gaps were identified:

- The use of pesticides and heavy metals within an identified offsite sheep dip and associated holding yards were unclear.
- Potential contamination associated with the use of pesticides / herbicides and fertilisers within agricultural areas was not able to be adequately assessed.
- Fill material of unknown origin may be present in:
  - Underneath building structures;
  - Access driveways ; and
  - Used as fill material within erosion gullies.
- Potential asbestos associated with building structures was not able to be adequately determined.
- Biological, heavy metal and organic contamination associated with the identified septic tanks was not able to be adequately assessed.
- Potential hydrocarbon contamination was not able to be adequately determined in association with:
  - Servicing and refuelling of vehicles within and surrounding machinery shed infrastructure within the quarry and northern portion of the Site.
- Minor spills and leaks of oil drums housed within machinery sheds were evident but were not able to be adequately characterised.
- Biological contamination including pathogens contamination associated with onsite burial areas and animal holding yards may be evident but was not able to be adequately characterised.

## 6.1 Contaminants of Potential Concern

Based on the Site history and background data reviewed and AECOM professional knowledge, the Contaminants of Potential Concern (CoPC) within the Site are considered to include the following:

**Table 6 Identified Contaminants of Potential Concern**

CoPC	Rationale / Comments
Heavy Metals (HM)	<ul style="list-style-type: none"> <li>- Associated with uses within agricultural products including sheep dips</li> <li>- May occur in fill material of unknown origin (e.g. from former industrial properties), and can be associated with deterioration of stored metal products, general workshop activities (e.g. welding, vehicle/equipment maintenance and servicing).</li> <li>- Arsenic based compounds may have been used for insect control (e.g. termiticides beneath buildings).</li> <li>- Common metal contaminants include arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc.</li> </ul>
Petroleum hydrocarbons (TPH)	<ul style="list-style-type: none"> <li>- Occur in fuels, solvents, oils, etc. and may occur in fill material of unknown origin.</li> <li>- Petroleum hydrocarbons are generally quantified by analytical laboratories as total petroleum hydrocarbons (TPH).</li> </ul>
Benzene, toluene, ethylbenzene, xylenes (BTEX)	<ul style="list-style-type: none"> <li>- Found in petrol and to a lesser extent, diesel.</li> <li>- Can be present in solvents.</li> <li>- May occur in fill material of unknown origin.</li> </ul>
Polycyclic aromatic hydrocarbons (PAH)	<ul style="list-style-type: none"> <li>- Related to some petroleum hydrocarbons, such as waste and lubricating oils and diesel fuel, bitumen/asphalt. Can be present in coal and incompletely combusted materials, such as ash. PAH are also potentially present in fill of unknown origin.</li> </ul>
Organochlorine Pesticides (OCP)	<ul style="list-style-type: none"> <li>- Can be related to pest control (e.g. termiticides applied beneath building slabs), can be present in fill of unknown origin</li> <li>- Possible use on former agricultural/rural land.</li> </ul>
Organophosphorus Pesticides (OPP)	<ul style="list-style-type: none"> <li>- As per OCP. Use of OPP has increased since the banning of OCP. OPP are less persistent in the environment.</li> </ul>
Polychlorinated biphenyls (PCB)	<ul style="list-style-type: none"> <li>- Historically present in electrical equipment such as transformers. Can be present in fill of unknown origin.</li> </ul>
Volatile Halogenated Compounds (VHC)	<ul style="list-style-type: none"> <li>- Related to solvent use, such as degreasers and 'thinners'.</li> </ul>
Asbestos	<ul style="list-style-type: none"> <li>- Can be related to the use and subsequent weathering and damage of asbestos cement materials (sheets, gutters, down-pipes etc) in former Site buildings and can be present in fill materials containing demolition wastes. Can be present as conduits for underground services.</li> </ul>
Biological contamination (including pathogens)	<ul style="list-style-type: none"> <li>- Typically associated with degrading biological material such as burial areas or degrading faecal matter within onsite septic tanks.</li> </ul>
Nutrients (Nitrates and Phosphates)	<ul style="list-style-type: none"> <li>- Associated with fertilisers and agricultural land uses</li> <li>- Associated with septic tanks and dams down gradient of former cattle holding yards.</li> </ul>

## 6.2 Site History Summary and Contamination Potential

Based on review of the background data and Site inspection observations, the Site has been utilised as farming property since the 1850's. Prior to this it was vacant land.

The surrounding area appears to be farming properties with an electrical substation and the Belconnen Resource Management Centre approximately 1.3 km to the south-east.

The potential for significant soil and/or groundwater contamination to be present from farming practises is considered to be low.

The following table provides a summary of historical features and potential areas of environmental concern (AEC) for the Site:

**Table 7 Areas of Environmental Concern**

AEC	Comment (s)
Imported fill	Fill of unknown origin and depth has been placed in the creek channel.
Former sheep dip	Potential for arsenic and Polycyclic Aromatic Hydrocarbon (PAH) impacts to soil and groundwater resulting from sheep dip chemicals.
Pesticides	Potential for Organochlorine Pesticides (OCP) and Organophosphorus Pesticides (OPP) impacts to soil and groundwater resulting from spraying of weeds i.e. blackberry bushes across site



## 7.0 Conclusions

AECOM completed a Phase I ESA to assess for the potential for significant soil and/or groundwater contamination to be present, which may materially affect future redevelopment of the Site.

AECOM completed the following scope of work to meet the project objective:

- Reviewed background information relating to the Site, including:
  - Contaminated Land search
  - Historical aerial photographs
  - Certificate of Titles search
  - WorkCover NSW Dangerous Goods search
  - Groundwater bore information
  - Published soil, geology, and topographic maps.
- A Site inspection to 'ground-truth' the background information
- Data evaluation and reporting.

The Phase I ESA was completed in general accordance with NSW EPA guideline documents and included a review of background and history data, followed by a Site inspection.

Groundwater bores identified within the search area have been identified for irrigation and domestic stock use and indicate groundwater may be present within fractured aquifers at depths of between 6 m and 20 m bgl.

Based on review of the available history data and Site inspection observations, the Site has been utilised for agricultural purposes since the 1850's with a quarry located within the northern portion of the Site since the 1960's.

The site is not recorded within the NSW EPA contaminated sites search register, however it was noted that a former sheep dip is located offsite approximately 150 North-west of the equipment sheds and residential houses.

The surrounding area appears to have been a mixture of residential and agricultural land uses with no indication of any industrial activities being undertaken adjacent to the Site. Previous investigations undertaken within the surrounding area by GHD in 2009<sup>1</sup> indicate the potential for contamination associated with historical agricultural land uses to be present located to the South of the subject site. It is the opinion of AECOM that the potential contaminants of concern identified by GHD are unlikely to have an impact on the site subject to this report.

Based on the data obtained to date, the potential for significant and widespread contamination to be present at the Site is considered to be low throughout the majority of the agricultural areas of the Site.

Areas identified within this investigation that are considered to present a moderate risk of contamination include:

- Machinery maintenance shed area
- Offsite sheep dip
- Onsite septic tanks
- Storage area
- Presence of imported fill materials of unknown origin and quality at the Site
- Surface water dams acting as a collection sink for contaminants transported via surface water flows.

To further evaluate the potential contamination risks and address identified data gaps, completion of a Phase II ESA is recommended (i.e. supplementary desktop data analysis, with intrusive investigation, sampling and analysis).

The Phase II ESA should be undertaken on a targeted and systematic basis and include assessment of soil and groundwater as follows:

---

<sup>1</sup> The GHD (2009) Stage 1 Environmental Site Assessment – Report for West Belconnen Estate has been lodged with the ACT Government's ESDD as part of the ACT rezoning process.

- Targeted sampling within the vicinity of the areas of environmental concern outlined above.
- Limited sampling within onsite drainage lines to determine potential overland flows of contamination.

The Phase II ESA would follow NSW EPA (and ACT EPA) assessment methodologies, specifically to address the data gaps identified and provide information of adequate quality for landuse decision-making purposes.

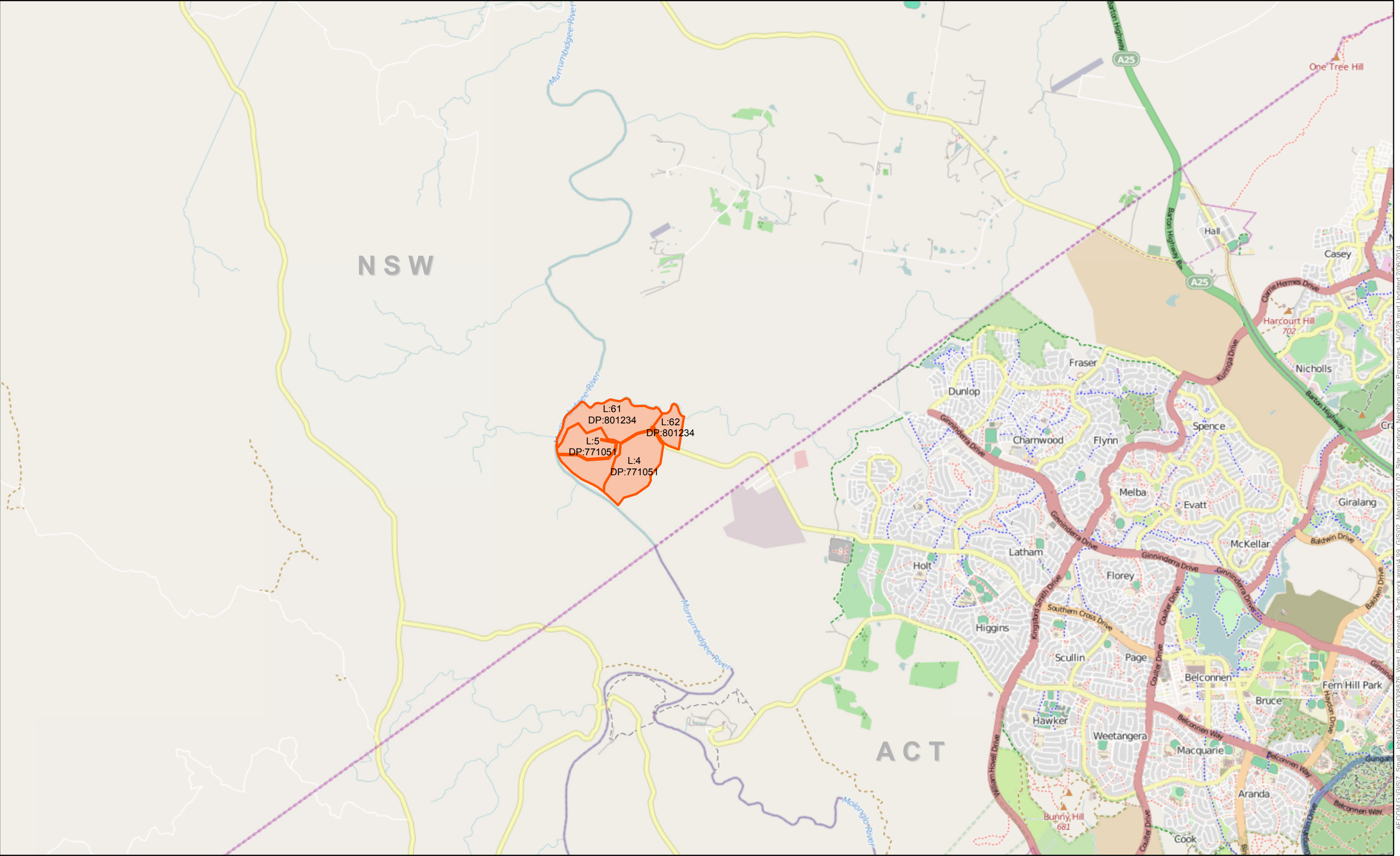
## 8.0 References

- AECOM (2014) Phase 1 Environmental Site Assessment NSW Land Lots 1, 2, 3 & 7 in DP 771051.
- Australian and New Zealand Environment Conservation Council, National Health and Medical Research Council, 1992. *Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites*.
- Bureau of Mineral Resources, Geology and Geophysics (1978) Groundwater Investigation at the Hume Industrial Estate, ACT. Jacobson, G. and Hohnen, P. D. Record 1980/56.
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- NSW Department of Land and Water Conservation, 2000. *Canberra Soil Landscape Series Sheet 8727 1:100,000*.
- NSW Department of Conservation (DEC) (2006). *Guidelines for the NSW Site Auditor Scheme (2<sup>nd</sup> edition)*.
- Office of Environment and Heritage (2011). *Guidelines for Consultants Reporting on Contaminated Sites*.
- NSW EPA, 1994. *Guidelines for Assessing Service Station sites*, December 1994.
- NSW EPA, 1995. *Sampling Design Guidelines*, September 1995.
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- Best J.G., D'Addario G.W., Walpole B.P. and Rose, G., 1964, Canberra 1:250 000 Geological Sheet SI/55-16, 2nd edition, Geological Survey of New South Wales, Sydney.
- Jenkins, B.R. 2000. Soil Landscapes of the Canberra 1:100 000 Sheet Report, Department of Land and Water Conservation, Sydney.

## Appendix A

# Figures

## Appendix A   Figures

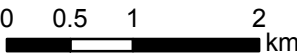


KEY

 Subject Site

WEST BELCONNEN PHASE 1 ESA – NSW NEIGHBOURING PROPERTIES  
Site Location

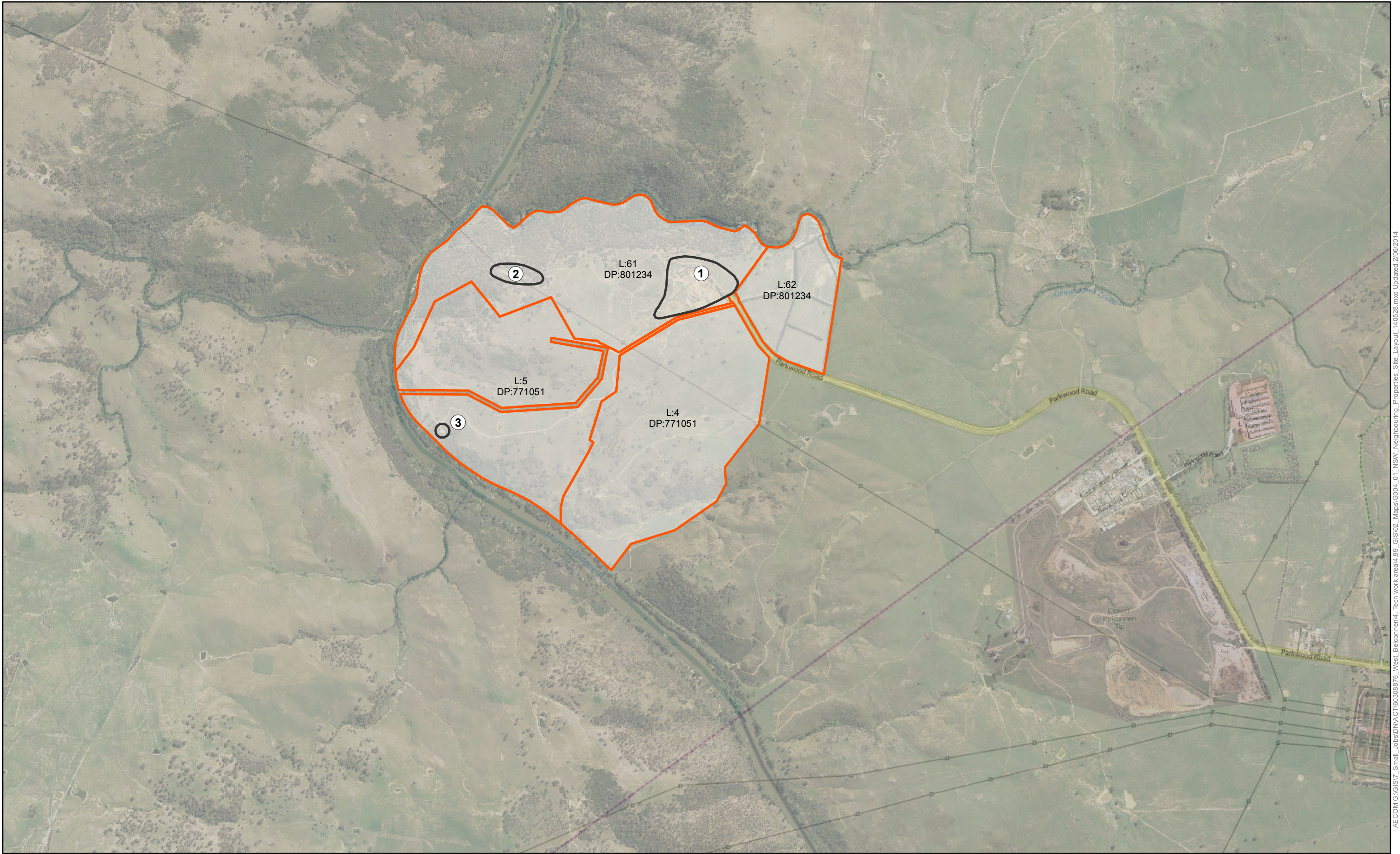
Service Layer Credits: copyright Map Data 2011 MapData Services Pty Ltd (MDS), PSMA; Source: LPI 2011



JUN 2014

60316172





**KEY**

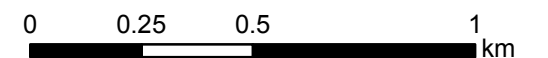
 Subject Site

- ① Quarry/ Sediment retention ponds
- ② Vehicle/Equipment storage area
- ③ Residential dwelling

**WEST BELCONNEN PHASE 1 ESA – NSW NEIGHBOURING PROPERTIES**

**Figure 2 - Site Layout**

Service Layer Credits: copyright Map Data 2011 MapData Services Pty Ltd (MDS), PSMA; Source: LPI 2011



**JUN 2014**

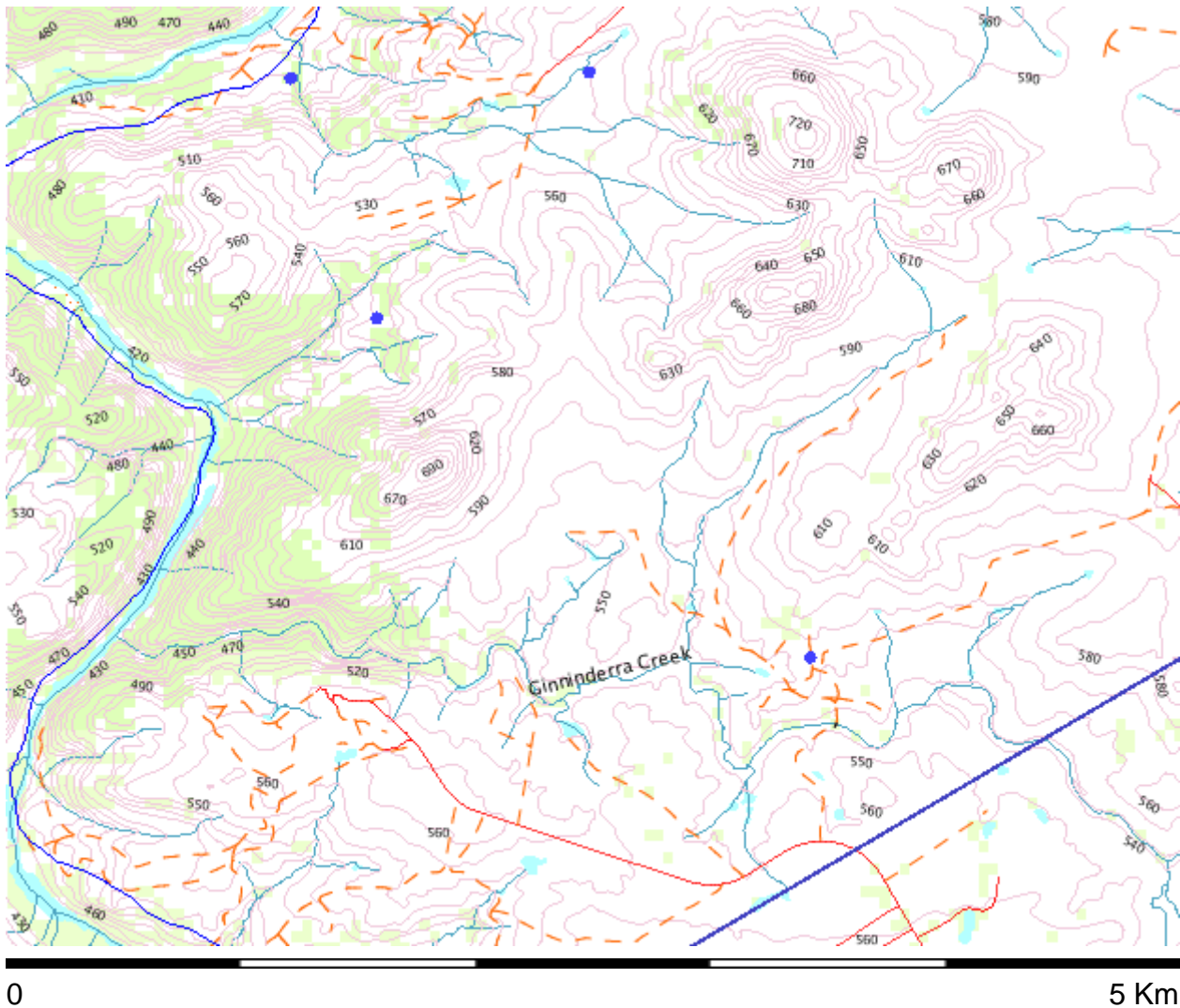
60316172



## Lots 1, 2, 3 & 7 in DP 771051

Map created with NSW Natural Resource Atlas - <http://www.nratlas.nsw.gov.au>

Monday, October 21, 2013



### Legend

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	

Topographic base map



Copyright © 2013 New South Wales Government. Map has been compiled from various sources and may contain errors or omissions. No representation is made as to its accuracy or suitability.

## Appendix B

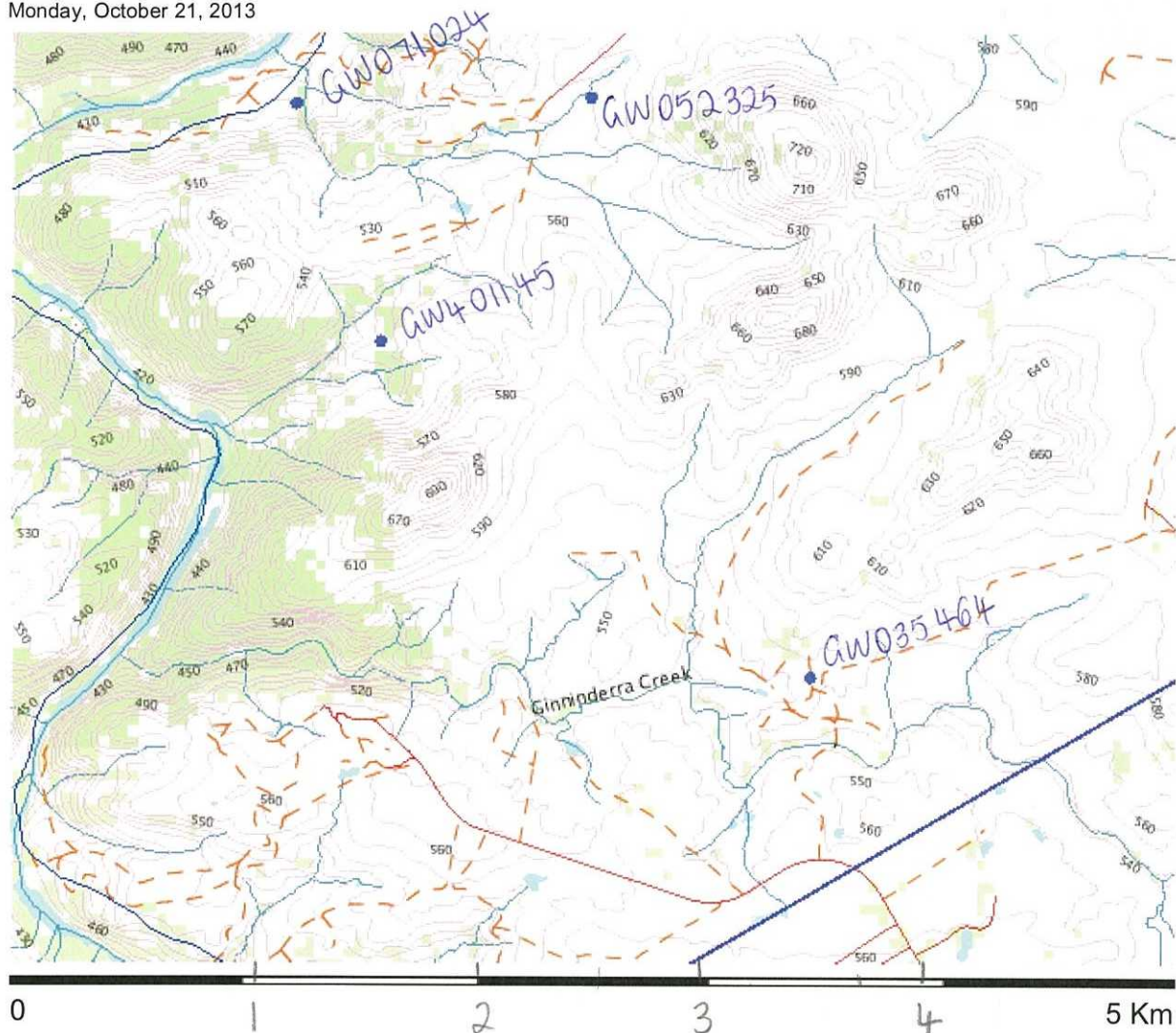
# Groundwater Bore Search

## Appendix B Groundwater Bore Search

## Lots 1, 2, 3 &amp; 7 in DP 771051

Map created with NSW Natural Resource Atlas - <http://www.nratlas.nsw.gov.au>

Monday, October 21, 2013

**Legend**

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	
	Topographic base map	



Copyright © 2013 New South Wales Government. Map has been compiled from various sources and may contain errors or omissions. No representation is made as to its accuracy or suitability.

# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Monday, October 21, 2013

Print Report

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

## Work Requested -- GW401145

### Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW401145
LIC-NUM	40WA406512
AUTHORISED-PURPOSES	DOMESTIC
INTENDED-PURPOSES	DOMESTIC STOCK
WORK-TYPE	Bore
WORK-STATUS	(Unknown)
CONSTRUCTION-METHOD	Rotary Air
OWNER-TYPE	
COMMENCE-DATE	
COMPLETION-DATE	2000-03-02
FINAL-DEPTH (metres)	80.00
DRILLED-DEPTH (metres)	80.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	LOT 6
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	
YIELD	0.13

### Site Details [\(top\)](#)

REGION	40 - MURRUMBIDGEE
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6105034.00
EASTING	678413.00
LATITUDE	35 10' 55"
LONGITUDE	148 57' 34"
GS-MAP	



AMG-ZONE 55  
 COORD-SOURCE Map Interpretation  
 REMARK

### Form-A [\(top\)](#)

COUNTY MURRAY  
 PARISH WALLAROO  
 PORTION-LOT-DP LOT6 DP701336

### Licensed [\(top\)](#)

COUNTY MURRAY  
 PARISH WALLAROO  
 PORTION-LOT-DP 6 701336

### Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;  
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	40.00	181			Rotary Air
1		Hole	Hole	40.00	80.00	125			Rotary Air
1	1	Casing	PVC Class 9	-0.30	40.00	125			Glued; Driven into Hole

### Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W- L	D- D- L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
42.00	42.30	0.30				0.13	42.30		Good

### Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	19.00	19.00	Clay and sandy clay		
19.00	40.00	21.00	Weathered granite		
40.00	80.00	40.00	Hard granite		

**Warning To Clients:** This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Monday, October 21, 2013

Print Report

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

## Work Requested -- GW071024

### Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW071024
LIC-NUM	40WA406355
AUTHORISED-PURPOSES	DOMESTIC
INTENDED-PURPOSES	DOMESTIC STOCK
WORK-TYPE	Bore open thru rock
WORK-STATUS	(Unknown)
CONSTRUCTION-METHOD	Rotary Air
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	1993-02-01
FINAL-DEPTH (metres)	60.90
DRILLED-DEPTH (metres)	0.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	N/A
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	
YIELD	

### Site Details [\(top\)](#)

REGION	40 - MURRUMBIDGEE
RIVER-BASIN	410 - MURRUMBIDGEE RIVER
AREA-DISTRICT	
CMA-MAP	8627-1S
GRID-ZONE	55/3
SCALE	1:25,000
ELEVATION	
ELEVATION-SOURCE	Est. Contour 8-15M.
NORTHING	6106280.00
EASTING	678071.00
LATITUDE	35 10' 14"
LONGITUDE	148 57' 19"
GS-MAP	0078D1

AMG-ZONE 55  
 COORD-SOURCE GD.,ACC.MAP  
 REMARK

### Form-A [\(top\)](#)

COUNTY MURRAY  
 PARISH WALLAROO  
 PORTION-LOT-DP L3 DP701336 (3)

### Licensed [\(top\)](#)

COUNTY MURRAY  
 PARISH WALLAROO  
 PORTION-LOT-DP 3 701336

### Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;  
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1	1	Casing	P.V.C.	-0.30	19.80	125			
1	1	Casing	Pressure Cemented Casing	0.00	6.00	190			
1	1	Opening	Slots - Vertical	6.00	12.00	125		1	Mechanica Slotted; SL 0mm; A: 1.6mm
1	1	Annulus	Waterworn/Rounded	6.00	12.00	190			Graded; G: .9-4mm

### Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
6.70	12.10	5.40	Fractured	5.00					
39.60	53.30	13.70	Fractured	5.00		1.49			

### Drillers Log [\(top\)](#)

no details

---

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# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Monday, October 21, 2013

Print Report

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

## Work Requested -- GW052325

### Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW052325
LIC-NUM	40BL135357
AUTHORISED-PURPOSES	IRRIGATION
INTENDED-PURPOSES	NOT KNOWN
WORK-TYPE	Bore
WORK-STATUS	(Unknown)
CONSTRUCTION-METHOD	(Unknown)
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	
FINAL-DEPTH (metres)	24.40
DRILLED-DEPTH (metres)	0.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	N/A
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	
YIELD	

### Site Details [\(top\)](#)

REGION	40 - MURRUMBIDGEE
RIVER-BASIN	410 - MURRUMBIDGEE RIVER
AREA-DISTRICT	
CMA-MAP	8627-1S
GRID-ZONE	55/3
SCALE	1:25,000
ELEVATION	
ELEVATION-SOURCE	(Unknown)
NORTHING	6106286.00
EASTING	679337.00
LATITUDE	35 10' 13"
LONGITUDE	148 58' 9"
GS-MAP	0078D1

AMG-ZONE 55  
COORD-SOURCE GD.,ACC.MAP  
REMARK

**Form-A** [\(top\)](#)

COUNTY MURRAY  
PARISH WALLAROO  
PORTION-LOT-DP 3

**Licensed** [\(top\)](#)

COUNTY MURRAY  
PARISH WALLAROO  
PORTION-LOT-DP 3

**Construction** [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;  
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1	1	Casing	Welded Steel	0.00	0.00	83			(Unknown)

**Water Bearing Zones** [\(top\)](#)

no details

**Drillers Log** [\(top\)](#)

no details

---

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Monday, October 21, 2013

Print Report

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

## Work Requested -- GW035464

### Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW035464
LIC-NUM	40WA405909
AUTHORISED-PURPOSES	DOMESTIC STOCK
INTENDED-PURPOSES	GENERAL USE
WORK-TYPE	Bore
WORK-STATUS	(Unknown)
CONSTRUCTION-METHOD	Rotary Air
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	1973-08-01
FINAL-DEPTH (metres)	21.30
DRILLED-DEPTH (metres)	21.30
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	N/A
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	
YIELD	

### Site Details [\(top\)](#)

REGION	40 - MURRUMBIDGEE
RIVER-BASIN	410 - MURRUMBIDGEE RIVER
AREA-DISTRICT	
CMA-MAP	8627-1S
GRID-ZONE	55/3
SCALE	1:25,000
ELEVATION	
ELEVATION-SOURCE	(Unknown)
NORTHING	6103248.00
EASTING	680213.00
LATITUDE	35 11' 51"
LONGITUDE	148 58' 46"
GS-MAP	0078D1

AMG-ZONE 55  
 COORD-SOURCE GD.,ACC.MAP  
 REMARK

### Form-A [\(top\)](#)

COUNTY MURRAY  
 PARISH WALLAROO  
 PORTION-LOT-DP 35

### Licensed [\(top\)](#)

COUNTY MURRAY  
 PARISH WALLAROO  
 PORTION-LOT-DP 35

### Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;  
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH- FROM (metres)	DEPTH- TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1	1	Casing	Welded Steel	-0.30	21.30	152			Seated on Bottom
1	1	Opening	Slots		6.00	152		1	SL: 0mm; A: 0mm

### Water Bearing Zones [\(top\)](#)

FROM- DEPTH (metres)	TO- DEPTH (metres)	THICKNESS (metres)	ROCK- CAT- DESC	S- W-L	D- D- L	YIELD	TEST- HOLE- DEPTH (metres)	DURATION	SALINITY
9.10	21.20	12.10	Fractured	6.00		1.82			Fresh

### Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.61	0.61	Topsoil		
0.61	4.57	3.96	Clay Red		
4.57	21.34	16.77	Granite Decomposed	Water Supply	

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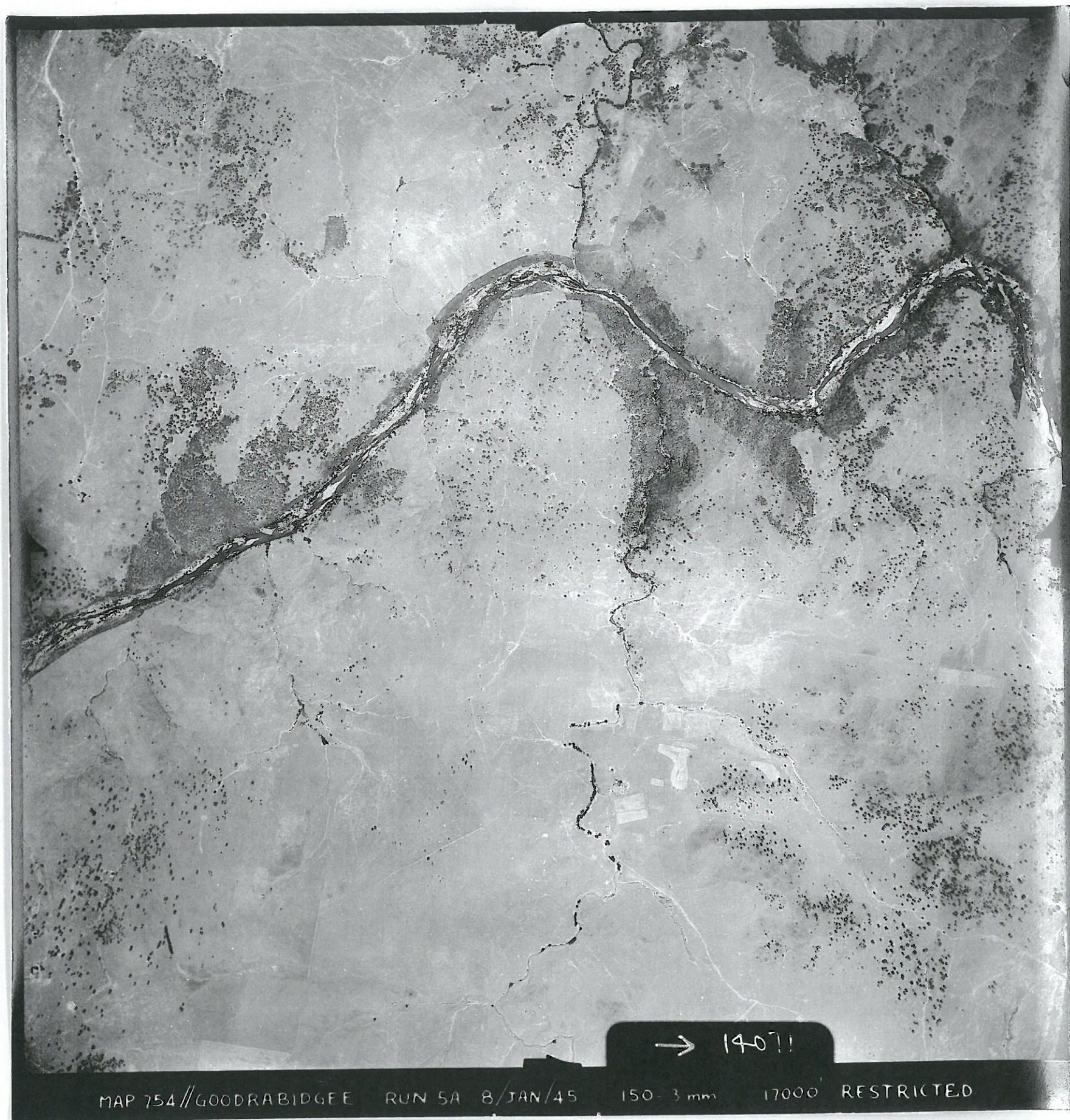
## Appendix C

# Aerial Photographs



## Appendix C Aerial Photographs

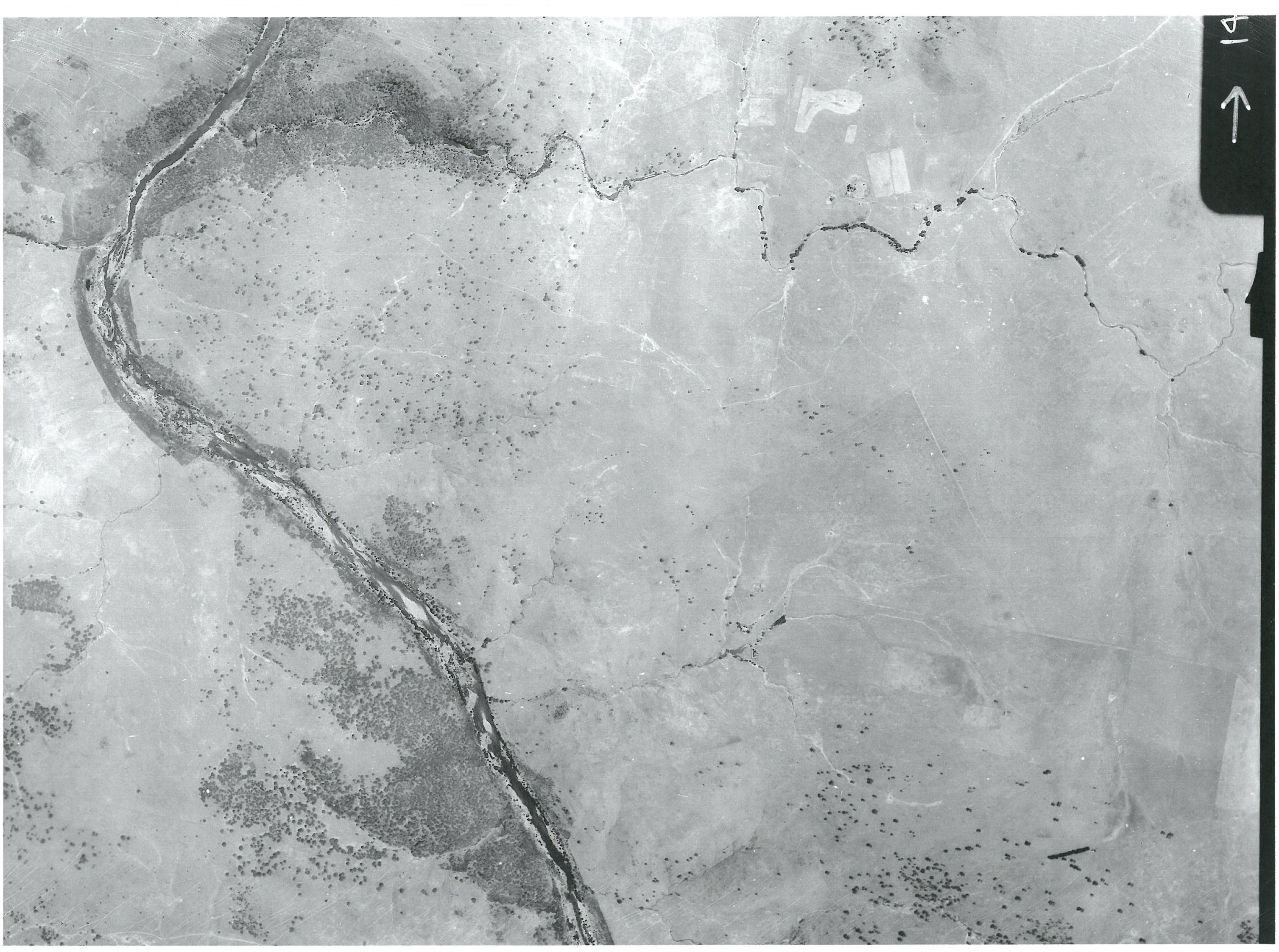




→ 14071

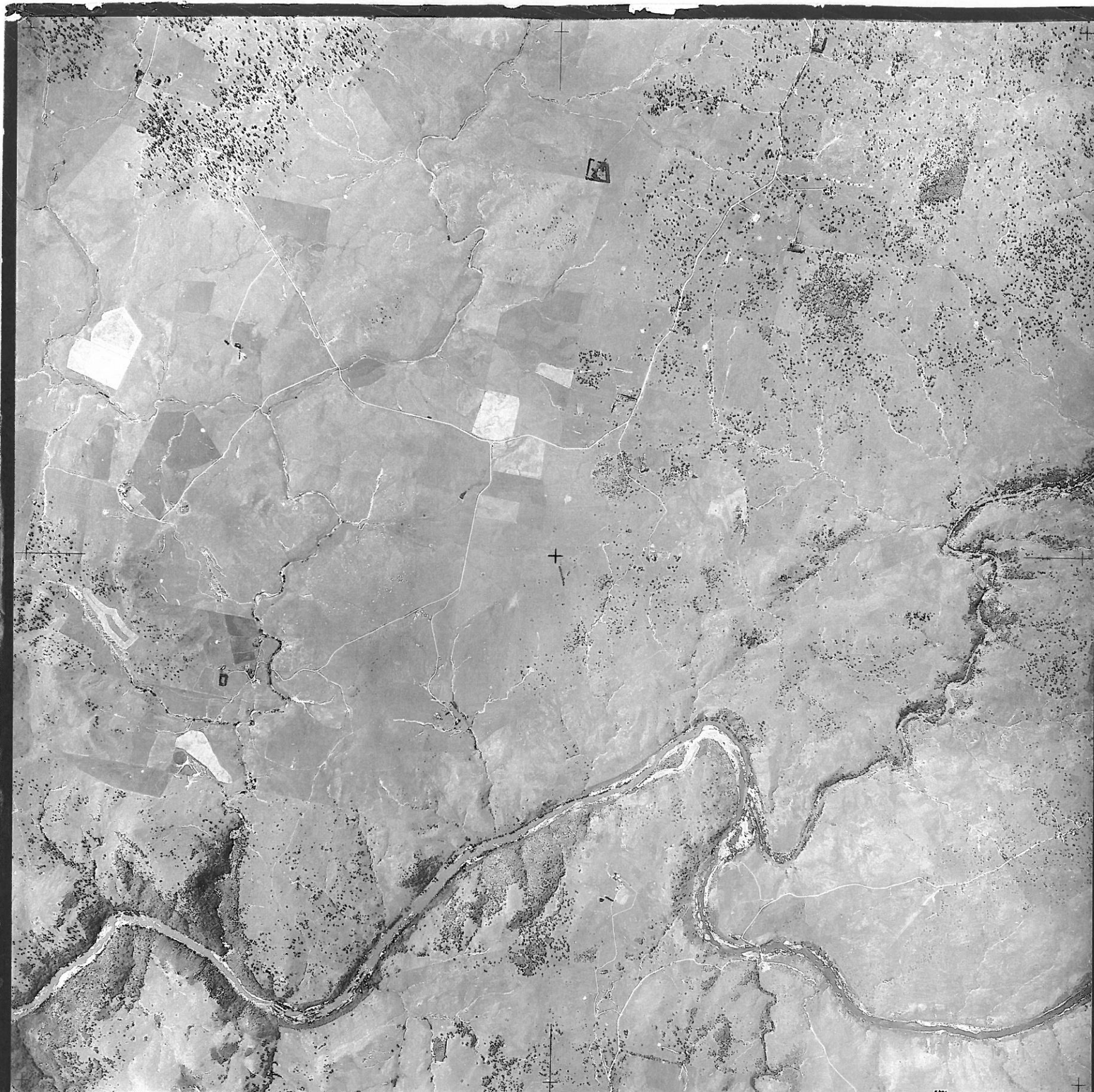
MAP 754//GOODRABIDGEE RUN 5A 8/JAN/45 150-3 mm 17000 RESTRICTED





41  
↑






C.A.C. 154-5064

*Canberra*

W. KEY  
MAR. '59

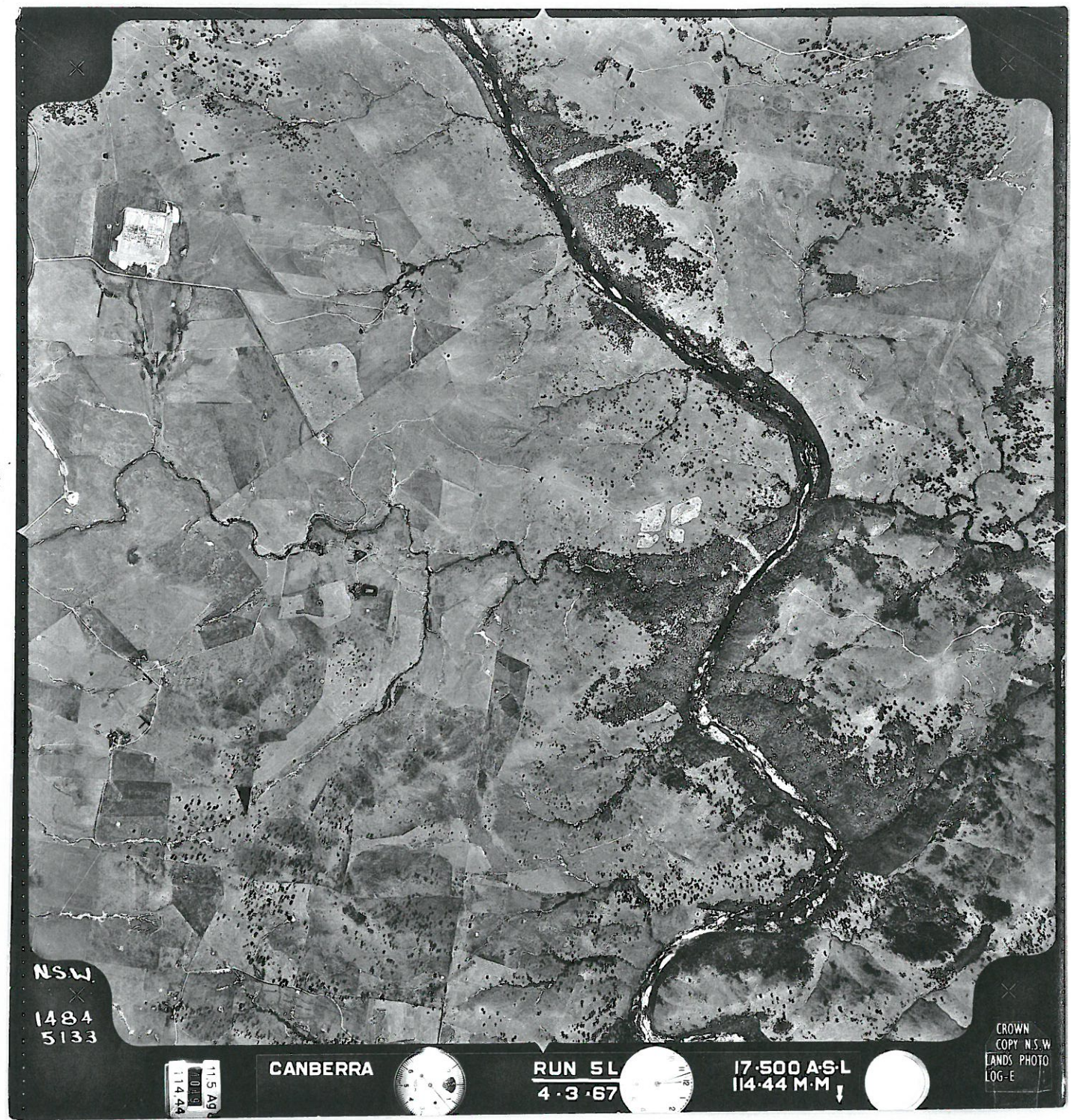
25,000' A.S.L.  
153.50 M. 

LANDS PHOTO









NSW  
1484  
5133

115 AG  
114.44

CANBERRA



RUN 5L  
4.3.67

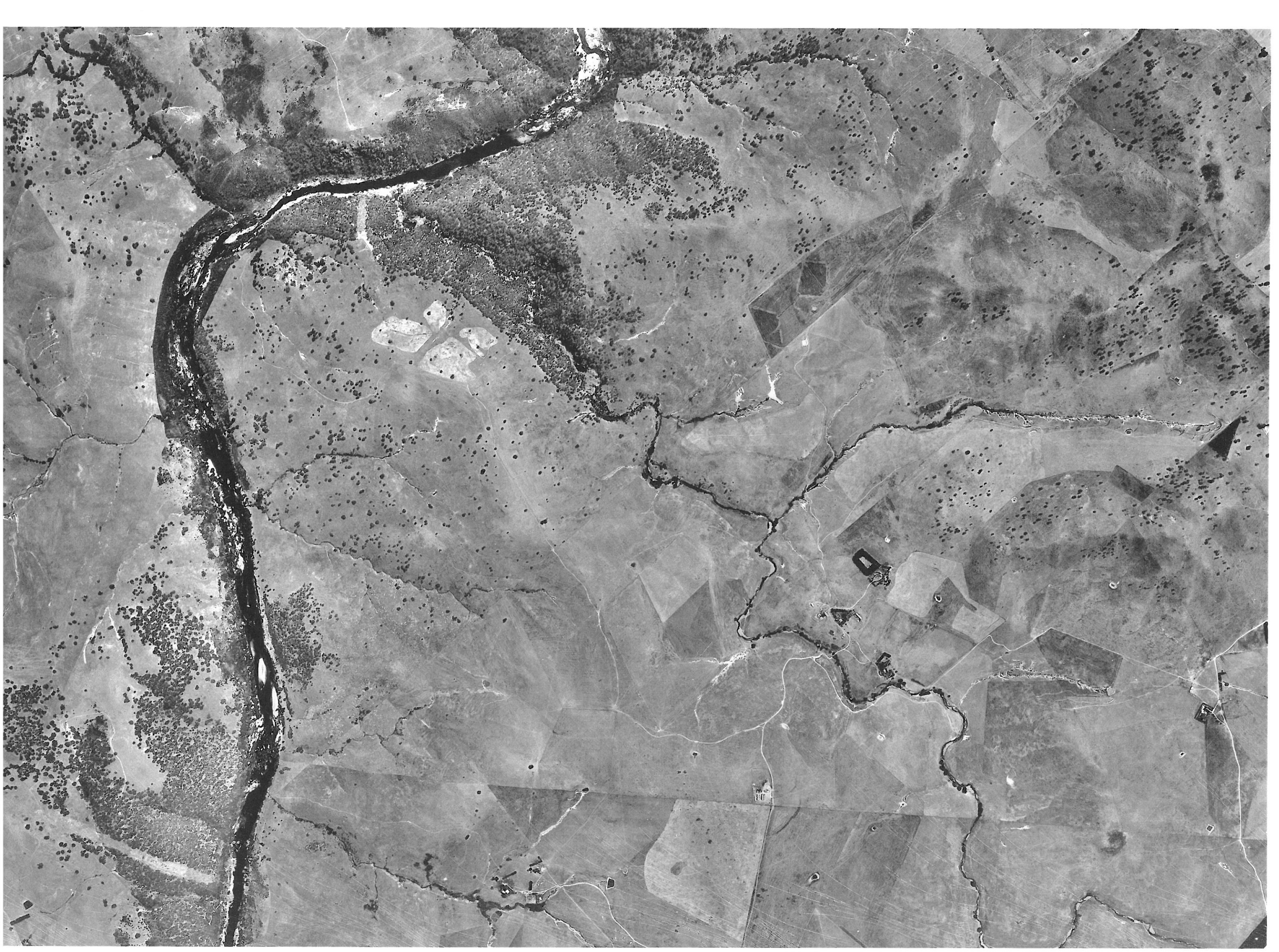


17.500 A.S.L  
114.44 M.M

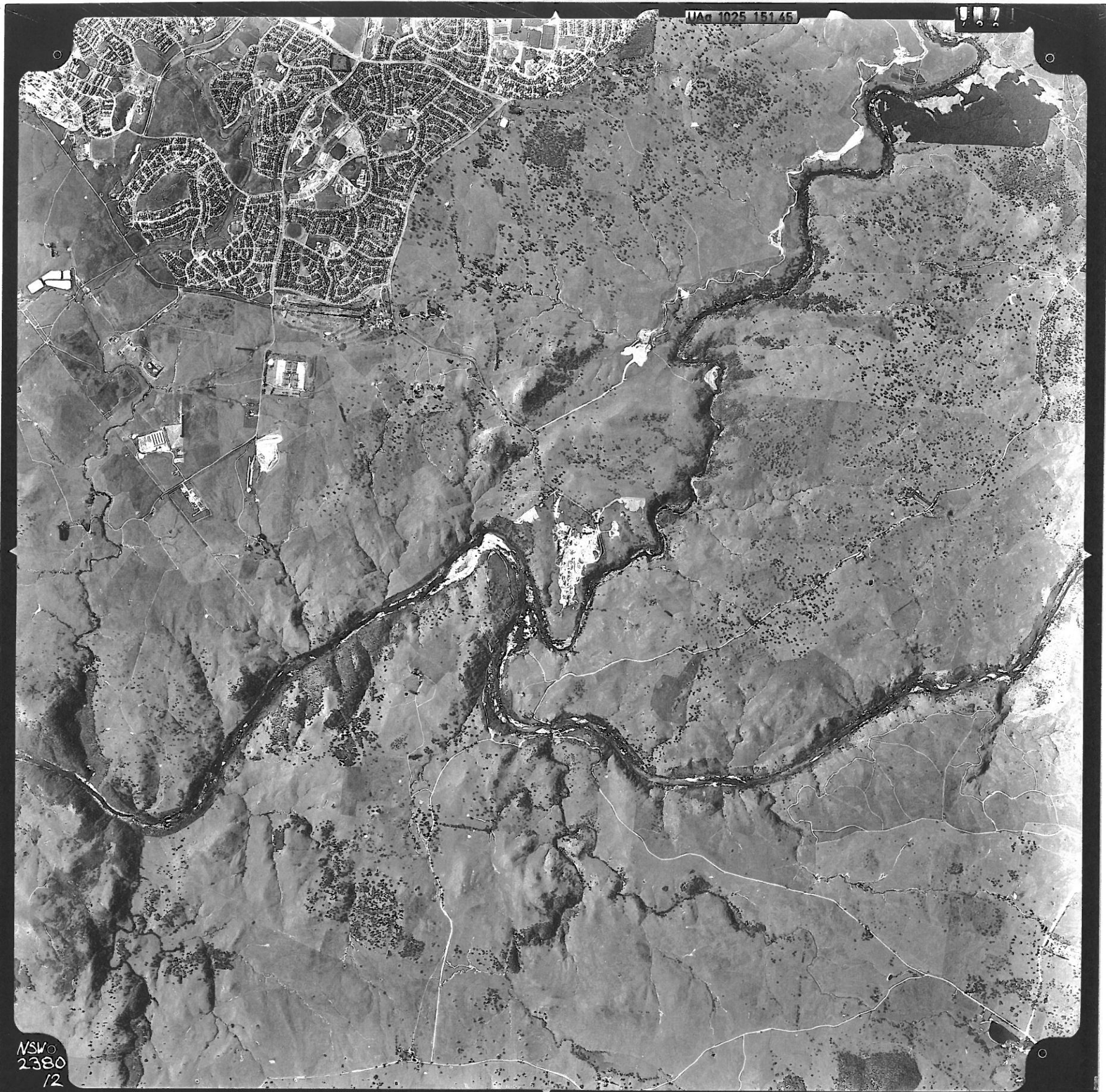


CROWN  
COPY N.S.W  
LANDS PHOTO  
LOG-E









UAg 1025 151.45

1 2 7

NSW  
2380  
12

CANBERRA  
NSW 2380



RUN 4  
23.4.76



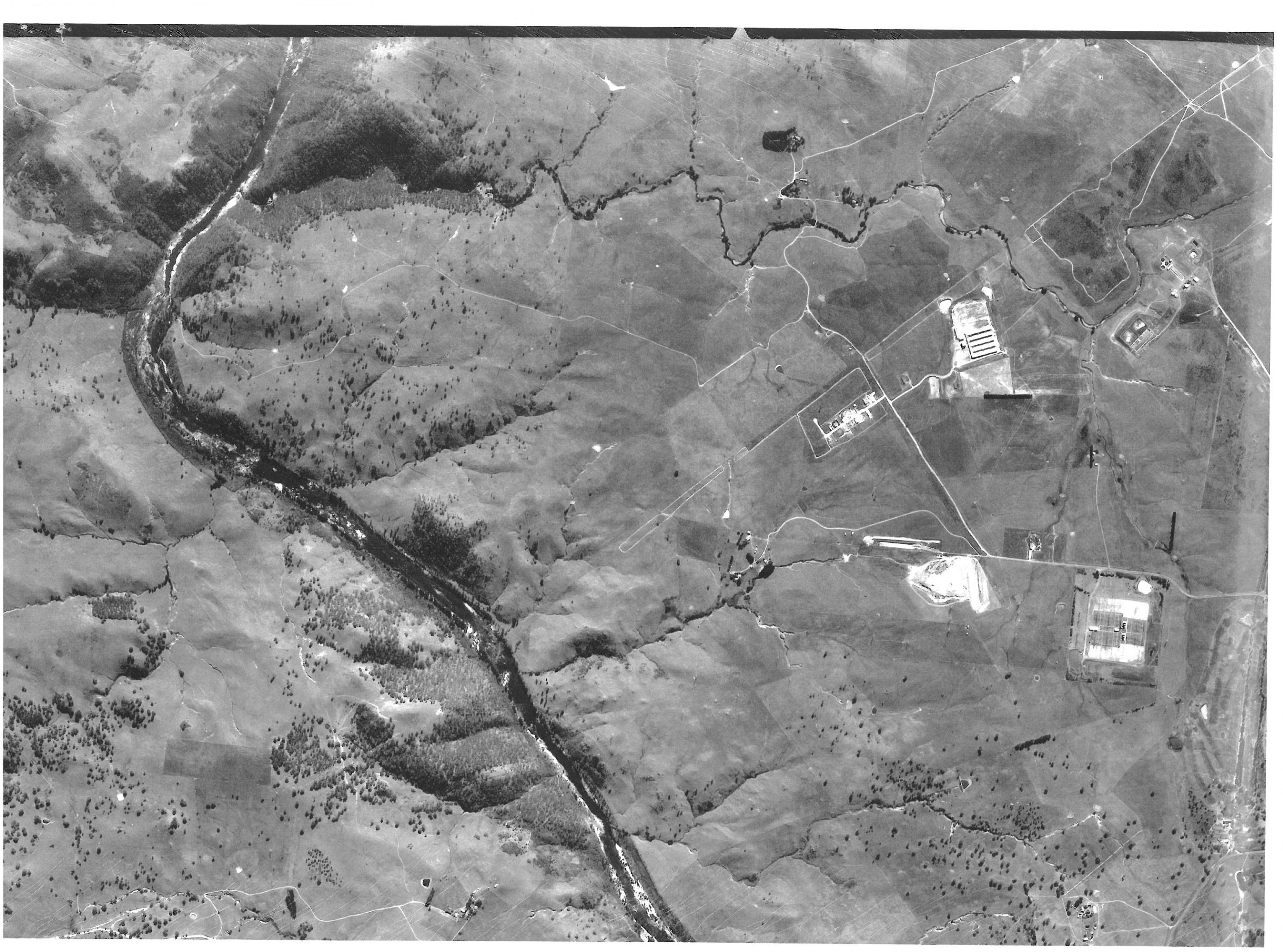
8534m ASL  
151.45mm



CROWN  
COPY N.S.W  
LANDS PHOTO

1ST COPY

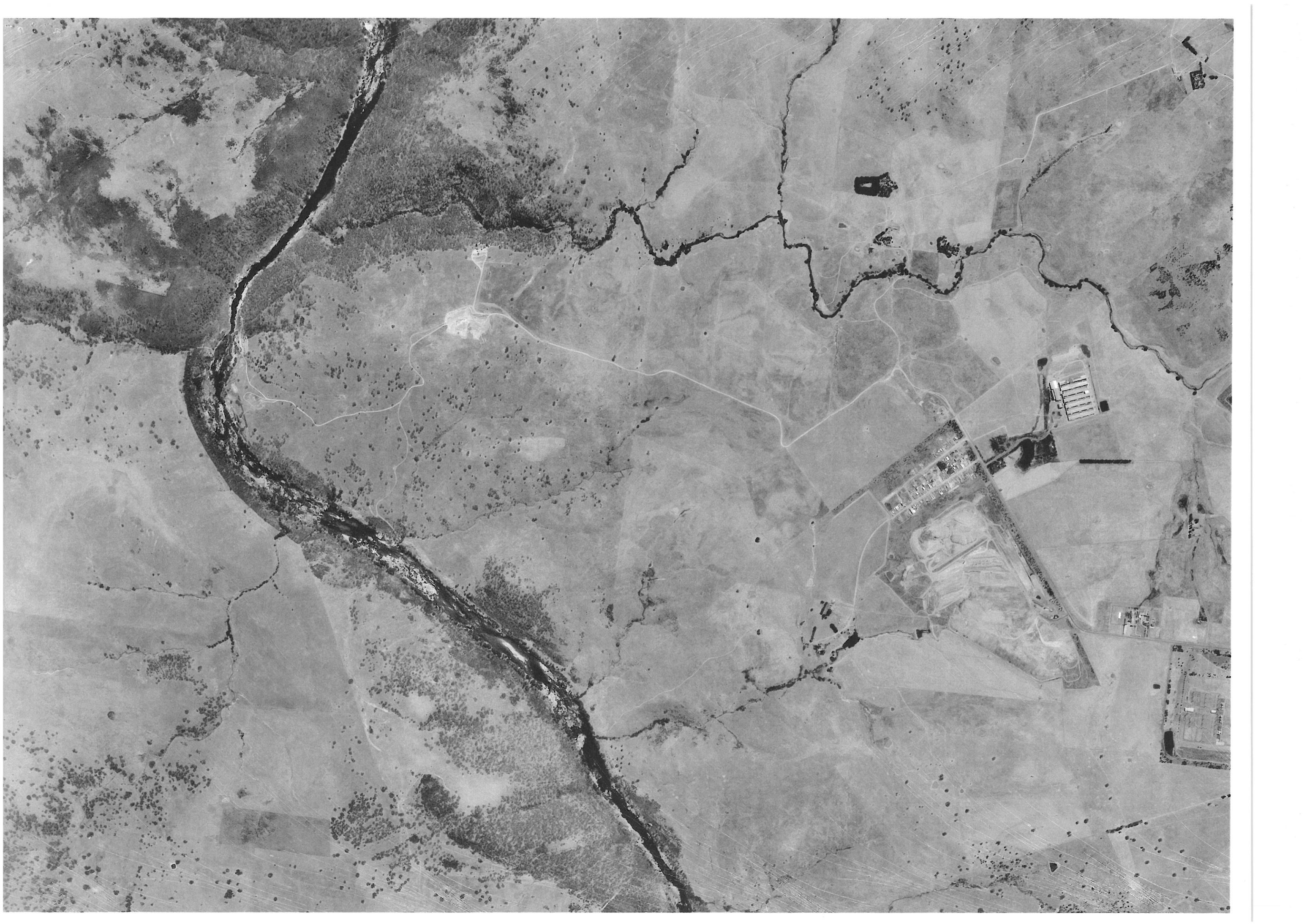




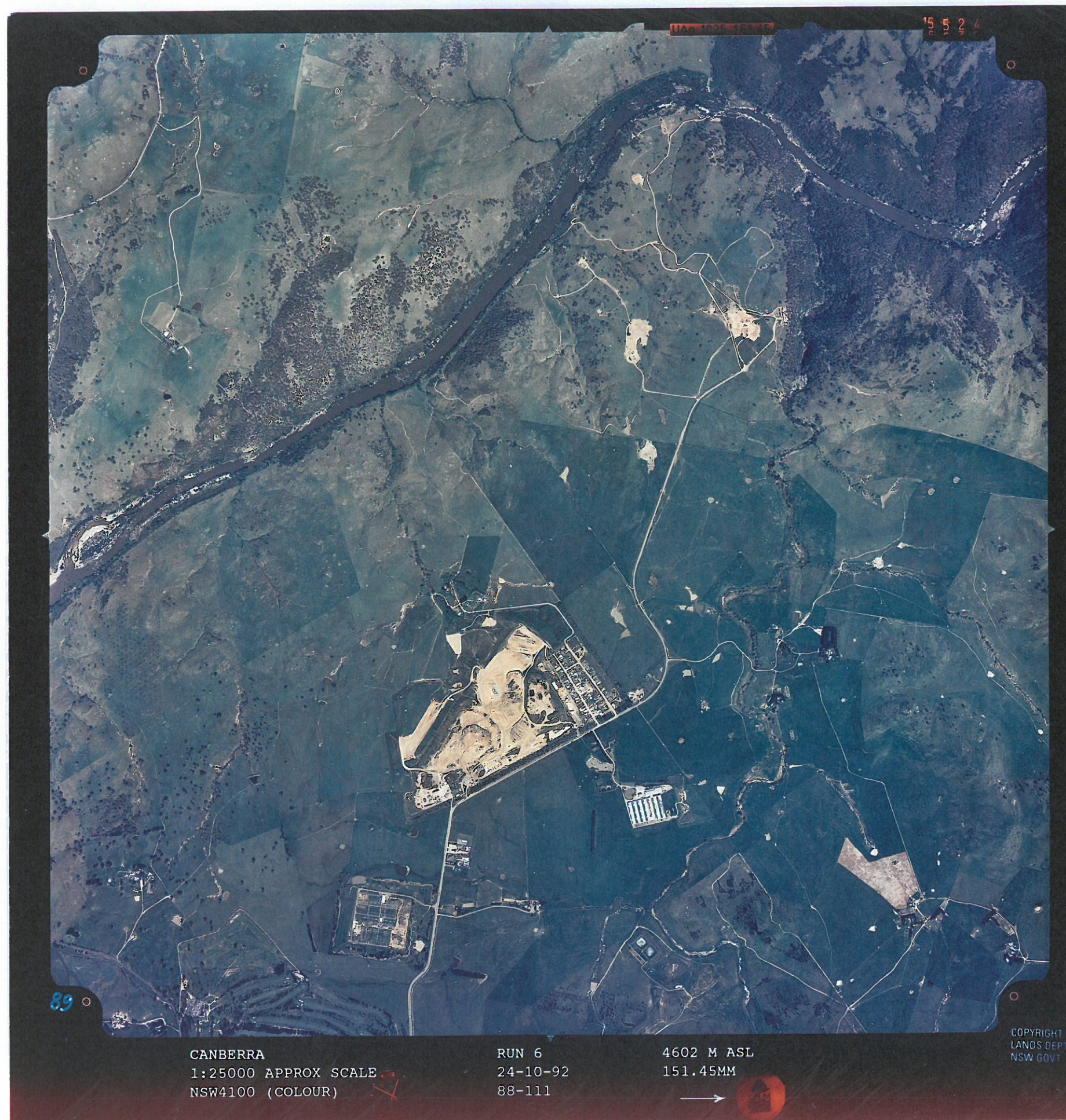












CANBERRA  
1:25000 APPROX SCALE  
NSW4100 (COLOUR)

RUN 6  
24-10-92  
88-111

4602 M ASL  
151.45MM

COPYRIGHT  
LANDS DEPT  
NSW GOVT







650951 AGFA 7 4 9 9 12:11:50 28/02 05055832 NSW4897 R06 M2470 650951 AGFA 7 5 3 0 0 12:11:50 28/02 05055832 NSW4897 R06 M2470

**BRINDABELLA**  
**1:25000 Approx. Scale**  
**NSW4897 (M2470)**

**RUN 6**  
**28-02-05**  
**251-275**

152.76 mm



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FS100 1/ 550 f/4.0 FF--- EC----- SP- v/h.01959 00% dt022.3 de005 26.9V -63mb ER00 CAM5202

WILD 1574048-5  
NSW4897-15740

0253







## Appendix D

# NSW WorkCover Dangerous Goods Search



## Appendix D NSW WorkCover Dangerous Goods Search



**WorkCover**

Our Ref: D13/124406  
Your Ref: Heather Cross

WorkCover NSW  
92-100 Donnison Street, Gosford, NSW 2250  
Locked Bag 2906, Lisarow, NSW 2252  
T 02 4321 5000 F 02 4325 4145  
WorkCover Assistance Service 13 10 50  
DX 731 Sydney [workcover.nsw.gov.au](http://workcover.nsw.gov.au)

14 October 2013

Attention: Heather Cross  
AECOM Australia  
Level 2,  
60 Marcus Clarke St  
Canberra ACT 2600

Dear Ms Cross,


**RE SITE: Lots 1-5 & 7 DP 771051 & Lot 62 DP 801234 Parkwood Rd**  
**Wallaroo NSW**

I refer to your site search request received by WorkCover NSW on 8 October 2013 requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely



Brent Jones  
Senior Licensing Officer  
Dangerous Goods Team

## Appendix E

# Contaminated Sites Register

## Appendix E Contaminated Sites Register



Healthy Environment, Healthy Community, Healthy Business

You are here: [Home](#) > [Contaminated land](#) > [Record of notices](#)

## Search results

Your search for: LGA: Yass Valley Council

Matched 8 notices relating to 2 sites.

[Search Again](#)

[Refine Search](#)

Suburb	Address	Site Name	Notices related to this site
Yass	54-58 Laidlaw Street (Old Hume Hwy)	<a href="#">Mobil Depot</a>	5 current and 1 former
Yass	Dutton Street	<a href="#">Yass Gasworks</a>	2 current

Page 1 of 1

21 October 2013

NSW Environment Protection Authority

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jobs.nsw

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## Appendix F

# Certificates of Title



## Appendix F Certificates of Title

# yass valley council

the country the people

**Your Reference:**

**Our Reference:** 13436  
**File No:** PR.5252  
**Contact:** Irene Reid/IMR  
**Phone:** (02) 6226 1477

**Address all correspondence to:**

**General Manager**  
**Yass Valley Council**  
**PO Box 6**  
**YASS NSW 2582**

## SECTION 149 PLANNING CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979 &  
Schedule 4 Environmental Planning and Assessment Regulation 2000

**Certificate No: 20056895**

### Application Details

*Name:* AECOM Australia Pty Ltd  
*Address:* Level 2, 60 Marcus Clarke Street  
CANBERRA ACT 2600  
*Fees paid:* \$133.00  
*Receipt no:* 493726  
*Pages in certificate:* 7

Pursuant to section 149 of the Act, it is advised that as of the date of this certificate, the subject land was affected by the matters indicated below and in the attachments to this certificate. Information is given only to the extent that Council has been notified by the NSW Department of Planning and Infrastructure and other relevant State Agencies.

### Property Details

*Address:* 495 Parkwood Road  
WALLAROO NSW 2618  
*Property description:* LOT: 4 DP: 771051,  
Parish of Weetangera  
*Area:* 80 hectares  
*Assessment no:* 73940  
*Owner recorded by Council:* Messers G B Armitage & E J Shaw

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## Prescribed Matters

### ***Information relating to planning instruments and DCPs that apply to the land***

<i>Local Environmental Plan</i>	Yass Valley Local Environmental Plan 2013
<i>Yass Valley LEP 2013 Map Reference</i>	002  Instrument and maps can be viewed at <a href="http://www.legislation.nsw.gov.au">www.legislation.nsw.gov.au</a>
<i>Draft Local Environmental Plan</i>	Nil
<i>Development Control Plan</i>	Land in all areas: <ul style="list-style-type: none"><li>• Community Consultation</li></ul> Land Previously Zoned 7(e) (Yarrowlumla LEP) <ul style="list-style-type: none"><li>• DCP 2 – Outdoor Advertising</li><li>• DCP 7(e) Environmental Protection Zone</li></ul> These documents can be viewed at <a href="http://www.yassvalley.nsw.gov.au">www.yassvalley.nsw.gov.au</a>  Under Clause 289A of the Environmental Planning and Assessment Regulation 2000 these Development Control Plans continue to apply until 19 January 2014 <b>with the exception of provisions which are inconsistent with the Yass Valley LEP 2013.</b>
<i>State Environmental Planning Policies</i>	Refer to Schedule A attached
<i>Draft State Environmental Planning Policies</i>	Refer to Schedule B attached

### ***Information relating to zoning and land use under relevant LEP's***

<i>1.Zoning of the property</i>	E3 Environmental Management
<i>2.Purposes for which development may be carried out <b>without the need</b> for Development Consent</i>	Environmental protection works; Home-based child care; Home businesses; Home occupations.
<i>3.Purposes for which development may be carried out <b>with</b> Development Consent</i>	Bed and breakfast accommodation; Boat launching ramps; Camping grounds; Dual occupancies; Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Extensive agriculture; Farm buildings; Flood mitigation works; Horticulture; Information and education facilities; Research stations; Roads; Signage; Water storage facilities.
<i>4.The purposes for which development is <b>prohibited</b>.</i>	Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.
<i>Yass Valley LEP 2013 Lot Size Map</i>	80 hectares. Part 4 - Principal Development Standards in the Yass Valley LEP 2013 outlines the requirements for the subdivision of the land.

*Is this property identified on any other Yass Valley LEP 2013 map*

Yes, this land is identified as having potential Biodiversity values on the Yass Valley LEP 2013 Biodiversity Map. Clause 6.3 'Terrestrial Biodiversity' applies to this land.

Yes, this land is identified as being within an area of Groundwater Vulnerability on the Yass Valley LEP 2013 Groundwater Vulnerability Map. Clause 6.4 'Groundwater Vulnerability' applies to this land.

Yes, this land is identified as having High Soil Erodibility on the Yass Valley LEP 2013 Land Map. Clause 6.7 'Highly Erodible soils' applies to this land.

*Does this zone specify minimum land dimensions or area for the erection of a dwelling-house*

Development consent must not be granted for the erection of a dwelling house or a dual occupancy on land to which this clause applies unless the land:

- a) is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or
- b) is a lot created before this Plan commenced and on which the erection of a dwelling house or a dual occupancy was permissible immediately before that commencement, or
- c) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or a dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or
- d) is a lot resulting from a subdivision under clause 4.1 or clause 4.1B, or
- e) would have been a lot or a holding referred to in paragraph (a), (b), (c) or (d) had it not been affected by:
  - i) a minor realignment of its boundaries that did not create an additional lot, or
  - ii) a subdivision creating or widening a public road or public
  - iii) reserve or for another public purpose, or
  - iv) a consolidation with an adjoining public road or public reserve or for another public purpose.

**Note:** A dwelling cannot be erected on a lot created under clause 9 of State Environmental Planning Policy (Rural Lands) 2008 or clause 4.2.

*Does the land include or comprise critical habitat*

No

*Is the land in a Conservation Area*

No

*Is there an item of Environmental Heritage situated on the land*

No

**Can complying development be carried out on the land under the provisions of clauses 1.17(A), (c) and (d), and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008**

*General Housing Code*

Not applicable.

*Rural Housing Code*

No. Complying Development under the Rural Housing Code **may not** be carried out on the land which is within an environmentally sensitive area for the purposes of Clause 1.19 (1) of the SEPP.

*Housing Alterations Code*

No. Complying Development under the Housing Alterations Code **may not** be carried out on this land: - as it is land within an environmentally sensitive area for the purposes of Clause 1.19 (1) of the SEPP.

*General Development Code*

No. Complying Development under the General Development Code **may not** be carried out on this land: - as it is land within an environmentally sensitive area for the purposes of Clause 1.19 (1) of the SEPP.

*General Commercial and Industrial Code*

No. Complying Development under the General Commercial and Industrial Code **may not** be carried out on this land: - as it is land within an environmentally sensitive area for the purposes of Clause 1.19 (1) of the SEPP.

*Subdivisions Code*

No. Complying Development under the Subdivisions Code **may not** be carried out on this land: - as it is land within an environmentally sensitive area for the purposes of Clause 1.19 (1) of the SEPP.

*Demolition Code*

No. Complying Development under the Demolitions Code **may not** be carried out on this land: - as it is land within an environmentally sensitive area for the purposes of Clause 1.19 (1) of the SEPP.

**Disclaimer:** This certificate only addresses matters raised in Clauses 1.17A and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

**Note:** Clause 1.9 of State Environmental Planning Policy (Exempt and Complying SEPP) specifies its relationship to local environmental plans (LEPs), development control plans (DCPs) and other State environmental planning policies (SEPPs). Please refer to Clauses 1.8 and 1.9 of this SEPP to determine the applicability of exempt and complying provisions of this SEPP, and other applicable LEPs, DCPs and SEPPs.

***Is the land affected by the operation of the Coastal Protection Act 1979***

No

***Is the land proclaimed to be in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961***

No

***Is the land affected by any road widening or road re-alignment proposals under:***

*Division 2 or Part 3 of the Roads Act 1993*

No

*Any Environmental Planning Instrument*

No

*Any resolution of the Council*

No

***Is the land affected by a policy adopted by the Council or by any other public authority that restricts the development of the land because of the likelihood of:***

<i>Land slip</i>	No
<i>Bush fire</i>	Planning for Bush Fire Protection (2006) applies to all land identified below as bushfire prone. This document can be found at: <a href="http://www.rfs.nsw.gov.au">http://www.rfs.nsw.gov.au</a> under Publications.
<i>Tidal inundation</i>	No
<i>Subsidence</i>	No
<i>Acid sulphate soils</i>	No
<i>Any other risk</i>	No
<i>Is development of the land subject to flood related development controls</i>	Clause 6.12 of the Yass Valley LEP 2013 outlines flood related development controls.
<i>Does any Environmental Planning Instrument or Draft Environmental Planning Instrument applying to the land provide for the acquisition of the land by a public authority as referred to in Section 27 of the Act</i>	No
<i>Contributions plans applying to the land</i>	Yarrowlumla Shire Council Section 94 Contributions Plan - No. 2, Provision of Access Roads.  Yass Valley Council Section 94 Contributions Plan 2004.
<i>Does the property include or comprise biodiversity certified land (within the meaning of Part 7AA of the <u>Threatened Species Conservation Act 1995</u>)</i>	No
<i>Is the property subject to a biobanking agreement under part 7A of the <u>Threatened Species Conservation Act 1995</u></i>	No
<i>Is the land identified as Bush Fire Prone</i>	Yes, see attached map.
<i>Does any Property Vegetation Plan under the <u>Native Vegetation Act 2003</u> apply to this land</i>	No
<i>Has a site compatibility certificate been issued for seniors housing, infrastructure or affordable rental housing</i>	No
<i>Is the land significantly contaminated within the meaning of the Contaminated Land Management Act 1997</i>	No
<i>Is the land subject to a management order within the meaning of the Contaminated Land Management Act 1997</i>	No
<i>Is the land the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997</i>	No

*Is the land the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997*

No

*Is the land the subject of a site audit statement (if a copy of such a statement has been provided to Council) within the meaning of the Contaminated Land Management Act 1997*

No

*Additional matters*

Yes, the Resources and Energy division of the NSW Department of Trade and Investment has advised that the land is within the transition area for Ginninderra Red Granite Quarry. This division can be contacted on 8281 7777.

<p><b>Note:</b> The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000</p>
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Paul De Szell

**Director of Planning and Environmental Services**

23 October 2013



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## Additional Advice

(issued under section 149(5) of the Environmental Planning and Assessment Act, 1979)

<i>Information relating to current Council studies and planning proposals</i>	Nil
<i>Any other risk</i>	No
<i>Information relating to tree removal</i>	Clause 5.9 of the Yass Valley LEP 2013 outlines the requirements for the removal of trees and/or vegetation.
<i>Information relating to major projects</i>	Details relating to NSW Major Projects on exhibition or determined within the Yass Valley LGA can be viewed at <a href="http://www.majorprojects.planning.nsw.gov.au">www.majorprojects.planning.nsw.gov.au</a>
<i>Information relating to Council services and assets</i>	Yass Valley Council policies may apply to this site, they can be viewed at <a href="http://www.yassvalley.nsw.gov.au">www.yassvalley.nsw.gov.au</a>
<i>Information relating to Development Consents &amp; Building Applications</i>	<ol style="list-style-type: none"><li>1. Development Consent D226/89 issued for a Dwelling on 7 December 1989.</li><li>2. Building Approval 310/89 issued for a Dwelling on 20 December 1989.</li><li>3. Septic Tank Application 116/89 issued for the Installation of a Septic Tank and Absorption Trench on 20 December 1989.</li><li>4. Building Permit 76/90 issued for a Shed on 27 March 1990.</li><li>5. Modification of Development Consent D226/89 issued on 22 August 1990.</li><li>6. Development Consent D175/90 issued for a Dwelling House and Garage on 30 August 1990.</li><li>7. Development Consent D205/90 issued for a Temporary Dwelling House on 25 September 1990.</li></ol>

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Paul De Szell  
**Director of Planning and Environmental Services**

23 October 2013

**Note:** Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Interested persons should make their own enquiries as to whether any development consent mentioned in this certificate has lapsed.

## SCHEDULE A

The following State Environmental Planning Policies (SEPPs) apply to the Yass Valley Local Government Area. These policies can be viewed online at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

<b>Title</b>	<b>Abstract</b>
<b>SEPP No. 4 Development without Consent and Miscellaneous Complying Development</b>	This policy allows relatively simple or minor changes of land or building use and certain types of development by public authorities without the need for formal development applications.
<b>SEPP No. 6 Number of Storeys in a Building</b>	This policy is to prevent possible confusion regarding references in environmental planning documents, to the number of storeys or floors within a building.
<b>SEPP No. 21 Caravan Parks</b>	This policy provides for the development of land for a caravan park catering for short-term residents (such as tourists) or for long-term residents.
<b>SEPP No. 22 Shops and Commercial Premises</b>	This policy provides for change of use for shops or commercial premises within Business zones, which would otherwise be prohibited.
<b>SEPP No. 30 Intensive Agriculture</b>	This policy relates to cattle feedlots and piggeries, outlining matters for consideration within the development assessment.
<b>SEPP No. 32 Urban Consolidation (Redevelopment of Urban Land)</b>	This policy encourages redevelopment of urban land for multi-unit housing and related development which will result in an increase in the availability of housing within a particular locality, or a greater diversity of housing types.
<b>SEPP No. 33 Hazardous and Offensive Development</b>	This policy relates to hazardous and offensive development, outlining matters for consideration in a development assessment, and that any measures proposed to be employed to reduce the impact of the development are taken into account
<b>SEPP No. 36 Manufactured Home Estates</b>	This policy helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations.
<b>SEPP No. 44 Koala Habitat Protection</b>	This policy encourages the conservation and management of areas of natural vegetation that provide habitat for koalas.
<b>SEPP No. 55 Remediation of Land</b>	This policy promotes the remediation of contaminated land, specifying considerations for rezoning land and determining development applications. It also requires that remediation work meet certain standards and notification requirements
<b>SEPP No. 64 Advertising and Signage</b>	This policy encourages signage which is compatible with the desired amenity and visual character of an area, and provides effective communication in suitable locations. This policy does not regulate the content of signage.
<b>SEPP No. 65 Design Quality of Residential Flat Development</b>	This policy aims to improve the design quality of residential flat development to achieve better built form and aesthetics of buildings and streetscapes. It also aims to maximise amenity, safety and security and minimise consumption of energy.
<b>SEPP (Affordable Rental Housing) 2009</b>	This policy encourages a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing.
<b>SEPP</b>	This policy aims to increase the supply, quality and diversity of residences to meet the needs of seniors or people with a

<b>(Housing for Seniors or People with a Disability) 2004</b>	disability.
<b>SEPP (Building Sustainability Index: BASIX) 2004</b>	This policy ensures state-wide consistency in the implementation of the BASIX scheme to encourage sustainable residential development.
<b>SEPP (State and Regional Development) 2011</b>	This policy identifies development that is State significant development, State significant infrastructure and critical State significant infrastructure. The Department of Planning and Infrastructure - through Joint Regional Planning Panels, is predominantly responsible for assessing these projects whose size, complexity, importance or potential impacts mean they are of State, rather than Local or Regional significance.
<b>SEPP (Mining, Petroleum Production and Extractive Industries) 2007</b>	This policy aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State. The policy establishes appropriate planning controls to encourage ecologically sustainable development.
<b>SEPP (Temporary Structures) 2007</b>	This policy is to ensure that suitable provisions are made for ensuring the safety of persons using temporary structures, and to encourage the protection of the environment at the location, by managing noise, parking and traffic impacts and ensuring heritage protection.
<b>SEPP (Infrastructure) 2007</b>	This policy provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. It supports greater flexibility in the location of infrastructure and service facilities along with improved regulatory certainty and efficiency.
<b>SEPP (Rural Lands) 2008</b>	This policy provides a consistent approach to rural planning across NSW. It provides rural planning principles and matters for consideration in approving rural subdivisions and dwellings.
<b>SEPP (Exempt and Complying Development Codes) 2008</b>	This policy provides exempt and complying development codes that have State-wide application. It specifies types of development that are of minimal environmental impact that may either be carried out without the need for development consent, or may be carried out in accordance with a complying development certificate as defined in the Act.

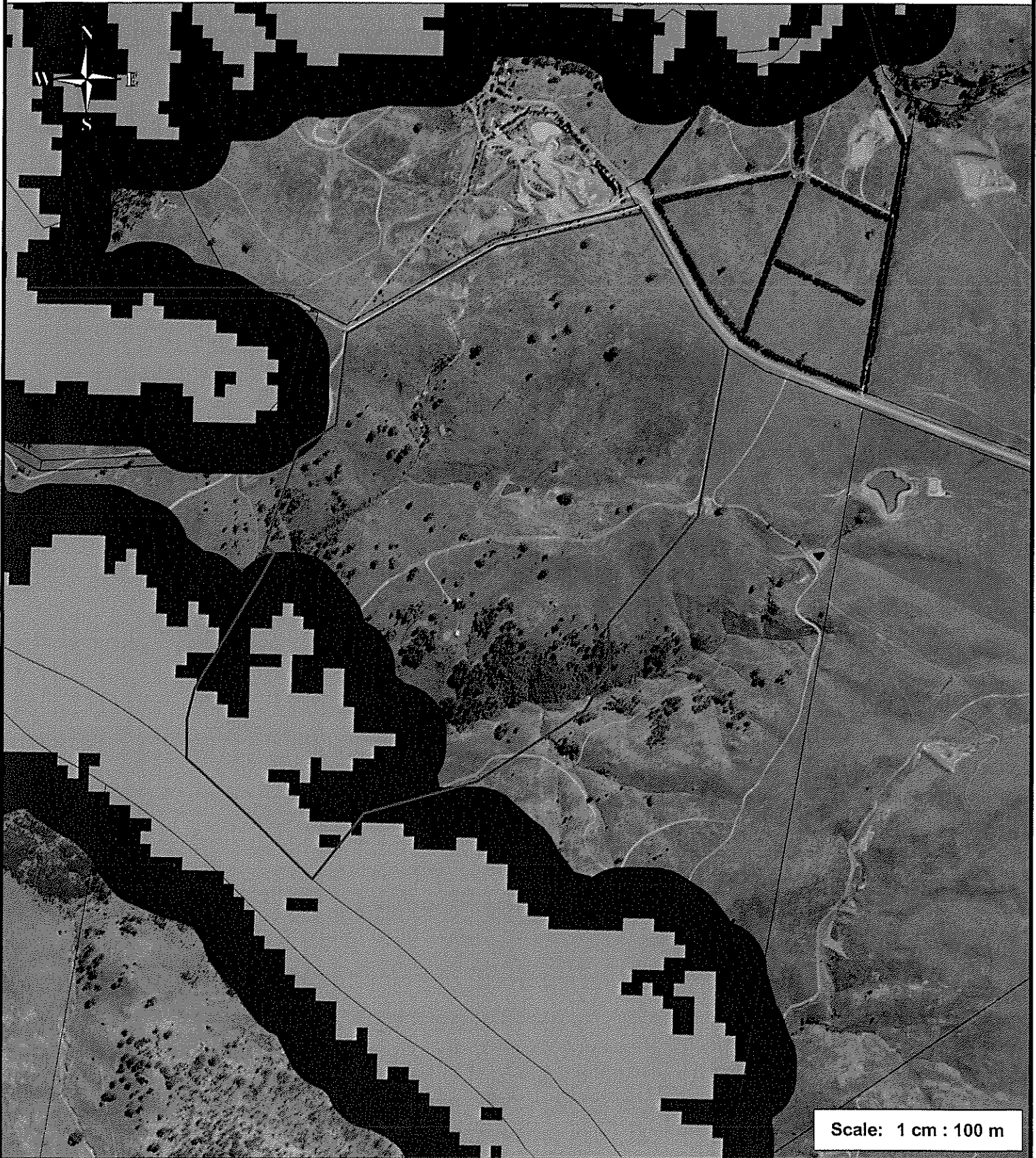
## **SCHEDULE B**

The following draft State Environmental Planning Policies which relate to the Yass Valley Local Government Area and which have been exhibited by the NSW Department of Planning and Infrastructure between 1 September 2010 to date :

<b>Title</b>	<b>Abstract</b>
Nil	N/A






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Scale: 1 cm : 100 m

## LEGEND

- |   |  |
|---|--|
|  = Bushfire Prone Land - Vegetation Category 1 |  = Possible Contaminated Land |
|  = Bushfire Prone Land - Vegetation Category 2 |  = Property Vegetation Plan   |
|  = Bushfire Prone Land - Vegetation Buffer     |  |

DISCLAIMER: The details provided in this diagram reflect information contained in Yass Valley Council's records.  
No warranty of accuracy is given and no responsibility is accepted by Council if the information is inaccurate.

Date: 23 October 2013






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Scale: 1 cm : 100 m

## LEGEND

-  = Identified Resource Area (Ginninderra Red Granite Quarry)
-  = Transition Area (Ginninderra Red Granite Quarry)
-  = Potential Resource Area


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## LEGEND

 = Biodiversity (Map NRB\_002)

 = Salinity

 = High Soil Erodibility (Map NRL\_002)

 = Groundwater Vulnerability (Map CL2\_002)

 = Riparian Land and Watercourses (Map CL2\_002)

DISCLAIMER: The details provided in this diagram reflect information contained in Yass Valley Council's records. No warranty of accuracy is given and no responsibility is accepted by Council if the information is inaccurate.

Date: 23 October 2013



# yass valley council

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**Your Reference:**  
**Our Reference:** 13425  
**File No:** PR.5247  
**Contact:** Irene Reid/IMR  
**Phone:** (02) 6226 1477

**Address all correspondence to:**  
**General Manager**  
**Yass Valley Council**  
**PO Box 6**  
**YASS NSW 2582**

## SECTION 149 PLANNING CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979 &  
Schedule 4 Environmental Planning and Assessment Regulation 2000

**Certificate No: 20056893**

### Application Details

*Name:* AECOM Australia Pty Ltd  
*Address:* Level 2, 60 Marcus Clarke Street  
CANBERRA ACT 2600  
*Fees paid:* \$133.00  
*Receipt no:* 493726  
*Pages in certificate:* 7

Pursuant to section 149 of the Act, it is advised that as of the date of this certificate, the subject land was affected by the matters indicated below and in the attachments to this certificate. Information is given only to the extent that Council has been notified by the NSW Department of Planning and Infrastructure and other relevant State Agencies.

### Property Details

*Address:* 527 Parkwood Road  
WALLAROO NSW 2618  
*Property description:* LOT: 5 DP: 771051,  
Parish of Weetangera  
*Area:* 80 hectares  
*Assessment no:* 73957  
*Owner recorded by Council:* Mrs P E Fleming & Mr G E Moore

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## Prescribed Matters

### ***Information relating to planning instruments and DCPs that apply to the land***

<i>Local Environmental Plan</i>	Yass Valley Local Environmental Plan 2013
<i>Yass Valley LEP 2013 Map Reference</i>	002  Instrument and maps can be viewed at <a href="http://www.legislation.nsw.gov.au">www.legislation.nsw.gov.au</a>
<i>Draft Local Environmental Plan</i>	Nil
<i>Development Control Plan</i>	Land in all areas: <ul style="list-style-type: none"><li>• Community Consultation</li></ul> Land Previously Zoned 7(e) (Yarrowlumla LEP) <ul style="list-style-type: none"><li>• DCP 2 – Outdoor Advertising</li><li>• DCP 7(e) Environmental Protection Zone</li></ul> These documents can be viewed at <a href="http://www.yassvalley.nsw.gov.au">www.yassvalley.nsw.gov.au</a>  Under Clause 289A of the Environmental Planning and Assessment Regulation 2000 these Development Control Plans continue to apply until 19 January 2014 <b>with the exception of provisions which are inconsistent with the Yass Valley LEP 2013.</b>
<i>State Environmental Planning Policies</i>	Refer to Schedule A attached
<i>Draft State Environmental Planning Policies</i>	Refer to Schedule B attached
<b><i>Information relating to zoning and land use under relevant LEP's</i></b>	
<i>1.Zoning of the property</i>	E3 Environmental Management
<i>2.Purposes for which development may be carried out <b>without the need</b> for Development Consent</i>	Environmental protection works; Home-based child care; Home businesses; Home occupations.
<i>3.Purposes for which development may be carried out <b>with</b> Development Consent</i>	Bed and breakfast accommodation; Boat launching ramps; Camping grounds; Dual occupancies; Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Extensive agriculture; Farm buildings; Flood mitigation works; Horticulture; Information and education facilities; Research stations; Roads; Signage; Water storage facilities.
<i>4.The purposes for which development is <b>prohibited</b>.</i>	Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.
<i>Yass Valley LEP 2013 Lot Size Map</i>	80 hectares. Part 4 - Principal Development Standards in the Yass Valley LEP 2013 outlines the requirements for the subdivision of the land.

*Is this property identified on any other Yass Valley LEP 2013 map*

Yes, this land is identified as having potential Biodiversity values on the Yass Valley LEP 2013 Biodiversity Map. Clause 6.3 'Terrestrial Biodiversity' applies to this land.

Yes, this land is identified as being within an area of Groundwater Vulnerability on the Yass Valley LEP 2013 Groundwater Vulnerability Map. Clause 6.4 'Groundwater Vulnerability' applies to this land.

Yes, a Watercourse is identified on the land on the Yass Valley LEP 2013 Riparian Lands and Watercourses Map. Clause 6.5 'Riparian Land and Watercourses' applies to this land.

Yes, this land is identified as having High Soil Erodibility on the Yass Valley LEP 2013 Land Map. Clause 6.7 'Highly Erodible soils' applies to this land.

*Does this zone specify minimum land dimensions or area for the erection of a dwelling-house*

Development consent must not be granted for the erection of a dwelling house or a dual occupancy on land to which this clause applies unless the land:

- a) is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or
- b) is a lot created before this Plan commenced and on which the erection of a dwelling house or a dual occupancy was permissible immediately before that commencement, or
- c) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or a dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or
- d) is a lot resulting from a subdivision under clause 4.1 or clause 4.1B, or
- e) would have been a lot or a holding referred to in paragraph (a), (b), (c) or (d) had it not been affected by:
  - i) a minor realignment of its boundaries that did not create an additional lot, or
  - ii) a subdivision creating or widening a public road or public
  - iii) reserve or for another public purpose, or
  - iv) a consolidation with an adjoining public road or public reserve or for another public purpose.

**Note:** A dwelling cannot be erected on a lot created under clause 9 of State Environmental Planning Policy (Rural Lands) 2008 or clause 4.2.

*Does the land include or comprise critical habitat*

No

*Is the land in a Conservation Area*

No

*Is there an item of Environmental Heritage situated on the land*

No

***Can complying development be carried out on the land under the provisions of clauses 1.17(A), (c) and (d), and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008***

*General Housing Code*

Not applicable.

*Rural Housing Code*

No. Complying Development under the Rural Housing Code **may not** be carried out on the land which is within an environmentally sensitive area for the purposes of Clause 1.19 (1) of the SEPP.

*Housing Alterations Code*

No. Complying Development under the Housing Alterations Code **may not** be carried out on this land: - as it is land within an environmentally sensitive area for the purposes of Clause 1.19 (1) of the SEPP.

*General Development Code*

No. Complying Development under the General Development Code **may not** be carried out on this land: - as it is land within an environmentally sensitive area for the purposes of Clause 1.19 (1) of the SEPP.

*General Commercial and Industrial Code*

No. Complying Development under the General Commercial and Industrial Code **may not** be carried out on this land: - as it is land within an environmentally sensitive area for the purposes of Clause 1.19 (1) of the SEPP.

*Subdivisions Code*

No. Complying Development under the Subdivisions Code **may not** be carried out on this land: - as it is land within an environmentally sensitive area for the purposes of Clause 1.19 (1) of the SEPP.

*Demolition Code*

No. Complying Development under the Demolitions Code **may not** be carried out on this land: - as it is land within an environmentally sensitive area for the purposes of Clause 1.19 (1) of the SEPP.

**Disclaimer:** This certificate only addresses matters raised in Clauses 1.17A and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

**Note:** Clause 1.9 of State Environmental Planning Policy (Exempt and Complying SEPP) specifies its relationship to local environmental plans (LEPs), development control plans (DCPs) and other State environmental planning policies (SEPPs). Please refer to Clauses 1.8 and 1.9 of this SEPP to determine the applicability of exempt and complying provisions of this SEPP, and other applicable LEPs, DCPs and SEPPs.

***Is the land affected by the operation of the Coastal Protection Act 1979***

No

***Is the land proclaimed to be in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961***

No

***Is the land affected by any road widening or road re-alignment proposals under:***

<i>Division 2 or Part 3 of the Roads Act 1993</i>	No
<i>Any Environmental Planning Instrument</i>	No
<i>Any resolution of the Council</i>	No
<b><i>Is the land affected by a policy adopted by the Council or by any other public authority that restricts the development of the land because of the likelihood of:</i></b>	
<i>Land slip</i>	No
<i>Bush fire</i>	Planning for Bush Fire Protection (2006) applies to all land identified below as bushfire prone. This document can be found at: <a href="http://www.rfs.nsw.gov.au">http://www.rfs.nsw.gov.au</a> under Publications.
<i>Tidal inundation</i>	No
<i>Subsidence</i>	No
<i>Acid sulphate soils</i>	No
<i>Any other risk</i>	No
<i>Is development of the land subject to flood related development controls</i>	Clause 6.12 of the Yass Valley LEP 2013 outlines flood related development controls.
<i>Does any Environmental Planning Instrument or Draft Environmental Planning Instrument applying to the land provide for the acquisition of the land by a public authority as referred to in Section 27 of the Act</i>	No
<i>Contributions plans applying to the land</i>	Yarrowlunla Shire Council Section 94 Contributions Plan - No. 2, Provision of Access Roads.  Yass Valley Council Section 94 Contributions Plan 2004.
<i>Does the property include or comprise biodiversity certified land (within the meaning of Part 7AA of the <u>Threatened Species Conservation Act 1995</u>)</i>	No
<i>Is the property subject to a biobanking agreement under part 7A of the <u>Threatened Species Conservation Act 1995</u></i>	No
<i>Is the land identified as Bush Fire Prone</i>	Yes, see attached map.
<i>Does any Property Vegetation Plan under the <u>Native Vegetation Act 2003</u> apply to this land</i>	No
<i>Has a site compatibility certificate been issued for seniors housing, infrastructure or affordable rental housing</i>	No
<i>Is the land significantly contaminated within the meaning of the Contaminated Land Management Act 1997</i>	No
<i>Is the land subject to a management order within the meaning of the Contaminated Land Management Act 1997</i>	No

*Is the land the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997*

No

*Is the land the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997*

No

*Is the land the subject of a site audit statement (if a copy of such a statement has been provided to Council) within the meaning of the Contaminated Land Management Act 1997*

No

*Additional matters*

Yes, the Resources and Energy division of the NSW Department of Trade and Investment has advised that the land is within the transition area for Ginninderra Red Granite Quarry. This division can be contacted on 8281 7777.

**Note:** The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000



Paul De Szell

**Director of Planning and Environmental Services**

21 October 2013

---

**Additional Advice**

(issued under section 149(5) of the Environmental Planning and Assessment Act, 1979)

*Information relating to current Council studies and planning proposals* Nil

*Any other risk* No

*Information relating to tree removal* Clause 5.9 of the Yass Valley LEP 2013 outlines the requirements for the removal of trees and/or vegetation.

*Information relating to major projects* Details relating to NSW Major Projects on exhibition or determined within the Yass Valley LGA can be viewed at [www.majorprojects.planning.nsw.gov.au](http://www.majorprojects.planning.nsw.gov.au)

*Information relating to Council services and assets* Yass Valley Council policies may apply to this site, they can be viewed at [www.yassvalley.nsw.gov.au](http://www.yassvalley.nsw.gov.au)

*Information relating to Development Consents & Building Applications*

1. Development Consent D4/88 issued for a Dwelling on 22 January 1988.
2. Building Permit 16/88 issued for a Dwelling on 15 March 1988.
3. Building Final issued for a Dwelling on 19 February 1990.
4. Development Consent D101/90 issued for a Garage on 31 May 1990.
5. Building Permit 121/90 issued for a Garage on 1 June 1990.
6. Development Consent 34/96 issued for a Farm Shed on 22 February 1996.
7. Certificate of Occupancy 34/96 issued for a Farm Shed on 19 June 1996.

---



Paul De Szell

**Director of Planning and Environmental Services**

21 October 2013

**Note:** Council draws your attention to section 149(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Interested persons should make their own enquiries as to whether any development consent mentioned in this certificate has lapsed.

## SCHEDULE A

The following State Environmental Planning Policies (SEPPs) apply to the Yass Valley Local Government Area. These policies can be viewed online at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

<b>Title</b>	<b>Abstract</b>
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<b>SEPP No. 6 Number of Storeys in a Building</b>	This policy is to prevent possible confusion regarding references in environmental planning documents, to the number of storeys or floors within a building.
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<b>(Housing for Seniors or People with a Disability) 2004</b>	disability.
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## **SCHEDULE B**

The following draft State Environmental Planning Policies which relate to the Yass Valley Local Government Area and which have been exhibited by the NSW Department of Planning and Infrastructure between 1 September 2010 to date :

<b>Title</b>	<b>Abstract</b>
Nil	N/A




# yass valley council

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Scale: 1 cm : 150 m

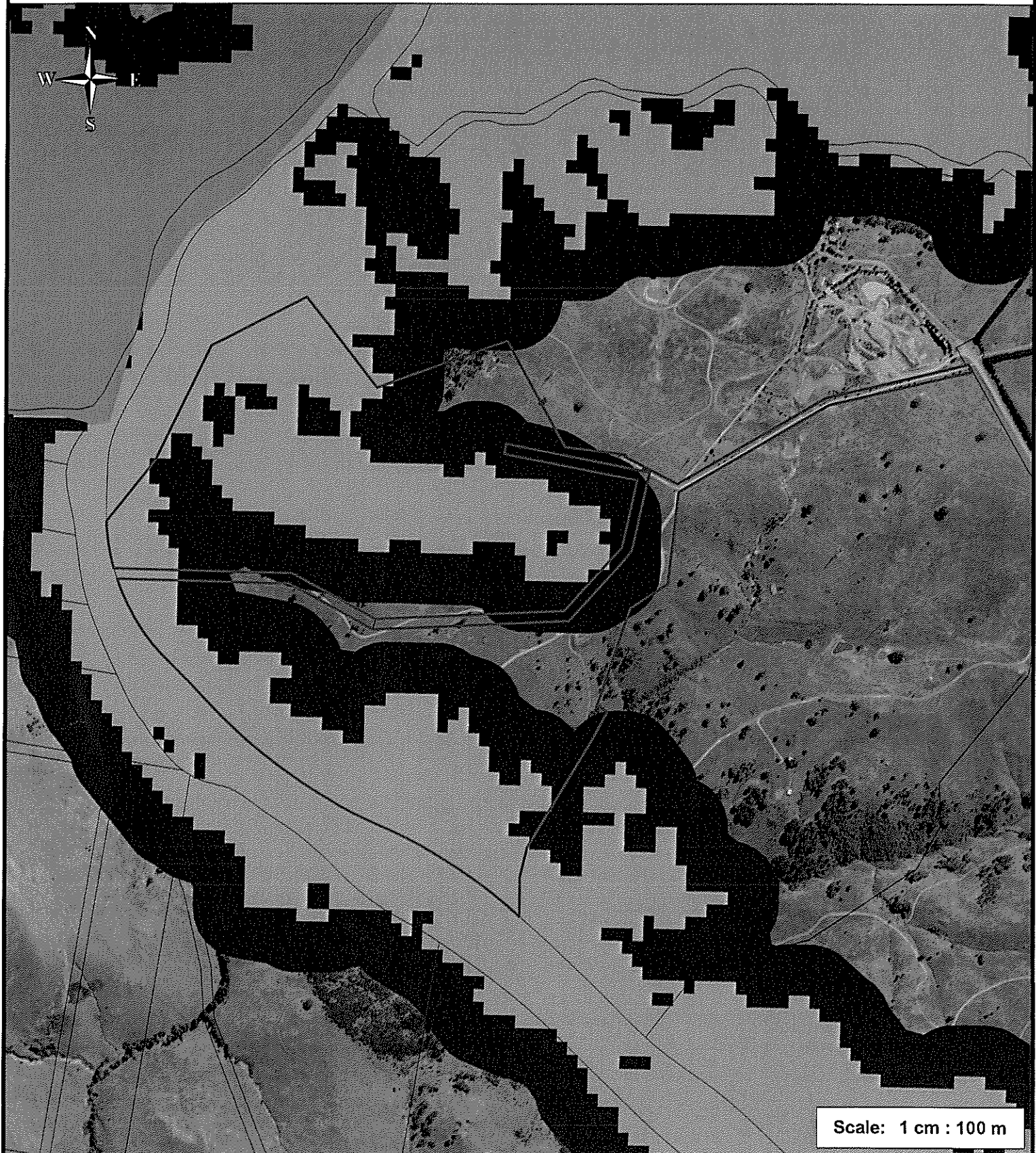
## LEGEND

-  = Identified Resource Area (GINNINDERRA RED GRANITE QUARRY)
-  = Transition Area (GINNINDERRA RED GRANITE QUARRY)
-  = Potential Resource Area








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## LEGEND

- |   |  |
|---|--|
|  = Bushfire Prone Land - Vegetation Category 1 |  = Possible Contaminated Land |
|  = Bushfire Prone Land - Vegetation Category 2 |  = Property Vegetation Plan   |
|  = Bushfire Prone Land - Vegetation Buffer     |  |

DISCLAIMER: The details provided in this diagram reflect information contained in Yass Valley Council's records. No warranty of accuracy is given and no responsibility is accepted by Council if the information is inaccurate.

Date: 21 October 2013

# yass valley council


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Scale: 1 cm : 150 m

## LEGEND

 = Biodiversity (Map NRB\_002)

 = Salinity

 = High Soil Erodibility (Map NRL\_002)

 = Groundwater Vulnerability (Map CL2\_002)

 = Riparian Land and Watercourses (Map CL2\_002)

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Date: 22 October 2013

# yass valley council

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**Your Reference:**

**Our Reference:** 13435  
**File No:** PR.5253  
**Contact:** Irene Reid/IMR  
**Phone:** (02) 6226 1477

**Address all correspondence to:**

**General Manager**  
**Yass Valley Council**  
**PO Box 6**  
**YASS NSW 2582**

## SECTION 149 PLANNING CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979 &  
Schedule 4 Environmental Planning and Assessment Regulation 2000

**Certificate No: 20056894**

### Application Details

*Name:* AECOM Australia Pty Ltd  
*Address:* Level 2, 60 Marcus Clarke Street  
CANBERRA ACT 2600  
*Fees paid:* \$133.00  
*Receipt no:* 493726  
*Pages in certificate:* 7

Pursuant to section 149 of the Act, it is advised that as of the date of this certificate, the subject land was affected by the matters indicated below and in the attachments to this certificate. Information is given only to the extent that Council has been notified by the NSW Department of Planning and Infrastructure and other relevant State Agencies.

### Property Details

*Address:* 468 Parkwood Road  
WALLAROO NSW 2618  
*Property description:* LOT: 62 DP: 801234,  
Parish of Weetangera  
*Area:* 25.41 hectares  
*Assessment no:* 73973  
*Owner recorded by Council:* Mr J & Mrs S S Sciberras

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## Prescribed Matters

### ***Information relating to planning instruments and DCPs that apply to the land***

<i>Local Environmental Plan</i>	Yass Valley Local Environmental Plan 2013
<i>Yass Valley LEP 2013 Map Reference</i>	002 and 005
	Instrument and maps can be viewed at <a href="http://www.legislation.nsw.gov.au">www.legislation.nsw.gov.au</a>
<i>Draft Local Environmental Plan</i>	Nil
<i>Development Control Plan</i>	Land in all areas: <ul style="list-style-type: none"><li>• Community Consultation</li></ul> Land Previously Zoned 1(a) (Yarrowlumla LEP): <ul style="list-style-type: none"><li>• DCP 2 – Outdoor Advertising</li><li>• DCP Rural &amp; Rural Residential Zone</li></ul> These documents can be viewed at <a href="http://www.yassvalley.nsw.gov.au">www.yassvalley.nsw.gov.au</a>  Under Clause 289A of the Environmental Planning and Assessment Regulation 2000 these Development Control Plans continue to apply until 19 January 2014 <b>with the exception of provisions which are inconsistent with the Yass Valley LEP 2013.</b>

<i>State Environmental Planning Policies</i>	Refer to Schedule A attached
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<i>Draft State Environmental Planning Policies</i>	Refer to Schedule B attached
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### ***Information relating to zoning and land use under relevant LEP's***

<i>1.Zoning of the property</i>	RU1 Primary Production
<i>2.Purposes for which development may be carried out <b>without the need</b> for Development Consent</i>	Environmental protection works; Extensive agriculture; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Water storage facilities
<i>3.Purposes for which development may be carried out <b>with</b> Development Consent</i>	Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Function centres; Helipads; High technology industries; Home industries; Industrial retail outlets; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Landscaping material supplies; Markets; Open cut mining; Places of public worship; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Roads; Roadside

stalls; Rural industries; Rural supplies; Rural workers dwellings; Serviced apartments; Signage; Timber yards; Transport depots; Truck depots; Turf farming; Waste or resource management facilities; Water recreation structures; Water supply systems.

*4.The purposes for which development is prohibited.*

Any development not specified in item 2 or 3.

*Yass Valley LEP 2013 Lot Size Map*

80 hectares. Part 4 - Principal Development Standards in the Yass Valley LEP 2013 outlines the requirements for the subdivision of the land.

*Is this property identified on any other Yass Valley LEP 2013 map*

Yes, this land is identified as being within an area of Groundwater Vulnerability on the Yass Valley LEP 2013 Groundwater Vulnerability Map. Clause 6.4 'Groundwater Vulnerability' applies to this land.

*Does this zone specify minimum land dimensions or area for the erection of a dwelling-house*

Yes, a Watercourse is identified on the land on the Yass Valley LEP 2013 Riparian Lands and Watercourses Map. Clause 6.5 'Riparian Land and Watercourses' applies to this land.

Development consent must not be granted for the erection of a dwelling house or a dual occupancy on land to which this clause applies unless the land:

- a) is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or
- b) is a lot created before this Plan commenced and on which the erection of a dwelling house or a dual occupancy was permissible immediately before that commencement, or
- c) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or a dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or
- d) is a lot resulting from a subdivision under clause 4.1 or clause 4.1B, or
- e) would have been a lot or a holding referred to in paragraph (a), (b), (c) or (d) had it not been affected by:
  - i) a minor realignment of its boundaries that did not create an additional lot, or
  - ii) a subdivision creating or widening a public road or public
  - iii) reserve or for another public purpose, or
  - iv) a consolidation with an adjoining public road or public reserve or for another public purpose.

**Note:** A dwelling cannot be erected on a lot created under clause 9 of State Environmental Planning Policy (Rural Lands) 2008 or clause 4.2.

*Does the land include or comprise critical habitat*

No

*Is the land in a Conservation Area*

No



*Is there an item of Environmental Heritage situated on the land* No

**Can complying development be carried out on the land under the provisions of clauses 1.17(A), (c) and (d), and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008**

<i>General Housing Code</i>	Not applicable.
<i>Rural Housing Code</i>	Complying Development under the Rural Housing Code <b>may</b> be carried out on this land.
<i>Housing Alterations Code</i>	Complying Development under the Housing Alterations Code <b>may</b> be carried out on this land.
<i>General Development Code</i>	Complying Development under the General Development Code <b>may</b> be carried out on this land.
<i>General Commercial and Industrial Code</i>	Complying Development under the General Commercial and Industrial Code <b>may only</b> be carried out on a building used as bulky goods premises, commercial premises, light industry, warehouse or distribution centre.
<i>Subdivisions Code</i>	Complying Development under the Subdivisions Code <b>may</b> be carried out on this land.
<i>Demolition Code</i>	Complying Development under the Demolition Code <b>may</b> be carried out on this land.

**Disclaimer:** This certificate only addresses matters raised in Clauses 1.17A and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

**Note:** Clause 1.9 of State Environmental Planning Policy (Exempt and Complying SEPP) specifies its relationship to local environmental plans (LEPs), development control plans (DCPs) and other State environmental planning policies (SEPPs). Please refer to Clauses 1.8 and 1.9 of this SEPP to determine the applicability of exempt and complying provisions of this SEPP, and other applicable LEPs, DCPs and SEPPs.

***Is the land affected by the operation of the Coastal Protection Act 1979*** No

***Is the land proclaimed to be in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961*** No

***Is the land affected by any road widening or road re-alignment proposals under:***

*Division 2 or Part 3 of the Roads Act 1993* No

*Any Environmental Planning Instrument* No

*Any resolution of the Council* No

***Is the land affected by a policy adopted by the Council or by any other public authority that restricts the development of the land because of the likelihood of:***

*Land slip* No

<i>Bush fire</i>	Planning for Bush Fire Protection (2006) applies to all land identified below as bushfire prone. This document can be found at: <a href="http://www.rfs.nsw.gov.au">http://www.rfs.nsw.gov.au</a> under Publications.
<i>Tidal inundation</i>	No
<i>Subsidence</i>	No
<i>Acid sulphate soils</i>	No
<i>Any other risk</i>	No
<i>Is development of the land subject to flood related development controls</i>	Clause 6.12 of the Yass Valley LEP 2013 outlines flood related development controls.
<i>Does any Environmental Planning Instrument or Draft Environmental Planning Instrument applying to the land provide for the acquisition of the land by a public authority as referred to in Section 27 of the Act</i>	No
<i>Contributions plans applying to the land</i>	Yarrowlumla Shire Council Section 94 Contributions Plan - No. 2, Provision of Access Roads.  Yass Valley Council Section 94 Contributions Plan 2004.
<i>Does the property include or comprise biodiversity certified land (within the meaning of Part 7AA of the <u>Threatened Species Conservation Act 1995</u>)</i>	No
<i>Is the property subject to a biobanking agreement under part 7A of the <u>Threatened Species Conservation Act 1995</u></i>	No
<i>Is the land identified as Bush Fire Prone</i>	Yes, see attached map.
<i>Does any Property Vegetation Plan under the <u>Native Vegetation Act 2003</u> apply to this land</i>	No
<i>Has a site compatibility certificate been issued for seniors housing, infrastructure or affordable rental housing</i>	No
<i>Is the land significantly contaminated within the meaning of the Contaminated Land Management Act 1997</i>	No
<i>Is the land subject to a management order within the meaning of the Contaminated Land Management Act 1997</i>	No
<i>Is the land the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997</i>	No
<i>Is the land the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997</i>	No

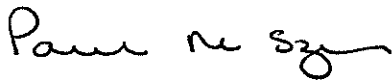
*Is the land the subject of a site audit statement (if a copy of such a statement has been provided to Council) within the meaning of the Contaminated Land Management Act 1997*

No

*Additional matters*

Yes, the Resources and Energy division of the NSW Department of Trade and Investment has advised that the land is within the transition area for Ginninderra Red Granite Quarry. This division can be contacted on 8281 7777.

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Paul De Szell

**Director of Planning and Environmental Services**

23 October 2013

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## Additional Advice

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4. Development Consent 2002/DA-001 issued for a Bed & Breakfast on 20 February 2002.
5. Section 68 Approval 68.2008.43.1 issued to carry out Water Supply, Sewerage and Storm Water Drainage Work on 11 September 2008.

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23 October 2013

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## **SCHEDULE B**

The following draft State Environmental Planning Policies which relate to the Yass Valley Local Government Area and which have been exhibited by the NSW Department of Planning and Infrastructure between 1 September 2010 to date :






<b>Title</b>	<b>Abstract</b>
Nil	N/A

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## LEGEND

- |   |  |
|---|--|
|  = Bushfire Prone Land - Vegetation Category 1 |  = Possible Contaminated Land |
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Date: 23 October 2013








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## LEGEND

- |  |  |
|--|--|
|  = Biodiversity (Map NRB_)            |  = Groundwater Vulnerability (Map CL2_002 and CL2_005)      |
|  = Salinity (Map NRL_00)              |  = Riparian Land and Watercourses (Map CL2_002 and CL2_005) |
|  = High Soil Erodibility (Map NRL_00) |  |

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Date: 23 October 2013




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Scale: 1 cm : 50 m

## LEGEND

-  = Identified Resource Area (Ginninderra Red Granite Quarry)
-  = Transition Area (Ginninderra Red Granite Quarry)
-  = Potential Resource Area

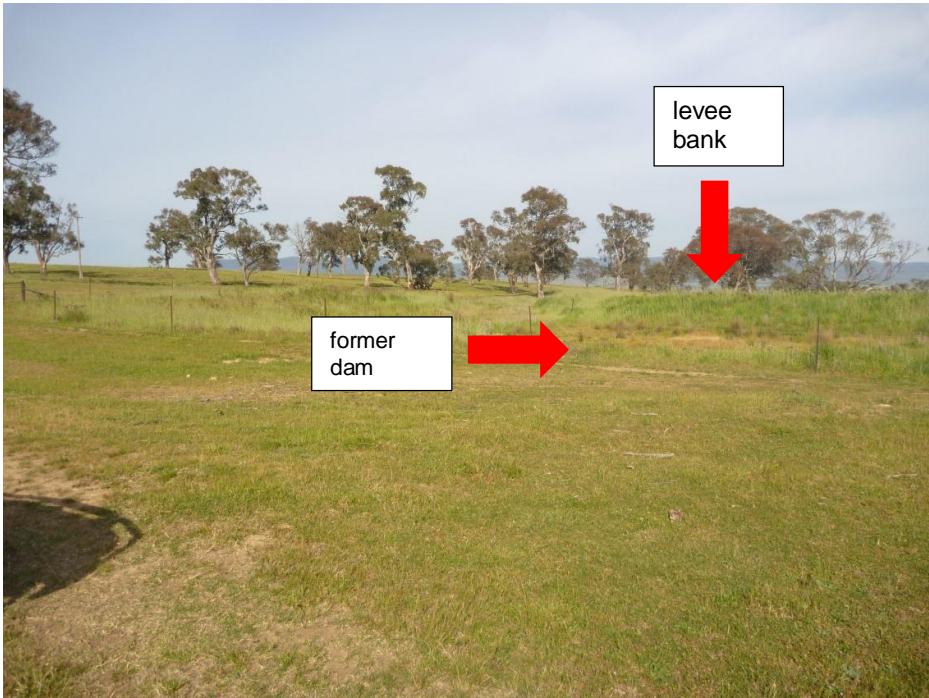
## Appendix G

# Site Photographs




## Appendix G Site Photographs

Site Photographs		
<b>Site Name:</b> West Belconnen		<b>Site Location:</b> Lots 4 & 5 in DP 771051 and Lots 61 & 62 in DP 801234
<b>Project No:</b> 60308876		
<b>Plate No.</b> <b>1</b>	<b>Date:</b> 21/10/2013	
<b>Direction of Photo:</b>		
<b>Description:</b> Site slope		

<b>Plate No.</b> <b>2</b>	<b>Date:</b> 21/10/2013	
<b>Direction of Photo:</b>		
<b>Description:</b> Former dam location. Levee banks have been constructed using fill obtained from Hume.		




Site Photographs		
<b>Site Name:</b> West Belconnen		<b>Site Location:</b> Lots 1, 2, 3 & 7 in DP 771051
<b>Project No:</b> 60308876		
<b>Plate No.</b> <b>3</b>	<b>Date:</b> 21/10/2013	
<b>Direction of Photo:</b>		
<b>Description:</b> As per Plate 2.		


<b>Plate No.</b> <b>4</b>	<b>Date:</b> 21/10/2013	
<b>Direction of Photo:</b>		
<b>Description:</b> Incised channel.		



Site Photographs		
<b>Site Name:</b> West Belconnen		<b>Site Location:</b> Lots 1, 2, 3 & 7 in DP 771051
<b>Project No:</b> 60308876		
<b>Plate No.</b> <b>5</b>	<b>Date:</b> 21/10/2013	
<b>Direction of Photo:</b>		
<b>Description:</b>  Stockpiles obtained from excavation work around Canberra.		

<b>Plate No.</b> <b>6</b>	<b>Date:</b> 21/10/2013	
<b>Direction of Photo:</b>		
<b>Description:</b>  Backfilling of channel with boulders.		



Site Photographs			
<b>Site Name:</b> West Belconnen		<b>Site Location:</b> Lots 1, 2, 3 & 7 in DP 771051	<b>Project No:</b> 60308876
<b>Plate No.</b> <b>7</b>	<b>Date:</b> 21/10/2013		
<b>Direction of Photo:</b>			
<b>Description:</b>  Burn pit used to burn trees cut down from around site.			

<b>Plate No.</b> <b>8</b>	<b>Date:</b> 21/10/2013	
<b>Direction of Photo:</b>		
<b>Description:</b>  Incised channel		


Site Photographs		
<b>Site Name:</b> West Belconnen		<b>Site Location:</b> Lots 1, 2, 3 & 7 in DP 771051
<b>Project No:</b> 60308876		
<b>Plate No.</b> <b>9</b>	<b>Date:</b> 21/10/2013	
<b>Direction of Photo:</b>		
<b>Description:</b>		

<b>Plate No.</b> <b>10</b>	<b>Date:</b> 21/10/2013	
<b>Direction of Photo:</b>		
<b>Description:</b>		




Site Photographs		
<b>Site Name:</b> West Belconnen		<b>Site Location:</b> Lots 1, 2, 3 & 7 in DP 771051
<b>Project No:</b> 60308876		
<b>Plate No.</b> <b>11</b>	<b>Date:</b> 21/10/2013	
<b>Direction of Photo:</b>		
<b>Description:</b>		

<b>Plate No.</b> <b>12</b>	<b>Date:</b> 21/10/2013	
<b>Direction of Photo:</b>		
<b>Description:</b>		

Site Photographs		
<b>Site Name:</b> West Belconnen		<b>Site Location:</b> Lots 1, 2, 3 & 7 in DP 771051
<b>Project No:</b> 60308876		
<b>Plate No.</b> <b>13</b>	<b>Date:</b> 21/10/2013	
<b>Direction of Photo:</b>		
<b>Description:</b>		

<b>Plate No.</b> <b>14</b>	<b>Date:</b> 21/10/2013	
<b>Direction of Photo:</b>		
<b>Description:</b>		



Site Photographs		
<b>Site Name:</b> West Belconnen		<b>Site Location:</b> Lots 1, 2, 3 & 7 in DP 771051
<b>Project No:</b> 60308876		
<b>Plate No.</b> <b>15</b>	<b>Date:</b> 21/10/2013	
<b>Direction of Photo:</b>		
<b>Description:</b>		