

South Jerrabomberra

Phase 1 Contamination Assessment



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Client: Queanbeyan City Council

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Glossary of Terms

General Terms			
ACT EPA	Australian Capital Territory Environment Protection Authority		
ACM	Asbestos containing material(s)		
AEC	Areas of Environmental Concern		
AFFF	Aqueous Film-Forming Foam		
ANZECC	Australian and New Zealand Environment and Conservation Council		
AHD	Australian Height Datum		
AST	Above ground Storage Tank		
BMRGG	Bureau of Mineral Resources, Geology and Geophysics		
BTEX	Benzene, toluene, ethylbenzene and xylenes		
COPC	Contaminants of potential concern		
EMP	Environmental Management Plan		
ESA	Environmental Site Assessment		
ESDD	Environment and Sustainable Development Directorate		
Heavy metals	Generally arsenic, cadmium, chromium, copper, mercury, nickel, lead and zinc		
JACS	The Justice & Community Safety Directorate		
NEHF	National Environmental Health Forum		
NEPC	National Environment Protect Council		
NEPM	National Environmental Protection Measure		
NSW EPA	New South Wales Environment Protection Authority		
OCP	Organochlorine pesticides		
OPP	Organophosphorus pesticides		
PAH	Polycyclic Aromatic Hydrocarbons		
PCB	Polychlorinated biphenyls		
PFOS	Perfluorooctane Sulfonate		
POP	Persistent Organic Pollutant		
SMP	Soil or Site Management Plan		
SWL	Standing Water level		
TPH	Total petroleum hydrocarbons		
UST	Underground Storage Tank		
Units			
Ha	hectare	μg/kg	micrograms/kilogram
Km	kilometre	μg/L	micrograms/litre
M	metre	ppb	parts per billion
mg/kg	milligrams/kilogram	ppm	parts per million
mg/L	milligrams/litre	t	Tonne

Executive Summary

AECOM Australia Pty Ltd (AECOM) was commissioned by the Queanbeyan City Council (Council) to undertake a Phase 1 Environmental Site Assessment (Phase 1 ESA) of the property identified as South Jerrabomberra. The site is comprised of approximately 140 ha of primarily agricultural lands with portions of disturbed woodland. It is located within NSW on the NSW/ACT border.

The primary objective of the Phase 1 ESA was to assess for potential contamination within the Site that may require further investigation and/or management to ensure the site is suitable for current and/or proposed future land uses.

To meet the project objectives, AECOM completed the following scope of works:

- Reviewed background information relating to the Site, including:
 - Contaminated land search
 - Historical aerial photographs
 - Groundwater bore information
 - Published soil, geology, and topographic maps
- A Site inspection to 'ground-truth' the background information
- Data evaluation and reporting

At the time of the investigation the site was primarily comprised of rural land and for storage of road construction materials and haulage equipment.

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/ woodland areas of the Site.

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

- Fill material of unknown origin potentially present:
 - Underneath building structures
 - Access driveways
 - Illegal dumping of waste materials
 - Storage of road construction materials
- Potential asbestos associated within building structures
- Potential contamination associated with the use of pesticides / herbicides on agricultural areas/ properties
- Biological, heavy metal and organic contamination associated with the identified septic tanks
- Potential hydrocarbon and heavy metal contamination associated with:
 - Onsite underground storage tanks and associated dispensing infrastructure
 - Servicing and refuelling of vehicles within and surrounding machinery shed infrastructure
 - Leaking of oils drums housed within machinery sheds
 - Historical uses of the rail line adjacent to site
 - Haulage vehicle and equipment storage
- Biological contamination including pathogens contamination associated with onsite septic tanks, burial areas and animal holding yards.

Based on the data reviewed, AECOM considers that a shallow perched aquifer may be ephemerally present at the soil bedrock interface, whilst regional groundwater may be present from approximately 10 to 20 m below ground level within fractured bedrock aquifers.

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

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

- 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 should be designed to conform to guidelines made or endorsed by NSW EPA, and be consistent with the recently revised National Environment Protection Measure for Assessment of Site Contamination (ASC NEPM 2013).

Using the information gathered in this Phase I ESA, a targeted and cost-effective Phase II could be undertaken to specifically address the environmental concerns identified in specific locations across the Site.

1.0 Introduction

AECOM Australia Pty Ltd (AECOM) was commissioned by the Queanbeyan City Council (Council) to undertake a Phase 1 Environmental Site Assessment (Phase 1 ESA) of the Site identified as South Jerrabomberra located to the East of Monaro Highway on the NSW side of the ACT/NSW border.

The Site location is shown in Figure 1 and the current site layout is shown on Figure 2 in Appendix A.

The Site is approximately 140 hectares and is comprised of primarily rural land with limited grazing for weed and grass management. The site is also used for limited storage of road construction materials and equipment.

1.1 Objective

The primary objective of this Phase 1 ESA was to assess for potential contamination within the Site that may require further investigation and/or management to ensure the site is suitable for current and/or proposed future land uses.

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
 - Groundwater bore information
 - Published soil, geology, and topographic maps
 - Undertook a Site inspection
- 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:

- Environmental Protection Authority (EPA), 2009. Contaminated Sites Environmental Protection Policy
- National Environment Protection Council (NEPC), 2013. National Environment Protection (Assessment of Site Contamination) Measure (NEPM)
- NSW 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* (2nd edition)
- NSW DEC 2007. Guidelines for the Assessment and Management of Groundwater Contamination.

2.0 Site identification

The Site identification information is presented in Table 1 below.

Item	Description
Site Owner	Lot 1 DP1001136- Henry Morrison (Parcel 3)
	Lot 2 DP1001136- Tuggeranong Investments Pty Ltd. (Sandra Walsh) (Parcel 2)
	Lot 3 DP1001136 and Lots 176 & 148 DP1001136 – Village building Company (Thomas Maidment), Patricia Forrest, John Forrest. (Parcel 1)
Legal Description	Lots 1-3 DP1001136, lots 176 & 148 DP754912
Relevant Planning Instruments and Development Control Plans	Lot 1 DP1001136- Queanbeyan Local Environmental Plan 2012, Queanbeyan Development Control Plan 2012
	Lot 2 DP1001136- Yarrolumla Local environmental Plan 2001, Queanbeyan Local Environmental Plan 2012, Queanbeyan Development Control Plan 2012
	Lot 3 DP1001136 - Queanbeyan Local Environmental Plan 2002, Queanbeyan Development control Plan 2012 Lots 176 & 148 DP1001136- Queanbeyan Local Environmental Plan 2002, Yarrolumla Local Environmental
Zoning	Lot 1 DP 1001136- E2 Environmental Conservation under the Queanbeyan City Council LEP 2012
	Lot 2 DP 1001136- Environmental Protection Zone #7(e) under the Yarrolumla LEP 2002. Environmental Protection Zone #7(e) under the Yarrolumla LEP 2002
	Lot 3 DP 1001136- Environmental Protection Zone #7(e) under the Yarrolumla LEP 2002 Lot 176 & 148 DP 754912- Rural A #1(a) and Environmental Protection B #7(b) under the Queanbeyan LEP 1998 (as amended) Environmental Protection Zone #7(e) under the Yarrolumla LEP 2002
Geographical Coordinates (AMG)	35° 24'46.9" S 149° 09'31.3" E (approximate centre of the Site)
Site Elevation (m AHD)	650- 740
Site Area (approximate)	Approximately 140 ha
Site Location	Figure 1
Site Layout	Figure 2.
Local Government Authority	Queanbeyan City Council

Notes:

AMG- Australian Map Grid

m AMG- m Australian Height Datum

3.0 Site Background Review

The following sections summarise the information obtained during the Site background and history review.

3.1 Site Location

The Site is located on the New South Wales side of the NSW/ACT border adjacent to the commercial industrial suburb of Hume, ACT. The Site is situated in the municipality of Queanbeyan City Council.

To the North of the site is currently used as agricultural land; however this has recently been zoned for residential development.

To the East of the site is primarily agricultural land.

The NSW suburb of Jerrabomberra is to the North East of the Site, beyond the now residential zoned lands of Tralee.

The southern boundary of the Site is met by agricultural lands and recreational areas.

The ACT suburb of Gilmore is to the South West of the Site.

To the West of the Site is expansion of the ACT suburb of Hume.

The existing suburb of Hume is to the North West of the Site.

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

3.2 Site Features and Current Land Use

At the time of investigation the Site was comprised of primarily rural land with three residential dwellings and a number of farm storage sheds. The Site is not used for productive agricultural purposes but does undertake some low level grazing for weed and grass management.

At the time of the site inspection the Site was noted to be comprised of the following key features:

- The Site was accessed from Alderson Place, Hume, ACT to the west of the site
- Three residential dwellings with landscaping and associated sheering/storage sheds
- A number of irrigation and water storage dams located throughout the Site
- A household waste dump located within the southern boundary of parcel 1
- A storage area for road construction vehicles and equipment.

3.3 Surrounding Land Use

The land uses surrounding the Site were:

- North: Agricultural/Rural land, the South Tralee Display Office and the residential suburbs of Queanbeyan and Jerrabomberra
- South: Agricultural/rural land then the Tuggeranong Pines, ACT Forests and Delta Force Paintball
- East: Agricultural land
- North West: Goulburn/ Bombala Railway line, the ACT/NSW border, the commercial/industrial suburb of Hume and the Mugga Lane Resource Management Centre.

3.4 Topography

The maximum elevation of the Site is approximately 740 m Australian Height Datum (AHD). Regional topography is comprised of low hills to undulating slopes with isolated moderately inclined rolling hills.

Surface stones are generally present as angular gravels and cobbles. Bedrock is often exposed on the surface or at a shallow depth on higher slopes.

3.5 Regional Meteorology

Review of the Australian Bureau of Meteorology website (www.bom.gov.au) weather station (070072) located at Queanbeyan Bowling Club, approximately 10 km from the Site indicated the following:

- Average approximate annual rainfall of 594 mm, with October and November typically the wetter months
- Average maximum temperature of 20.9°C, ranging from 11.8°C in July to 29.0°C in January
- Average minimum temperature of 6.4°C, ranging from -0.2 in July to 12.9 in February.

3.6 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 either flow towards onsite dams or the Jerrabomberra Creek located to the North of the Site.

3.7 Geology and Soils

The NSW Department of Environment Climate Change and Water (2010 soil landscape series- sheet 8727) indicates the site is primarily underlain by the Burra (bu) and Luxor B (lub) formation comprised of undulating rolling low hills, alluvial fans on Silurian volcanics and numerous small areas of colluvium interspersed with small ridges of in situ hillslope material, with localised Terrecettes commonly found.

Soils are described to be of variable depth (40-160cm), moderately well-drained Red Kandosols on the upper margins of the landscape and imperfectly poorly drained Magnesic Natric Kanosols on the lower slopes.

The southern boundary of the site is identified as Campbell (ca) formation comprised of undulating steep to rolling volcanic mountains and hills of the Murrumbidgee Valley.

The soils of this area are identified to be shallow (<30 cm), rapidly drained Rudosols on crests and near rock outcrops, Yellow Chromosols on sideslopes, variable depth (60- 120 cm) and imperfectly drained Brown Sodosols along drainage lines.

3.8 Hydrogeology

A search on the NSW Natural Resources Atlas, via the NSW EPA website indicated that 7 registered groundwater bores were identified within approximately 3 km of the Site. The records found one operational groundwater bore within the site; GW414716 (highlighted).

The registered bore details are summarised in Table 1 below. The location map of the bores and groundwater works summaries for each bore are provided in Appendix C.

Table 1 Summary of Registered Bore Information

Bore Number	Construction Date	Depth of Bore	Static Water Level	Intended Purpose
GW414716	05/05/2011	132.00	25.00	Domestic Stock
GW043847	01/08/1969	37.70	Unknown	Domestic stock
GW043846	01/10/1969	40.50	Unknown	Irrigation
GW400651	04/12/1998	40.00	18.00	Domestic
GW414721	08/04/2003	94.00	Unknown	Domestic Stock
GW404389	26/10/1988	58.00	14.00	Domestic
GW414812	01/03/2002	60.00	18.00	Domestic Stock

3.9 Historical Aerial Photography

Table 2 outlines the site history based on interpretation from historical aerial photographs found in Appendix F.

Table 2 Historical Aerial Photography Analysis

Photograph Details	Description
Dec- 1944 Run 5, Canberra Series, Black and White	Site: The Site is comprised of cleared agricultural lands with scattered trees; the northern portion of the Site (LOT 1, LOT 148 and 176) is almost entirely clear of vegetation. The southern boundary of the Site (LOT 3) consists of dense forest vegetation. A tributary of the Jerrabomberra Creek runs through the boundary of LOT 2 and LOT 3. No major roads or structures exist on the Site. Surrounds: The southern boundary forest continues south for approximately 2 km. The western boundary of the site is marked by the railway line. The surrounding land areas are comprised of cleared agricultural lands with scattered trees. There is no evidence of urban development within approx. 10 km of the site.
1961 Run 4C, Canberra Series, Black and White	Site: The Site contains several additional areas of cleared land for internal property roads. The north western boundary of Parcel 2 has a wide road clearing parallel to the rail tracks. Surrounds: No significant changes can be observed.
Nov- 1968 Run 4C, Canberra Series, Black and White	Site: The Site has further clearing for internal property roads particularly on the North Western boundary of Parcel 2. A dam has been constructed on the eastern portion of Parcel 2 (referred to as dam A). Further clearing has occurred of the land directly to the north of the creek. Surrounds: Several small dams have been constructed in the surrounding farm land to the east of the site. There remains no evidence of urban development within approx. 10 km of the Site.
Apr- 1976 Run 6, Canberra Series, Black and White	Site: There has been further clearing on the Site for internal property roads particularly in Parcels 2 & 3. There has also been clearing for development of the residential dwelling in the south western point of Parcel 2. On the western boundary of Parcel 1 there has been a residential dwelling constructed. Surrounds: The land to the north west of the Site, beyond the railway line, has been cleared and for the future commercial/industrial suburb of Hume, ACT. Clearing and development of road ways for the ACT suburbs of Chisolm and Gilmore has occurred to the south west. To the north and north east of the Site expansion of the Queanbeyan region has resulted in low density residential urban development. An airstrip has been cleared parallel to the rail line to the north of the Site.
Feb- 1985 Run 7, Canberra Series, Black and white	Site: The Site has developed a residential dwelling in the southern portion of LOT 2 including a swimming pool and ornamental landscaping of the immediately surrounding grounds. An overflow dam has been built for Dam A. There has been further clearing of the road on the north western boundary of LOT 2. Surrounds: The area of Hume to the North West of the Site has been further developed with multiple large scale structures. The residential suburbs located to the South West of the Site have also been further developed with the construction of residential dwellings. The Monaro highway to the West of the Site has been upgraded to a dual carriageway. To the North West of the Site beyond Hume is the development of the Mugga Lane Resource Management Centre. The remnants of an airstrip to the North of the Site remains.
Oct- 1992 Run 11, Canberra Series,	Site: The centre of the site inclusive of parts of LOT 1 & 2 has been cleared for a

Photograph Details	Description
Colour	drainage system from the creek. Surrounds: There has been significant development of the ACT suburbs to the West of the Site and continued growth of the ACT suburb of Hume to the North West of the Site. The Mugga Lane Resource Management Centre also to the North West has doubled in size. The remnants of an airstrip to the North of the Site remains.
Jan- 2005 Run 11, Canberra series, Colour	Site: The residential dwelling in the south western portion of Parcel 3 has been expanded, an additional shed has been constructed and a large section of paved driveway between the two has been added. Immediately adjacent to the residential development there has been a large dam built. Another smaller dam has been built on eastern side of the road within Parcel 3. Surrounds: The surrounding land has seen further expansion of Hume and the Mugga Lane Resource Management Centre.

3.10 Historical Title Search

A search conducted by the Advance Legal Searches Pty Ltd. found all sites have been used for grazing and agricultural land uses since 1887. See Appendix D for further detail

3.11 Dangerous Goods

A search undertaken by WorkCover NSW of the Stored Chemical Information Database (SCID) and their microfiche records did not locate any records pertaining to the site. See Appendix E for further detail.

3.12 Unexploded Ordnance

A search of the Australian Department of Defence Unexploded Ordnance (UXO) Contamination Database was conducted on 26 February 2014 to evaluate whether the Site or surrounding properties were listed.

The records were unable to confirm any evidence of potential UXO's or their effects in the Queanbeyan City Council area of which the Site is inclusive.

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.

The EPA contaminated Land Search indicated that there were no records of contamination on the site.

3.14 Council Records and Related Anecdotal Evidence

Council records¹ show evidence of significant movement of fill around the Site between 1999 and 2001. Anecdotal information suggests that movement of fill materials continued well into the 2000's (Forrest, pers.comm).

The initial movement of fill material appears to have occurred with the movement of the air strip from North of the Site to the Western side of the Site, apparently using onsite fill. This activity was followed by building up of the land to the West of the new air strip, apparently using imported fill materials. Further disturbance to the land was reported to have occurred North-east of the Parcel 2 dwelling. Anecdotal information suggests the contour of the land in the vicinity of the parcel 2 dwelling was significantly changed by the placement of imported fill materials in the early 2000s (ibid). Anecdotal information also suggests that the area, North of the two Eastern dams, may have been subject to dumping of waste and unknown fill material (ibid). Further anecdotal information also

¹ 1999/DA- 011 from Yarrolumla Shire Council -transferred to Queanbeyan filed under DAF080496
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suggested that an area between the Parcel 2 dwelling and the airstrip has been subject to materials dumping and land scaring (ibid).

Council Planning and Development Review Committee meeting notes from 9 July 2009 indicate that a Development Application was made that was seeking to legitimise previously deposited fill material and seek consent to deposit additional fill material at two other locations on the Site. The Council documentation concludes with a list of nine (9) issues identified with the DA and indicated, that should the identified issues be adequately resolved, then the proposed development may be considered generally suitable for the Site and compatible with the locality. The Council document also includes a list of Consent Conditions to be met. It is unclear from the available information as to whether these conditions were adequately met.

4.0 Site Inspection

A Site inspection on 26 March was undertaken by Ross McFarland and Anna Mohen, both suitably qualified environmental scientists of AECOM.

The inspection included Parcel 1 and 2 and the Pine forest to the South allowing limited views of Parcel 3.

- It should be noted that Parcel 3 was not inspected due to a lack of access.

The Site covers an area of 140 ha and is comprised of the three parcels outlined in the Consultant Brief provided by Queanbeyan Council (see Figure 1).

- Parcel 1 consists of Lot 3 DP 1001136, Lot 148 DP754912 and Lot 176 DP754912
- Parcel 2 consists of Lot 2 DP1001136
- Parcel 3 consists of Lot 1 DP1001136

Site features observed during field activities are summarised below and shown on photographs in Appendix B.

The Site was accessed via Alderson Place, Hume, ACT.

- During site inspection works, the Site was observed to be comprised of primarily agricultural and rural land with areas of disturbed woodland
 - All vegetation on the Site appeared to be healthy and free from obvious signs of stress
- Three low density dwellings were located within the Site. Anecdotal evidence indicated the presence of septic tanks serving the dwellings
- A sealed gravel road leads from the site access on Alderson PI to all three dwellings
- One shearing shed was identified in Parcel 1 adjacent to the dwelling. Anecdotal evidence suggests no chemicals were stored within this area
- A dump area containing mixed household waste was identified within Parcel 1. No evidence of chemical storage drums or containers were identified within the waste dump
- Road construction material storage on the south western boundary of Parcel 2
- A large storage shed for heavy haulage vehicles and associated machinery is immediately to the southeast of the dwelling in Parcel 3
- The surface adjacent to all dwellings was observed to be a mix of bitumen and unsealed gravel areas for parking and movement between sites
 - No evidence of staining or other visual olfactory indications of contamination were noted on roads and driveways accessed on the site visit
- Ornamental plantings were observed within the vicinity of all residential dwellings
 - All vegetation appeared to be healthy and free from stress
- A number of farm dams were identified throughout the Site
 - 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
- During inspection, no evidence of asbestos building materials or underground fuel storage was noted
 - It should be noted that a hazardous materials assessment of building structures was not undertaken as part of this assessment
- Areas of potential environmental concern identified during the site inspection included:
 - A household waste dump on Parcel 1
 - Road construction material storage on the south western boundary of Parcel 2
 - Haulage vehicle and equipment storage on south western boundary of Parcel 3

- Rail line immediately adjacent to the western boundary of the entire Site

Due to being unable enter Parcel 3, this area was not able to be inspected. The following information on Site features was observed during a review of aerial photography and current satellite images.

Parcel 3 was identified to contain 2 structures (including one large shed for haulage vehicles and one residential dwelling), an area of cleared land approximately 200m by 30m apparently used for storage of haulage equipment and a large circular dam adjacent to the dwellings.

5.0 Preliminary Conceptual Site Model

A Preliminary Conceptual Site Model (CSM) was developed based on the findings of the Phase 1 ESA as shown in Table 3 below.

Table 3 Conceptual Site Model

Consideration	Details
Potential on-site sources of contamination	- Fill material of unknown origin potentially present: • Underneath building structures • Access driveways • Illegal dumping of unsuitable materials • Storage of road construction materials - Potential asbestos associated within building structures - Potential contamination associated with the use of pesticides / herbicides on agricultural areas/ properties - Biological, heavy metal and organic contamination associated with the identified septic tanks - Potential hydrocarbon and heavy metal contamination associated with: • Onsite underground storage tanks and associated dispensing infrastructure • Servicing and refuelling of vehicles within and surrounding machinery shed infrastructure • Leaking of oils drums housed within machinery sheds • Historical uses of the rail line adjacent to site • Haulage vehicle and equipment storage - Biological contamination including pathogens contamination associated with onsite septic tanks, burial areas and animal holding yards
Potential transport mechanisms and exposure pathways for contaminants	The potential transport mechanisms include: - Transport of contamination through surface water flows to onsite water storage dams and adjacent waterways - Transport of contamination to underlying groundwater aquifers - Inhalation and ingestion of airborne contaminated dust and asbestos fibres - Dermal contact with contaminated soils - Transport of contaminants through mechanical transport.
Potential receptors of contamination	The potential receptors identified include: - Workers and visitors and construction/maintenance workers through direct dermal contact or ingestion of contaminants in soil - Environmental receptors associated with on and off site water bodies - Workers carrying out installation or maintenance within the Site/ removing road materials from Parcel 2 - Residents in adjacent properties - Freight drivers from freight company on Parcel 3.

5.1 Contaminants of Potential Concern

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

CoPC	Rationale / Comments
Heavy Metals (HM)	- Associated with uses within agricultural products including sheep dips - 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) - Arsenic based compounds may have been used for insect control (e.g. termiticides beneath buildings) - Common metal contaminants include arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc.
Petroleum hydrocarbons (TPH)	- Occur in fuels, solvents, oils, and related substances and may occur in fill material of unknown origin - Petroleum hydrocarbons are generally quantified by analytical laboratories as total petroleum hydrocarbons (TPH).
Benzene, toluene, ethylbenzene, xylenes (BTEX)	- Found in petrol and to a lesser extent, diesel - Can be present in solvents - May occur in fill material of unknown origin.
Polycyclic aromatic hydrocarbons (PAH)	- 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.
Organochlorine Pesticides (OCP)	- Can be related to pest control (e.g. termiticides applied beneath building slabs), can be present in fill of unknown origin - Possible use on former agricultural/rural land.
Organophosphorus Pesticides (OPP)	- As per OCP. Use of OPP has increased since the banning of OCP. OPP are less persistent in the environment.
Polychlorinated biphenyls (PCB)	- Historically present in electrical equipment such as transformers. Can be present in fill of unknown origin.
Volatile Halogenated Compounds (VHC)	- Related to solvent use, such as degreasers and 'thinners'.
Asbestos	- Can be related to the use and subsequent weathering and damage of asbestos cement materials (sheets, gutters, down-pipes) in former Site buildings and can be present in fill materials containing demolition wastes. Can be present as conduits for underground services.
Biological contamination (including pathogens)	- Typically associated with degrading biological material such as burial areas or degrading faecal matter within onsite septic tanks
Nutrients (Nitrates and Phosphates)	- Associated with fertilisers and agricultural land uses - Associated with septic tanks and dams down gradient of former cattle holding yards
Wide range of chemicals (organic and inorganic), and biological hazards	- Associated with storage tanks or drums for fuel, chemicals or liquid waste
Petroleum hydrocarbons and PAHs	- Concerned with asphalt or bitumen manufacture or bulk storage
Hydrocarbons including PAHs, solvents, and metals contained in waste oil	- Related to motor vehicle workshops.
Dependent on original waste	- Associated with landfill sites.

CoPC	Rationale / Comments
composition, wide range of hydrocarbons and metals, organic acids, landfill gas, and ammonia	
Metals, petroleum hydrocarbons (particularly lube oils), solvents used for cleaning, and PCBs	- Concerned with scrap yards including automotive dismantling, wrecking or scrap metal yards.
Depends on type of waste – biological hazards (bacteria, viruses), metals, PAHs, semi-volatile organic compounds, and solvents	- Associated with waste disposal to land (including where biosolids have been used as soil conditioners).

6.0 Conclusion and Recommendations

AECOM was commissioned by the Council to undertake a Phase 1 ESA of the property identified as South Jerrabomberra. The Site is comprised of approximately 140 ha of primarily agricultural lands with portions of disturbed woodland. It is located within NSW on the NSW/ACT border.

The primary objective of the Phase 1 ESA was to assess for potential contamination within the Site that may require further investigation and/or management to assess whether the Site may be suitable for current and/or proposed future land uses.

To meet the project objectives, AECOM completed the following scope of works:

- Reviewed background information relating to the Site, including:
 - Contaminated land search
 - Historical aerial photographs
 - Groundwater bore information
 - Published soil, geology, and topographic maps
 - Documentation provided by the Queanbeyan City Council
- A Site inspection to 'ground-truth' the background information
- Data evaluation and reporting
- Interview with one current land owner.

At the time of the investigation the site was primarily comprised of rural land and for storage of road construction materials and haulage equipment.

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, based on all the information summarised in 3.0 include:

- Fill related concerns (shown in orange in Figure 3 Appendix A):
 - Fill material of unknown origin potentially present:
 - Underneath building structures
 - Access driveways and vehicle paths
 - Illegal dumping of waste materials
 - Potential contaminants in uncontrolled fill dumping
 - Storage of road construction materials
- Source related concerns(shown in blue in Figure 3 Appendix A):
 - Potential asbestos associated within building structures
 - Potential contamination associated with the use of pesticides / herbicides on agricultural areas/ properties
 - Biological, heavy metal and organic contamination associated with the identified septic tanks
 - Potential hydrocarbon and heavy metal contamination associated with:
 - Onsite underground storage tanks and associated dispensing infrastructure
 - Servicing and refuelling of vehicles within and surrounding machinery shed infrastructure
 - Leaking of oils drums housed within machinery sheds

- Historical uses of the rail line adjacent to site
- Haulage vehicle and equipment storage
- Biological contamination including pathogens contamination associated with onsite septic tanks, burial areas and animal holding yards
- Broad site concerns:
 - Potential contamination associated with the use of pesticides / herbicides agricultural areas/ properties.
 - Potential contamination associated with uncontrolled fill material

To further evaluate the potential contamination risks, completion of 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 should be designed to conform to guidelines made or endorsed by NSW EPA, and be consistent with the recently revised National Environment Protection Measure for Assessment of Site contamination (ASC NEPM 2013).

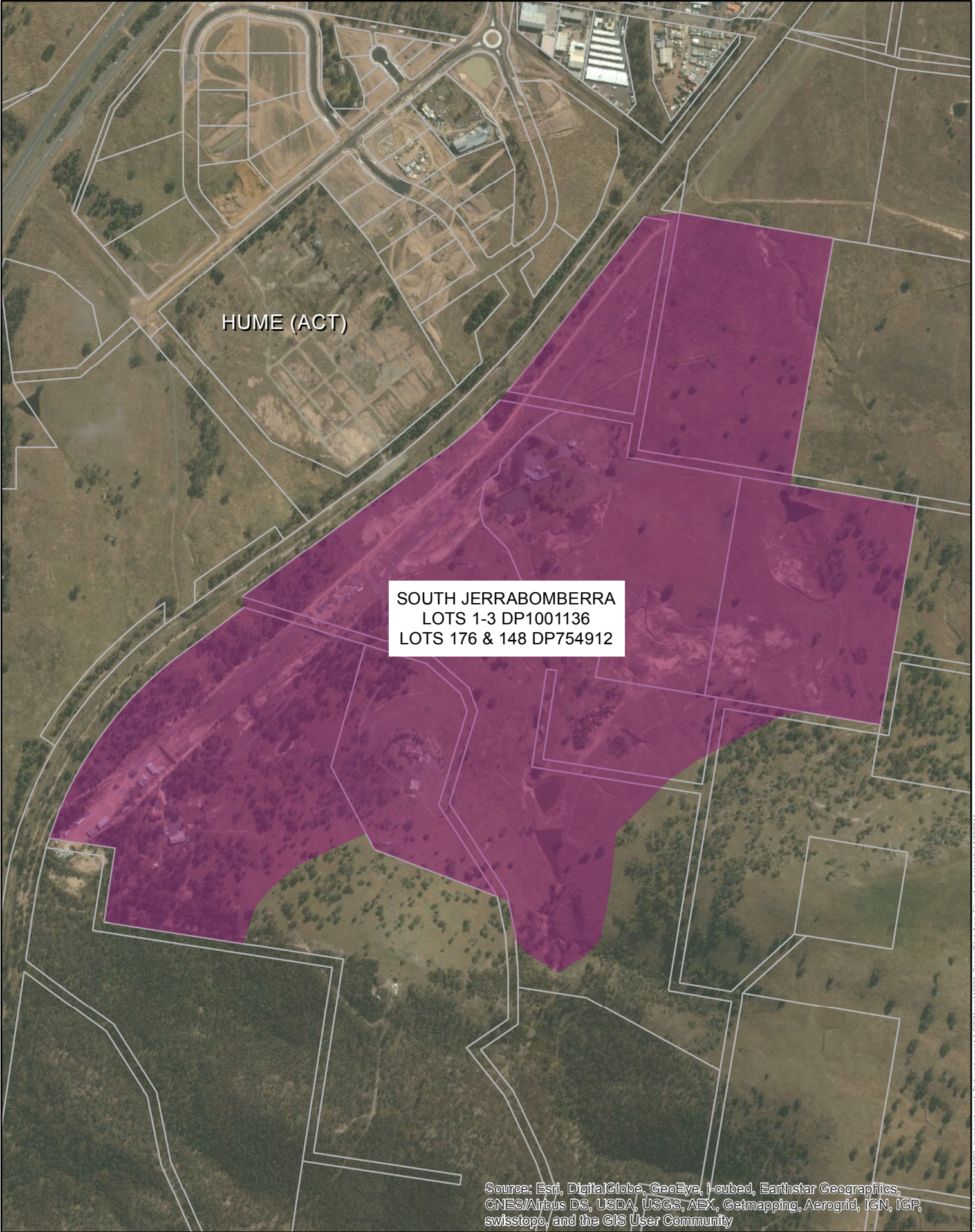
Using the information gathered in this Phase I ESA, a targeted and cost-effective Phase II could be undertaken to specifically address the environmental concerns identified in specific locations across the Site.

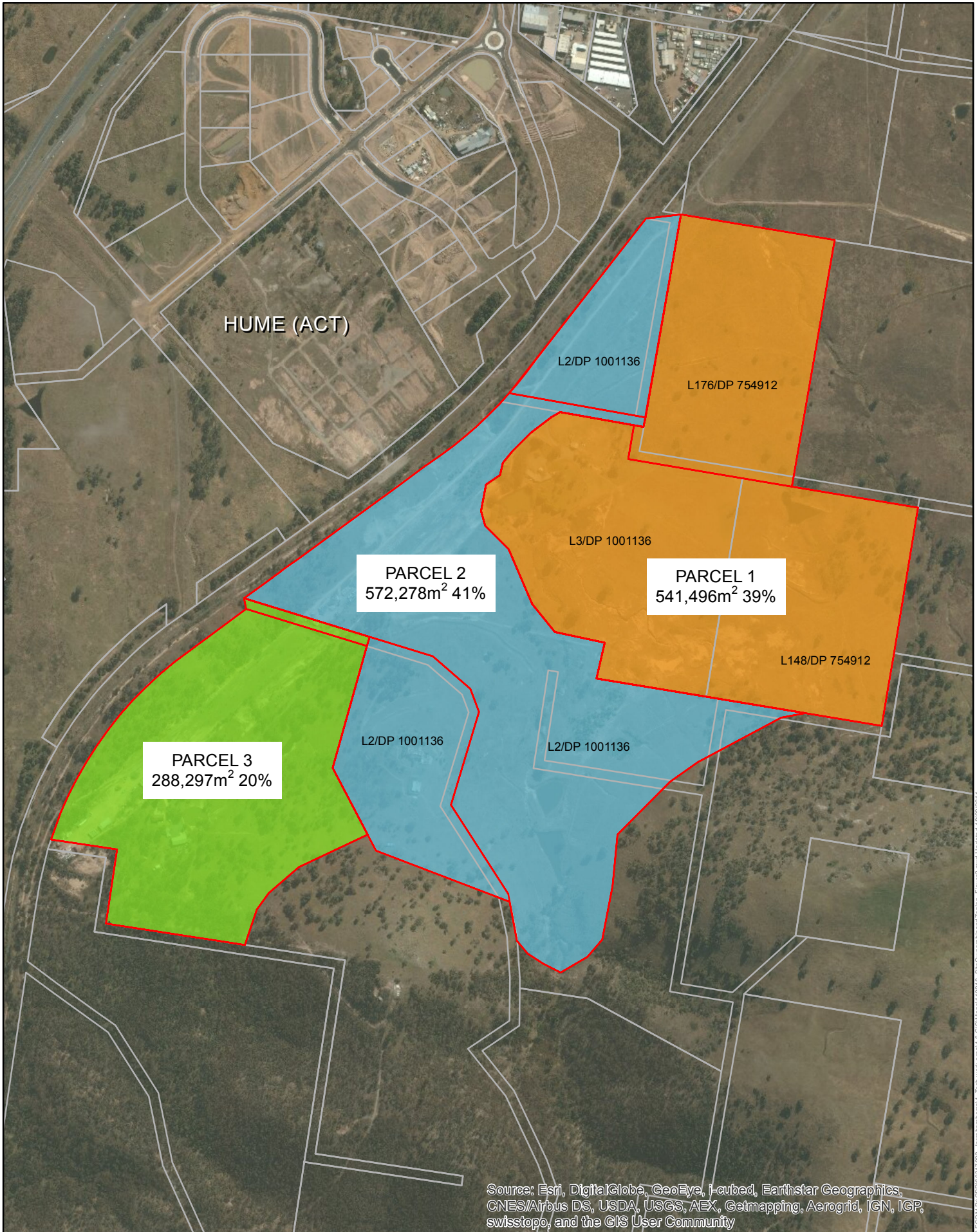
7.0 References

- 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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- Bureau of Mineral Resources, Geology and Geophysics (1984) *Hydrogeology of Australian Capital Territory and Environs*. 1:100,000 Sheet. In Coffey Environments (2008).
- National Environment Protection Council, (2013 ASC). *National Environmental Protection (Assessment of Site Contamination) Measure (as amended)*.
- 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 (2nd edition)*.
- NSW 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.
- NSW Government (09/10/2009). NSW Natural Resource Atlas website.
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<http://www.nratlas.nsw.gov.au/wmc/custom/homepage/home.html>
- Forrest, Anne. Pers.comm. Interviewed 05/08/2014.

Appendix A

Figures





- Parcel 1
- Parcel 2
- Parcel 3

Jerrabomberra
Site Ownership and Zoning

SEP 2014
60317093

0 250 500 m



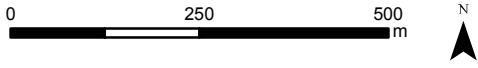


Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

-  Fill Related Concerns
-  Source Related Concerns

Jerrabomberra
Areas of Concern

SEP 2014
60317093



Appendix B

Site Photographs

PHOTOGRAPHIC PLATES		Plate No. 1
Site Name: South Jerrabomberra	Site Location: South Jerrabomberra	Project Number: 60317093
Date: March 2014	Photo Taken: South Western Parcel 2	Description: Road construction material storage (Parcel 2)



PHOTOGRAPHIC PLATES		Plate No. 2
Site Name: South Jerrabomberra	Site Location: South Jerrabomberra	Project Number: 60317093
Date: March 2014	Photo Taken: Southern boundary Parcel 1	Description: Household waste dump Parcel 1



PHOTOGRAPHIC PLATES		Plate No. 3 (image 46)
Site Name: South Jerrabomberra	Site Location: South Jerrabomberra	Project Number: 60317093
Date: March 2014	Photo Taken: North overlooking the Site	Description: view of site from high point to the south of site 2 boundary



PHOTOGRAPHIC PLATES		Plate No. 4 (image 54)
Site Name: South Jerrabomberra	Site Location: South Jerrabomberra	Project Number: 60317093
Date: March 2014	Photo Taken: North overlooking the Site	Description: Parcel 2 dam and overflow, Parcel 1 Jerrabomberra in the distance
		

PHOTOGRAPHIC PLATES		Plate No. 5 (image 78)
Site Name: South Jerrabomberra	Site Location: South Jerrabomberra	Project Number: 60317093
Date: March 2014	Photo Taken: South East	Description: Parcel 1 and 2 from the boundary of Parcel 1
		

PHOTOGRAPHIC PLATES		Plate No. 6 (image 85)
Site Name: South Jerrabomberra	Site Location: South Jerrabomberra	Project Number: 60317093
Date: March 2014	Photo Taken: North	Description: Parcel 1 land scaring
		

PHOTOGRAPHIC PLATES		Plate No. 7 (image 59)
Site Name: South Jerrabomberra	Site Location: South Jerrabomberra	Project Number: 60317093
Date: March 2014	Photo Taken: North West	Description: Parcel 2 and 3, Hume and Mugga Lane Landfill in distance.
		

PHOTOGRAPHIC PLATES		Plate No. 8 (image 38)
Site Name: South Jerrabomberra	Site Location: South Jerrabomberra	Project Number: 60317093
Date: March 2014	Photo Taken: North	Description: Rail tracks to the east of the site boundary
		

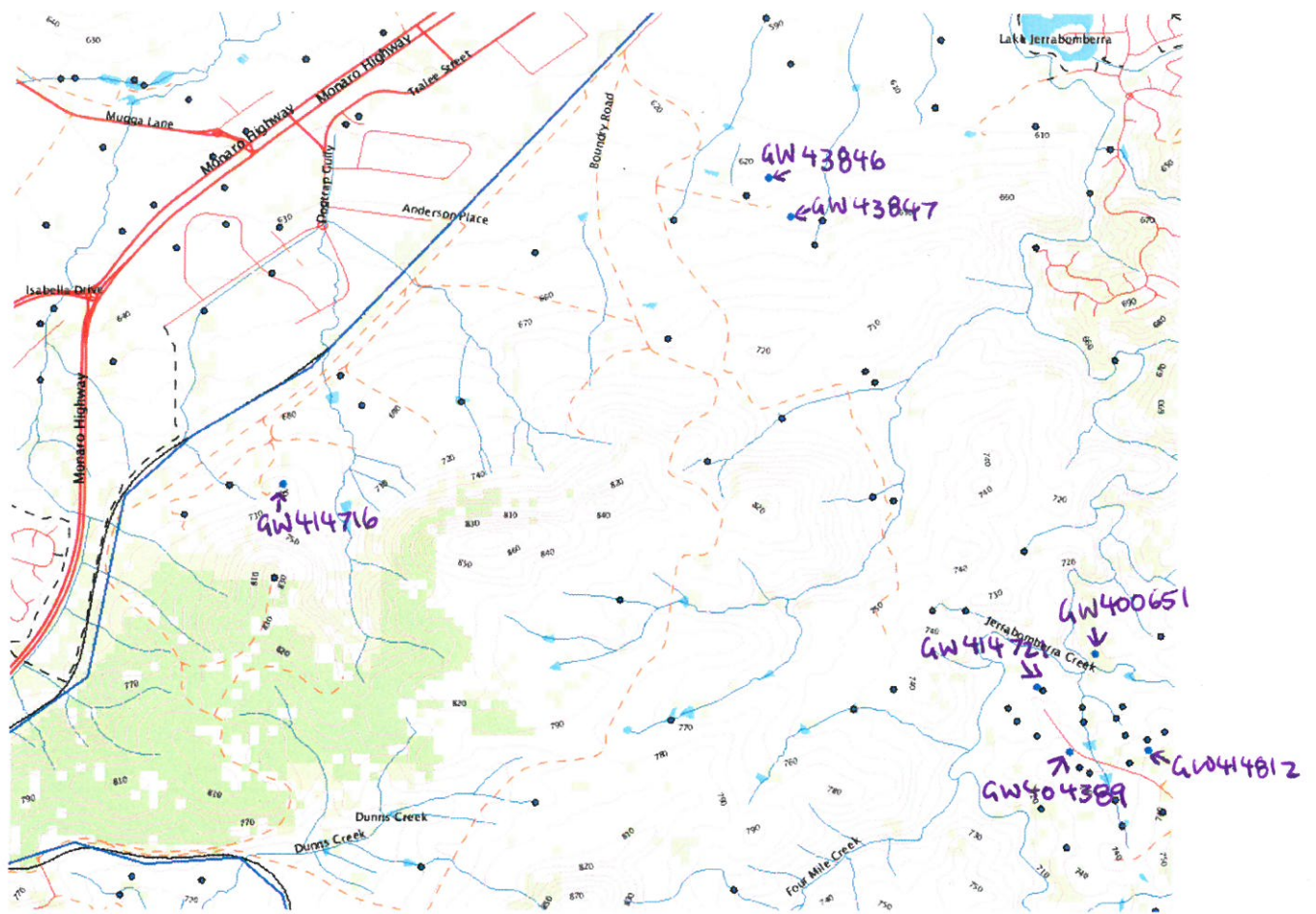
PHOTOGRAPHIC PLATES		Plate No. 9 (image 11)
Site Name: South Jerrabomberra	Site Location: South Jerrabomberra	Project Number: 60317093
Date: March 2014	Photo Taken: South	Description: Entrance to Parcel 3
		

PHOTOGRAPHIC PLATES		Plate No. 10 (image 73)
Site Name: South Jerrabomberra	Site Location: South Jerrabomberra	Project Number: 60317093
Date: March 2014	Photo Taken: South	Description: waste dump Parcel 1
		

PHOTOGRAPHIC PLATES		Plate No. 11 (image 82)
Site Name: South Jerrabomberra	Site Location: South Jerrabomberra	Project Number: 60317093
Date: March 2014	Photo Taken: North West	Description: Waste dump Parcel 1
		

Appendix C

Registered Bore Information



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	
	Primary/arterial road	
	Motorway/freeway	
	Railway	
	Runway	
	Contour	
	Background	

Topographic base map

Copyright © 2014 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 Wednesday, February 26, 2014

[Print Report](#)

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

Work Requested -- GW043846

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

GROUNDWATER NUMBER GW043846
LIC-NUM 40WA408747
AUTHORISED-PURPOSES DOMESTIC STOCK
INTENDED-PURPOSES IRRIGATION
WORK-TYPE Bore open thru rock
WORK-STATUS (Unknown)
CONSTRUCTION-METHOD Cable Tool
OWNER-TYPE Private
COMMENCE-DATE
COMPLETION-DATE 1969-10-01
FINAL-DEPTH (metres) 40.50
DRILLED-DEPTH (metres) 40.50
CONTRACTOR-NAME
DRILLER-NAME
PROPERTY ENVIRONA
GWMA -
GW-ZONE -
STANDING-WATER-LEVEL
SALINITY
YIELD

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

REGION 40 - MURRUMBIDGEE
RIVER-BASIN 410 - MURRUMBIDGEE RIVER
AREA-DISTRICT
CMA-MAP 8727-3S
GRID-ZONE 55/3
SCALE 1:25,000
ELEVATION

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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Work Requested -- GW043847

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

GROUNDWATER NUMBER	GW043847
LIC-NUM	40WA408749
AUTHORISED-PURPOSES	DOMESTIC STOCK
INTENDED-PURPOSES	DOMESTIC STOCK
WORK-TYPE	Bore open thru rock
WORK-STATUS	(Unknown)
CONSTRUCTION-METHOD	Cable Tool
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	1969-08-01
FINAL-DEPTH (metres)	37.70
DRILLED-DEPTH (metres)	37.80
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	ENVIRONA
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	
YIELD	

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

REGION	40 - MURRUMBIDGEE
RIVER-BASIN	410 - MURRUMBIDGEE RIVER
AREA-DISTRICT	
CMA-MAP	8727-3S
GRID-ZONE	55/3
SCALE	1:25,000
ELEVATION	

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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Print Report

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

Work Requested -- GW400651

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

GROUNDWATER NUMBER	GW400651
LIC-NUM	40WA409846
AUTHORISED-PURPOSES	DOMESTIC
INTENDED-PURPOSES	DOMESTIC
WORK-TYPE	Bore
WORK-STATUS	(Unknown)
CONSTRUCTION-METHOD	Rotary Air
OWNER-TYPE	
COMMENCE-DATE	
COMPLETION-DATE	1998-12-04
FINAL-DEPTH (metres)	40.00
DRILLED-DEPTH (metres)	40.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	18.00
SALINITY	
YIELD	0.63

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

REGION	40 - MURRUMBIDGEE
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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[Works Details](#) [Site Details](#) [Form A](#) [Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW404389

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

GROUNDWATER NUMBER	GW404389
LIC-NUM	40BL138251
AUTHORISED-PURPOSES	DOMESTIC
INTENDED-PURPOSES	DOMESTIC
WORK-TYPE	Bore
WORK-STATUS	New Bore
CONSTRUCTION-METHOD	(Unknown)
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	1988-10-26
FINAL-DEPTH (metres)	58.00
DRILLED-DEPTH (metres)	58.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	N/A
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	14.00
SALINITY	
YIELD	0.23

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

REGION	40 - MURRUMBIDGEE
RIVER-BASIN	410 - MURRUMBIDGEE RIVER
AREA-DISTRICT	
CMA-MAP	8727-3S
GRID-ZONE	55/3
SCALE	1:25,000
ELEVATION	

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)

Document Generated on Wednesday, February 26, 2014

[Print Report](#)

[Works
Details](#)

[Site
Details](#)

[Form
A](#)

[Licensed Construction](#)

[Water Bearing
Zones](#)

[Drillers
Log](#)

Work Requested -- GW414716

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

GROUNDWATER NUMBER	GW414716
LIC-NUM	40BL188994
AUTHORISED-PURPOSES	DOMESTIC STOCK
INTENDED-PURPOSES	DOMESTIC STOCK
WORK-TYPE	Bore
WORK-STATUS	Supply Obtained
CONSTRUCTION-METHOD	Rotary - Air/Foam
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2011-05-05
FINAL-DEPTH (metres)	132.00
DRILLED-DEPTH (metres)	
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	TRALEE STATION
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	25.00
SALINITY	
YIELD	1.05

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

REGION	40 - MURRUMBIDGEE
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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[Works Details](#) [Site Details](#) [Form A](#) [Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW414721

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

GROUNDWATER NUMBER	GW414721
LIC-NUM	40BL189144
AUTHORISED-PURPOSES	DOMESTIC STOCK
INTENDED-PURPOSES	DOMESTIC STOCK
WORK-TYPE	Bore
WORK-STATUS	Supply Obtained
CONSTRUCTION-METHOD	
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2003-04-08
FINAL-DEPTH (metres)	94.00
DRILLED-DEPTH (metres)	
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	N/A
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	
SALINITY	
YIELD	

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

REGION	40 - MURRUMBIDGEE
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
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[Works Details](#) [Site Details](#) [Form A](#) [Licensed Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW414812

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

GROUNDWATER NUMBER	GW414812
LIC-NUM	40BL188517
AUTHORISED-PURPOSES	DOMESTIC STOCK
INTENDED-PURPOSES	DOMESTIC STOCK
WORK-TYPE	Bore
WORK-STATUS	Supply Obtained
CONSTRUCTION-METHOD	Rotary - Percussion (Down Hole Hammer)
OWNER-TYPE	Private
COMMENCE-DATE	
COMPLETION-DATE	2002-03-01
FINAL-DEPTH (metres)	60.00
DRILLED-DEPTH (metres)	60.00
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	N/A
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	18.00
SALINITY	
YIELD	0.44

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

REGION	40 - MURRUMBIDGEE
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	

Appendix D

Historical Title Search Results

ADVANCE LEGAL SEARCHERS PTY LIMITED

(ACN 147 943 842)

ABN 82 147 943 842

PO Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

03rd March, 2014

AECOM
PO Box 1942,
CANBERRA, CITY ACT 2601

Attention: Anna Mohen,

RE: South Jerrabomberra

Note 1:	Lot 1 DP 1001136	(page 1)
Note 2:	Lot 2 DP 1001136	(page 7)
Note 3:	Lot 3 DP 1001136	(page 13)
Note 4:	Lot 176 DP 754912	(page 16)
Note 5:	Lot 148 DP 754912	(page 18)

Note 1:**Current Search**

Folio Identifier **1/1001136** (title attached)
DP 1001136 (plan attached)
Dated 26th February, 2014
Registered Proprietor:
HENRY LAWRENCE MORRISON

Title Tree

Lot 1 DP 1001136

Folio Identifier 1/1001136

Folio Identifiers 1/17224, 4/17224 & 7/17224

Folio Identifier Auto Consol 4603-184

Certificate of Title Volume 4603 Folio 184

(a)

(b)

CTVolume 4555 Folio 8

CTVolume 3451 Fol 154

See Notes (ai), (aii), (aiii), (aiv), (av), (avi) & (avii)

(ai)

(aii)

(aiii)

CTVol 3889 Fol 108

CTVol 3889 Fol 107

CTVol 1602 Fol 178

CTVol 1744 Fol 4

CTVol 1562 Fol 93

(aiv)

(av)

(avi)

CTVol 1741 Fol 234

CTVol 939 Fol 233

CTVol 939 Fol 234

(avii)

CTVol 939 Folio 236

Summary of proprietors
Lot 1 DP 1001136

Year	Proprietor
	(Lot 1 DP 1001136)
1999 – todate	Henry Lawrence Morrison
<i>(2013 – todate)</i>	<i>(various current commercial leases see Folio Identifier 1/1001136)</i>
1999 – 1999	Tuggeranong Investments Pty Limited
<i>(1999 – todate)</i>	<i>(various commercial leases shown on Historical Folio 1/1001136)</i>
	(Lots 1, 4 & 7 DP 17224)
1999 – 1999	Tuggeranong Investments Pty Limited
	(Lots 1 to 12 DP17224 – Area 660 Acres 3 Roods 25 ½ Perches – CTVol 4603 Fol 184)
1970 – 1999	Tuggeranong Investments Pty Limited
1933 – 1970	Canberra Suburbs Limited

See Notes (a) & (b)

Note (a)

	(Lots 1, 3 & 4 DP 17224 and other lands – Area 323 Acres 2 Roods 25 ½ Perches – CTVol 4555 Fol 8)
1932 – 1933	Canberra Suburbs Limited

See Notes (ai), (aia), (aiii), (aiv), (av), (avi) & (avii)

Note (ai)

	(Part Portion 218 Parish Tuggeranong – Area 11 Acres 2 Roods 5 Perches – CTVol 3889 Fol 108)
1926 – 1932	John Morrison, grazier
	(Portion 218 Parish Tuggeranong – Area 43 Acres 3 Roods 22 Perches – CTVol 1744 Fol 4)
1906 – 1926	John Morrison, grazier
1906 – 1906	Patrick Sheedy, grantee

Note (aii)

	(Part Portion 144 Parish Tuggeranong – Area 40 Acres 1 Roods 33 Perches – CTVol 3889 Fol 107)
1926 – 1932	John Morrison, grazier
	(Portion 144 Parish Tuggeranong – Area 46 Acres 2 Roods 4 Perches – CTVol 1562 Fol 93)
1906 – 1926	John Morrison, grazier
1904 – 1906	Patrick Sheedy, grantee

Note (aiii)

	(Portion 145 Parish Tuggeranong – Area 50 Acres – CTVol 1602 Fol 178)
1906 – 1932	John Morrison, grazier
1905 – 1906	Patrick Sheedy, grantee

Note (aiv)

	(Portion 212 Parish Tuggeranong – Area 40 Acres – CTVol 1741 Fol 234)
1906 – 1932	John Morrison, grazier
1906 – 1906	Patrick Sheedy, grantee

Note (av)

	(Portion 199 Parish Tuggeranong – Area 40 Acres – CTVol 939 Fol 233)
1900 – 1932	John Morrison, grazier
1889 – 1900	Peter Cahalan, grantee

Note (avi)

	(Portion 220 Parish Tuggeranong – Area 40 Acres – CTVol 939 Fol 234)
1900 – 1932	John Morrison, grazier
1889 – 1900	Peter Cahalan, grantee

Note (avii)

	(Portion 274 Parish Tuggeranong – Area 50 Acres – CTVol 939 Fol 236)
1900 – 1932	John Morrison, grazier
1889 – 1900	Peter Cahalan, grantee

Note (b)

	(Portion 241 Parish Tuggeranong – Area 40 Acres – CTVol 3451 Fol 154)
1931 – 1933	Tuggeranong Investments Pty Limited
1927 – 1931	John Edward Monk, fettler
1923 – 1927	Edward Brennan, grantee

Note 2:**Current Search**

Folio Identifier 2/1001136 (title attached)

DP 1001136 (plan attached)

Dated 26th. February, 2014

Registered Proprietor:

SANDRA ANNE WALSH

(of parts formerly in A/C 4559-80, Lots 1 & 2 DP 177918, Lot 63 DP 754912, Lot 147 DP 754912 & Lot 275 DP 754912)

TUGGERANONG INVESTMENTS PTY LIMITED

(of the part formerly in Lot 1 DP 17224)

Title Tree**Lot 2 DP 1001136**

Folio Identifier 2/1001136

See Notes (a), (b), (c), (d), (e) & (f)

(a)	(b)	(c)
F/I 1/17224	F/I 1/177918	F/I 2/177918
A/C 4603-184	CTVol 3889 Fol 113	CTVol 3889 Fol 111
CTVol 4603 Fol 184	CTVol 858 Fol 4	CTVol 858 Fol 5
(ai)	(aii)	****
CTVol 3889 Fol 107 CTVol 1602 Fol 178		
CTVol 1562 Fol 93	****	

(d)

F/I 63/754912

CTVol 2750 Fol 218

(e)

F/I 147/754912

CTVol 939 Fol 232

(f)

F/I 275/754912

CTVol 939 Fol 237

Summary of proprietors
Lot 2 DP 1001136

Year	Proprietor
	(Lot 2 DP 1001136)
1999 – todate	Sandra Anne Walsh Tuggeranong Investments Pty Limited
(1999 – todate)	<i>(commercial lease to Bernard Lawrence Morrison of parts)</i>

See Notes (a), (b), (c), (d), (e) & (f)

Note (a)

	(Lot 1 DP 17224)
1999 – 1999	Tuggeranong Investments Pty Limited
	(Lots 1, 3 to 9, 11 & 12 DP 17224 & Lots 9 to 11 DP 130626 & Lot 100 DP 131036 – A/C 4603-104)
1995 – 1999	Tuggeranong Investments Pty Limited
	(Lots 1 to 12 DP17224 – Area 660 Acres 3 Roods 25 ½ Perches – CTVol 4603 Fol 184)
1970 – 1995	Tuggeranong Investments Pty Limited
1933 – 1970	Canberra Suburbs Limited

See Notes (ai) & (aia)

Note (ai)

	(Part Portion 144 Parish Tuggeranong – Area 40 Acres 1 Roods 33 Perches – CTVol 3889 Fol 107)
1926 – 1933	John Morrison, grazier
	(Portion 144 Parish Tuggeranong – Area 46 Acres 2 Roods 4 Perches – CTVol 1562 Fol 93)
1906 – 1926	John Morrison, grazier
1904 – 1906	Patrick Sheedy, grantee

Note (aia)

	(Portion 145 Parish Tuggeranong – Area 50 Acres – CTVol 1602 Fol 178)
1906 – 1933	John Morrison, grazier
1905 – 1906	Patrick Sheedy, grantee

Note (b)

	(Lot 1 DP 177918)
1999 – 1999	Sandra Anne Walsh
1993 – 1999	Bernard Lawrence Morrison, grazier
1988 – 1993	John Walsh Morrison, grazier Bernard Lawrence Morrison, grazier
	(Part Portion 74 Parish Tuggeranong – Area 2 Acres 0 Roods 10 ½ Perches – CTVol 3889 Fol 113)
1954 – 1988	John Walsh Morrison, grazier Bernard Lawrence Morrison, grazier
(1962 – 1988)	<i>(lease to Bernard Lawrence Morrison, grazier)</i>
1926 – 1954	John Morrison, grazier
	(Portion 74 Parish Tuggeranong – Area 40 Acres – CTVol 858 Fol 4)
1900 – 1926	John Morrison, grazier
1887 – 1900	Peter Cahalan, landowner

Note (c)

	(Lot 2 DP 177918)
1999 – 1999	Sandra Anne Walsh
1993 – 1999	Bernard Lawrence Morrison, grazier
1988 – 1993	John Walsh Morrison, grazier Bernard Lawrence Morrison, grazier
	(Part Portion 73 Parish Tuggeranong – Area 15 Acres 3 Roods 36 Perches – CTVol 3889 Fol 111)
1954 – 1988	John Walsh Morrison, grazier Bernard Lawrence Morrison, grazier
(1962 – 1988)	<i>(lease to Bernard Lawrence Morrison, grazier)</i>
1926 – 1954	John Morrison, grazier
	(Portion 73 Parish Tuggeranong – Area 40 Acres – CTVol 858 Fol 5)
1900 – 1926	John Morrison, grazier
1887 – 1900	Peter Cahalan, landowner

Note (d)

	(Lot 63 DP 754912)
1999 – 1999	Sandra Anne Walsh
1993 – 1999	Bernard Lawrence Morrison, grazier
1988 – 1993	John Walsh Morrison, grazier Bernard Lawrence Morrison, grazier
	(Portion 63 Parish Tuggeranong – Area 50 Acres – CTVol 2750 Fol 218)
1954 – 1988	John Walsh Morrison, grazier Bernard Lawrence Morrison, grazier
<i>(1962 – 1988)</i>	<i>(lease to Bernard Lawrence Morrison, grazier)</i>
1917 – 1954	John Morrison, grazier
1917 – 1917	Elizabeth Smyth, grantee

Note (e)

	(Lot 147 DP 754912)
1999 – 1999	Sandra Anne Walsh
1993 – 1999	Bernard Lawrence Morrison, grazier
1988 – 1993	John Walsh Morrison, grazier Bernard Lawrence Morrison, grazier
	(Portion 147 Parish Tuggeranong – Area 40 Acres – CTVol 939 Fol 232)
1954 – 1988	John Walsh Morrison, grazier Bernard Lawrence Morrison, grazier
<i>(1962 – 1988)</i>	<i>(lease to Bernard Lawrence Morrison, grazier)</i>
1900 – 1954	John Morrison, grazier
1889 – 1900	Peter Cahalan, grantee

Note (f)

	(Lot 275 DP 754912)
1999 – 1999	Sandra Anne Walsh
1993 – 1999	Bernard Lawrence Morrison, grazier
1988 – 1993	John Walsh Morrison, grazier Bernard Lawrence Morrison, grazier
	(Portion 275 Parish Tuggeranong – Area 40 Acres – CTVol 939 Fol 237)
1954 – 1988	John Walsh Morrison, grazier Bernard Lawrence Morrison, grazier
<i>(1962 – 1988)</i>	<i>(lease to Bernard Lawrence Morrison, grazier)</i>
1900 – 1954	John Morrison, grazier
1889 – 1900	Peter Cahalan, grantee

Note 3:**Current Search**

Folio Identifier 3/1001136 (title attached)

DP 1001136 (plan attached)

Dated 26th February, 2014

Registered Proprietor:

JOHN BERNARD FORREST

Title Tree**Lot 3 DP 1001136**

Folio Identifier 3/1001136

(a)

(b)

Folio Identifier 63/754912

A/C 4559- 80

CTVol 2750 Folio 218

CTVol 4559 Folio 80

CTVol 3889 Folio 112

CTVol 858 Folio 3

Summary of proprietors
Lot 3 DP 1001136

Year	Proprietor
	(Lot 3 DP 1001136)
2003 – todate	John Bernard Forrest
1999 – 2003	Anne Patricia Forrest
1999 – 1999	Sandra Anne Walsh Graeme Farquhar Finlayson
(1999 – todate)	<i>(lease to Bernard Lawrence Morrison, grazier)</i>

See Notes (a) & (b)

Note (a)

	(Lot 63 DP 754912)
1999 – 1999	Sandra Anne Walsh Graeme Farquhar Finlayson
1993 – 1999	Bernard Lawrence Morrison
1989 – 1993	Bernard Lawrence Morrison John Walsh Morrison
(1989 – 1999)	<i>(lease to Bernard Lawrence Morrison, grazier)</i>
	(Portion 63 Parish Tuggeranong – Area 50 Acres – CTVol 2750 Fol 218)
1954 – 1989	Bernard Lawrence Morrison, grazier John Walsh Morrison, catholic priest
(1962 – 1989)	<i>(lease to Bernard Lawrence Morrison, grazier)</i>
1917 – 1954	John Morrison, grazier
1917 – 1917	Elizabeth Smyth, grantee

Note (b)

	(Lot 146 DP 754912 and other lands – A/C 4559-80)
1999 – 1999	Sandra Anne Walsh Graeme Farquhar Finlayson
1993 – 1999	Bernard Lawrence Morrison
<i>(1993 – 1999)</i>	<i>(lease to Bernard Lawrence Morrison, grazier)</i>
	(Portion 146 Parish Tuggeranong and other lands – Area 111 Acres 2 Roods 25 Perches – CTVol 4559 Fol 80)
1993 – 1993	Bernard Lawrence Morrison, grazier
<i>(1962 – 1993)</i>	<i>(lease to Bernard Lawrence Morrison, grazier)</i>
1955 – 1993	Bernard Lawrence Morrison, grazier John Walsh Morrison, catholic priest
1933 – 1955	John Morrison, grazier
	(Portion 146 Parish Tuggeranong – Area 37 Acres 3 Roods 13 Perches – CTVol 3889 Fol 112)
1926 – 1933	John Morrison, grazier
	(Portion 146 Parish Tuggeranong – Area 37 Acres 3 Roods 13 Perches – CTVol 858 Fol 3)
1900 – 1926	John Morrison, grazier
1887 – 1900	Peter Cahalan, landowner

Note 4:**Current Search**

Folio Identifier 176/754912 (title attached)

Crown Plan 1784-1956 (plan attached)

Dated 26th February, 2014

Registered Proprietor:

ANNE PATRICIA FORREST

Title Tree**Lot 176 DP 754912**

Folio Identifier 176/754912

Certificate of Title Volume 3817 Folio 132

Certificate of Title Volume 3677 Folio 132

Certificate of Title Volume 2706 Folio 78

Summary of proprietors
Lot 176 DP 754912

Year	Proprietor
	(Lot 176 DP 754912)
1999 – todate	Anne Patricia Forrest
<i>(1999 – todate)</i>	<i>(lease to Bernard Lawrence Morrison, grazier)</i>
1999 – 1999	Sandra Anne Walsh Graeme Farqhar Finlayson
	(Portion 176 Parish Tuggeranong and other lands – Area 248 Acres 3 Roods 39 ¼ Perches – CTVol 3817 Fol 132)
1999 – 1999	Sandra Anne Walsh Graeme Farqhar Finlayson
1993 – 1999	Bernard Lawrence Morrison, grazier
<i>(1962 – 1999)</i>	<i>(lease to Bernard Lawrence Morrison, grazier)</i>
1954 – 1993	Bernard Lawrence Morrison, grazier John Walsh Morrison, catholic priest
1926 – 1954	John Morrison, grazier
	(Portion 176 Parish Tuggeranong and other lands – Area 1783 Acres 2 Roods 16 Perches – CTVol 3677 Fol 132)
1925 – 1926	Edward Joseph Morrison, grazier
1924 – 1925	James Patrick Heaton, grazier
	(Portion 176 Parish Tuggeranong – Area 40 Acres – CTVol 2706 Fol 78)
1924 – 1924	Henry Brougham Blyth, grazier
1917 – 1924	Alexander Joseph McDonald, grazier Morton Norman McDonald, grazier
1913 – 1917	Alice Isabel Chisolm, widow / grantee Harvey Murphy, grantee

Note 5:**Current Search**

Folio Identifier 148/754912 (title attached)

Crown Plan 2107 - 1956 (plan attached)

Dated 26th February, 2014

Registered Proprietor:

ANNE PATRICIA FORREST**Title Tree****Lot 148 DP 754912**

Folio Identifier 148/754912

Certificate of Title Volume 2194 Folio 37

Summary of proprietors**Lot 148 DP 754912**

Year	Proprietor
	(Lot 148 DP 754912)
1999 – todate	Anne Patricia Forrest
1999 – 1999	Sandra Anne Walsh Graeme Farqhar Finlayson
1993 – 1999	Bernard Lawrence Morrison, grazier
(1989 – todate)	(lease to Bernard Lawrence Morrison, grazier)
1989 – 1993	Bernard Lawrence Morrison, grazier John Walsh Morrison, catholic priest
	(Portion 148 Parish Tuggeranong – Area 40 Acres – CTVol 2194 Fol 37)
1954 – 1989	Bernard Lawrence Morrison, grazier John Walsh Morrison, catholic priest
(1962 – 1989)	(lease to Bernard Lawrence Morrison, grazier)
1917 – 1954	John Morrison, grazier
1917 – 1917	Elizabeth Smyth, spinster / grantee



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 148/754912

SEARCH DATE	TIME	EDITION NO	DATE
26/2/2014	6:36 PM	3	23/9/1999

LAND

LOT 148 IN DEPOSITED PLAN 754912
 LOCAL GOVERNMENT AREA QUEANBEYAN CITY
 PARISH OF TUGGERANONG COUNTY OF MURRAY
 (FORMERLY KNOWN AS PORTION 148)
 TITLE DIAGRAM CROWN PLAN 2107.1956

FIRST SCHEDULE

ANNE PATRICIA FORREST (T 6116521)

SECOND SCHEDULE (4 NOTIFICATIONS)

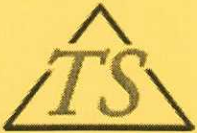
- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 J717774 LEASE TO BERNARD LAWRENCE MORRISON
- 3 DP1001136 RIGHT OF ACCESS 10 METRES WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- * 4 DP1140653 RIGHT OF ACCESS 20.115 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/2/2014 8:54PM

FOLIO: 148/754912

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 2194 FOL 37

Recorded	Number	Type of Instrument	C.T. Issue
18/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/11/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/4/1991		AMENDMENT: TITLE DIAGRAM	
4/3/1993	I137519	NOTICE OF DEATH	EDITION 1
18/6/1999	5838334	REQUEST	
18/6/1999	5802623	TRANSMISSION APPLICATION	
9/7/1999	DP1001136	DEPOSITED PLAN	EDITION 2
23/9/1999	6116521	TRANSFER	EDITION 3
6/5/2004	AA611139	DEPARTMENTAL DEALING	
22/12/2006	AC827006	DEPARTMENTAL DEALING	
11/2/2010	DP1140653	DEPOSITED PLAN	
31/7/2012	AH143350	DEPARTMENTAL DEALING	

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 176/754912

SEARCH DATE	TIME	EDITION NO	DATE
26/2/2014	6:35 PM	1	18/10/1999

LAND

LOT 176 IN DEPOSITED PLAN 754912
 AT QUEANBEYAN
 LOCAL GOVERNMENT AREA QUEANBEYAN CITY
 PARISH OF QUEANBEYAN COUNTY OF MURRAY
 (FORMERLY KNOWN AS PORTION 176)
 TITLE DIAGRAM CROWN PLAN 1784.1956

FIRST SCHEDULE

ANNE PATRICIA FORREST

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 J717774 LEASE TO BERNARD LAWRENCE MORRISON EXPIRES: SEE LEASE.
- 3 DP1001136 RIGHT OF ACCESS 10 WIDE & VAR APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP1001136 RIGHT OF ACCESS 10 WIDE & VAR AFFECTING THE PART SHOWN SO BURDENED IN DP1001136
- * 5 DP1140653 RIGHT OF ACCESS 20.115 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED

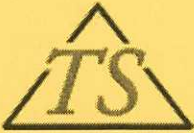
NOTATIONS

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

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT THE LOCAL CROWN LANDS OFFICE AT GOULBURN

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/2/2014 8:42PM

FOLIO: 2/1001136

First Title(s): OLD SYSTEM VOL 259 FOL 20
 VOL 757 FOL 194 VOL 939 FOL 232
 VOL 939 FOL 233 VOL 939 FOL 237
 VOL 1562 FOL 93 VOL 1602 FOL 178
 VOL 2750 FOL 218

Prior Title(s): 1/17224 1-2/177918
 63/754912 147/754912
 275/754912

Recorded	Number	Type of Instrument	C.T. Issue
9/7/1999	DP1001136	DEPOSITED PLAN	FOLIO CREATED EDITION 1
2/9/1999	6117144	TRANSFER	EDITION 2
15/9/2003	DP1052367	DEPOSITED PLAN	EDITION 3
6/5/2004	AA611139	DEPARTMENTAL DEALING	
22/12/2006	AC827006	DEPARTMENTAL DEALING	
11/2/2010	DP1140653	DEPOSITED PLAN	

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/2/2014 8:44PM

FOLIO: 1/177918

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 3889 FOL 113

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
27/7/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/3/1993	I137519	NOTICE OF DEATH	EDITION 1
9/3/1999	5662302	DEPARTMENTAL DEALING	
18/6/1999	5838334	REQUEST	
18/6/1999	5802623	TRANSMISSION APPLICATION	
9/7/1999	DP1001136	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/2/2014 8:46PM

FOLIO: 2/177918

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 3889 FOL 111

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
27/7/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/3/1993	I137519	NOTICE OF DEATH	EDITION 1
9/3/1999	5662302	DEPARTMENTAL DEALING	
18/6/1999	5838334	REQUEST	
18/6/1999	5802623	TRANSMISSION APPLICATION	
9/7/1999	DP1001136	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/2/2014 8:47PM

FOLIO: 63/754912

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 2750 FOL 218

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
18/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
4/10/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/4/1991		AMENDMENT: TITLE DIAGRAM	
4/3/1993	I137519	NOTICE OF DEATH	EDITION 1
9/3/1999	5662302	DEPARTMENTAL DEALING	
18/6/1999	5838334	REQUEST	
18/6/1999	5802623	TRANSMISSION APPLICATION	
9/7/1999	DP1001136	DEPOSITED PLAN	FOLIO CANCELLED

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/2/2014 8:48PM

FOLIO: 147/754912

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 939 FOL 232

Recorded	Number	Type of Instrument	C.T. Issue
15/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/12/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/4/1991		AMENDMENT: TITLE DIAGRAM	
4/3/1993	I137519	NOTICE OF DEATH	EDITION 1
9/3/1999	5662302	DEPARTMENTAL DEALING	
18/6/1999	5838334	REQUEST	
18/6/1999	5802623	TRANSMISSION APPLICATION	
9/7/1999	DP1001136	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/2/2014 8:48PM

FOLIO: 275/754912

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 939 FOL 237

Recorded	Number	Type of Instrument	C.T. Issue
15/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/12/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/4/1991		AMENDMENT: TITLE DIAGRAM	
4/3/1993	I137519	NOTICE OF DEATH	EDITION 1
9/3/1999	5662302	DEPARTMENTAL DEALING	
18/6/1999	5838334	REQUEST	
18/6/1999	5802623	TRANSMISSION APPLICATION	
9/7/1999	DP1001136	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/1001136

SEARCH DATE	TIME	EDITION NO	DATE
26/2/2014	6:34 PM	3	15/9/2003

LAND

LOT 2 IN DEPOSITED PLAN 1001136
 AT TRALEE
 LOCAL GOVERNMENT AREA QUEANBEYAN CITY
 PARISH OF TUGGERANONG COUNTY OF MURRAY
 TITLE DIAGRAM DP1001136

FIRST SCHEDULE

SANDRA ANNE WALSH
 OF THE PART FORMERLY IN 4559-80, 1-2/177918, 63/754912,
 147/754912 & 275/754912
 TUGGERANONG INVESTMENTS PTY LIMITED
 OF THE PART FORMERLY IN 1/17224 (T 6117144)

SECOND SCHEDULE (13 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
- 3 J717774 LEASE TO BERNARD LAWRENCE MORRISON OF THE PART FORMERLY IN 4559-80, 1/177918, 2/177918, 63/754912, 147/754912, 275/754912
- 4 DP1001136 RIGHT OF ACCESS 10 METRES WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP1001136 RIGHT OF ACCESS 10 METRES WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP1001136 EASEMENT FOR ELECTRICITY PURPOSES 20 METRES WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP1001136 EASEMENT TO FOR WATER SUPPLY (OVER EXISTING LINE OF PIPES) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 DP1001136 EASEMENT TO FOR WATER SUPPLY (OVER EXISTING LINE OF PIPES) APPURTENANT TO THE LAND ABOVE DESCRIBED
- 9 DP1052367 RIGHT OF CARRIAGEWAY 20 METRE(S) WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- * 10 DP1140653 RIGHT OF CARRIAGEWAY 20 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- * 11 DP1140653 RIGHT OF CARRIAGEWAY 20.115 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- * 12 DP1140653 RIGHT OF ACCESS 20.115 METRE(S) WIDE AND VARIABLE

END OF PAGE 1 - CONTINUED OVER

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*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/1001136

PAGE 2

SECOND SCHEDULE (13 NOTIFICATIONS) (CONTINUED)

- WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- * 13 DP1140653 RIGHT OF CARRIAGEWAY 20 METRE(S) WIDE APPURTENANT TO
THE LAND ABOVE DESCRIBED

NOTATIONS

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

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT THE LOCAL CROWN LANDS OFFICE AT GOULBURN

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 3/1001136

SEARCH DATE	TIME	EDITION NO	DATE
26/2/2014	6:35 PM	3	19/11/2003

LAND

LOT 3 IN DEPOSITED PLAN 1001136
 AT TRALEE
 LOCAL GOVERNMENT AREA QUEANBEYAN CITY
 PARISH OF TUGGERANONG COUNTY OF MURRAY
 TITLE DIAGRAM DP1001136

FIRST SCHEDULE

JOHN BERNARD FORREST (T AA165436)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 J717774 LEASE TO BERNARD LAWRENCE MORRISON
- 3 DP1001136 RIGHT OF ACCESS 10 METRES WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP1001136 EASEMENT FOR ELECTRICITY PURPOSES 20 METRES WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 DP1001136 EASEMENT TO FOR WATER SUPPLY (OVER EXISTING LINE OF PIPES) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP1001136 EASEMENT TO FOR WATER SUPPLY (OVER EXISTING LINE OF PIPES) APPURTENANT TO THE LAND ABOVE DESCRIBED
- * 7 DP1140653 RIGHT OF ACCESS 20.115 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

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

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT THE LOCAL CROWN LANDS OFFICE AT GOULBURN

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/2/2014 8:50PM

FOLIO: 3/1001136

First Title(s): VOL 757 FOL 194 VOL 2750 FOL 218
Prior Title(s): 63/754912 VOL 4559 FOL 80

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
9/7/1999	DP1001136	DEPOSITED PLAN	FOLIO CREATED EDITION 1
23/9/1999	6116521	TRANSFER	EDITION 2
19/11/2003	AA165436	TRANSFER	EDITION 3
6/5/2004	AA611139	DEPARTMENTAL DEALING	
22/12/2006	AC827006	DEPARTMENTAL DEALING	
11/2/2010	DP1140653	DEPOSITED PLAN	

*** END OF SEARCH ***



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Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/2/2014 8:52PM

FOLIO: AUTO CONSOL 4559-80

Recorded	Number	Type of Instrument	C.T. Issue
28/9/1995		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 4559-80	

PARCELS IN CONSOL ARE:
1-5/131104.

18/6/1999	5802623	TRANSMISSION APPLICATION	
23/6/1999	5922832	5/131104 EXCISED	
9/7/1999	DP1001136	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590

LPI On-Line

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Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/1001136

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
26/2/2014	6:33 PM	4	17/4/2013

LAND

LOT 1 IN DEPOSITED PLAN 1001136
 AT TRALEE
 LOCAL GOVERNMENT AREA QUEANBEYAN CITY
 PARISH OF TUGGERANONG COUNTY OF MURRAY
 TITLE DIAGRAM DP1001136

FIRST SCHEDULE

HENRY LAWRENCE MORRISON (T 6048398)

SECOND SCHEDULE (11 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1001136 RIGHT OF ACCESS 10 METRES WIDE AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 DP1001136 EASEMENT FOR ELECTRICITY PURPOSES 20 METRES WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP1001136 EASEMENT TO FOR WATER SUPPLY (OVER EXISTING LINE OF PIPES) APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 AC67308 LEASE TO TELSTRA CORPORATION LIMITED OF PART SHOWN HATCHED IN PLAN WITH AC67308. COMMENCES 1/8/2009. EXPIRES: 31/7/2014.
- 6 AC67309 LEASE TO TELSTRA CORPORATION LIMITED OF PART SHOWN HATCHED IN PLAN WITH AC67309. COMMENCES 1/8/2014. EXPIRES: 31/7/2019.
- 7 DP1140653 RIGHT OF ACCESS 20.115 METRE(S) WIDE AND VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 8 AH543131 LEASE TO VODAFONE HUTCHISON AUSTRALIA PTY LIMITED OF THE AREA HATCHED IN PLAN WITH AH543131. EXPIRES: 19/6/2017.
- 9 AH543465 LEASE TO VODAFONE HUTCHISON AUSTRALIA PTY LIMITED OF THE AREA HATCHED IN PLAN WITH AH543465. COMMENCES 20/6/2017. EXPIRES: 19/6/2022.
- 10 AH543480 LEASE TO VODAFONE HUTCHISON AUSTRALIA PTY LIMITED OF THE AREA HATCHED IN PLAN WITH AH543480. COMMENCES 20/6/2022. EXPIRES: 19/6/2027.
- 11 AH543481 LEASE TO VODAFONE HUTCHISON AUSTRALIA PTY LIMITED OF THE AREA HATCHED IN PLAN WITH AH543481. COMMENCES 20/6/2027. EXPIRES: 19/6/2032.

END OF PAGE 1 - CONTINUED OVER

Aecom - Queanbeya

PRINTED ON 26/2/2014

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Advance Legal Searchers
Pty Ltd

Phone: 02 9754 1590

LPI On-Line

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/1001136

PAGE 2

NOTATIONS

DP1029488 NOTE: SURVEY INFORMATION ONLY

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS
SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT
THE LOCAL CROWN LANDS OFFICE AT GOULBURN

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/2/2014 8:37PM

FOLIO: 1/1001136

First Title(s): VOL 939 FOL 234 VOL 939 FOL 236
 VOL 1562 FOL 93 VOL 1602 FOL 178
 VOL 1741 FOL 234 VOL 1744 FOL 4
 VOL 3541 FOL 154

Prior Title(s): 1/17224 4/17224
 7/17224

Recorded	Number	Type of Instrument	C.T. Issue
9/7/1999	DP1001136	DEPOSITED PLAN	FOLIO CREATED EDITION 1
2/8/1999	6048398	TRANSFER	EDITION 2
29/5/2001	DP1029488	DEPOSITED PLAN	
6/7/2001	7457008	REJECTED - LEASE	
6/7/2001	7457009	REJECTED - LEASE	
6/7/2001	7457010	REJECTED - LEASE	
6/7/2001	7457011	REJECTED - LEASE	
6/5/2004	AA611139	DEPARTMENTAL DEALING	
2/2/2006	AC67307	LEASE	
2/2/2006	AC67308	LEASE	
2/2/2006	AC67309	LEASE	EDITION 3
22/12/2006	AC827006	DEPARTMENTAL DEALING	
11/2/2010	DP1140653	DEPOSITED PLAN	
17/4/2013	AH543131	LEASE	
17/4/2013	AH543465	LEASE	
17/4/2013	AH543480	LEASE	
17/4/2013	AH543481	LEASE	EDITION 4

*** END OF SEARCH ***



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/2/2014 8:38PM

FOLIO: 1/17224

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4603 FOL 184

Recorded	Number	Type of Instrument	C.T. Issue
21/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/9/1995		CONVERTED TO AUTO CONSOL 4603-184	CONSOL CREATED CT NOT ISSUED
23/6/1999	5922745	EXCISED FROM AUTO CONSOL 4603-184	
9/7/1999	DP1001136	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590

LPI On-Line

Advance Legal Searchers Pty Ltd hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/2/2014 8:39PM

FOLIO: 4/17224

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 4603 FOL 184

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/9/1995		CONVERTED TO AUTO CONSOL 4603-184	CONSOL CREATED CT NOT ISSUED
23/6/1999	5922745	EXCISED FROM AUTO CONSOL 4603-184	
9/7/1999	DP1001136	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



Advance Legal Searchers
Pty Ltd Phone: 02 9754 1590

LPI On-Line

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/2/2014 8:39PM

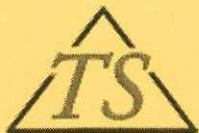
FOLIO: 7/17224

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 4603 FOL 184

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/9/1995		CONVERTED TO AUTO CONSOL 4603-184	CONSOL CREATED CT NOT ISSUED
23/6/1999	5922745	EXCISED FROM AUTO CONSOL 4603-184	
9/7/1999	DP1001136	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



**Advance Legal Searchers
Pty Ltd**

Phone: 02 9754 1590

LPI On-Line

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

26/2/2014 8:40PM

FOLIO: AUTO CONSOL 4603-184

Recorded	Number	Type of Instrument	C.T. Issue
29/9/1995		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 4603-184	
PARCELS IN CONSOL ARE:			
1/17224, 3-9/17224, 11-12/17224, 9-11/130626, 100/131036.			
9/3/1999	5662302	DEPARTMENTAL DEALING	
18/6/1999	5841417	REQUEST	
18/6/1999	5802621	DISCHARGE OF MORTGAGE	
23/6/1999	5922745	1/17224 EXCISED	
23/6/1999	5922745	4/17224 EXCISED	
23/6/1999	5922745	7/17224 EXCISED	
23/6/1999	5922989	DEPARTMENTAL DEALING	EDITION 1
2/8/1999	6048398	TRANSFER	EDITION 2
13/7/2007	AD265898	DEPARTMENTAL DEALING	
20/7/2007	AD283270	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

Cadastral Records Enquiry Report

Ref : BOX 97 - QUEANBEYAN

Requested Parcel : Lot 2 DP 1001136

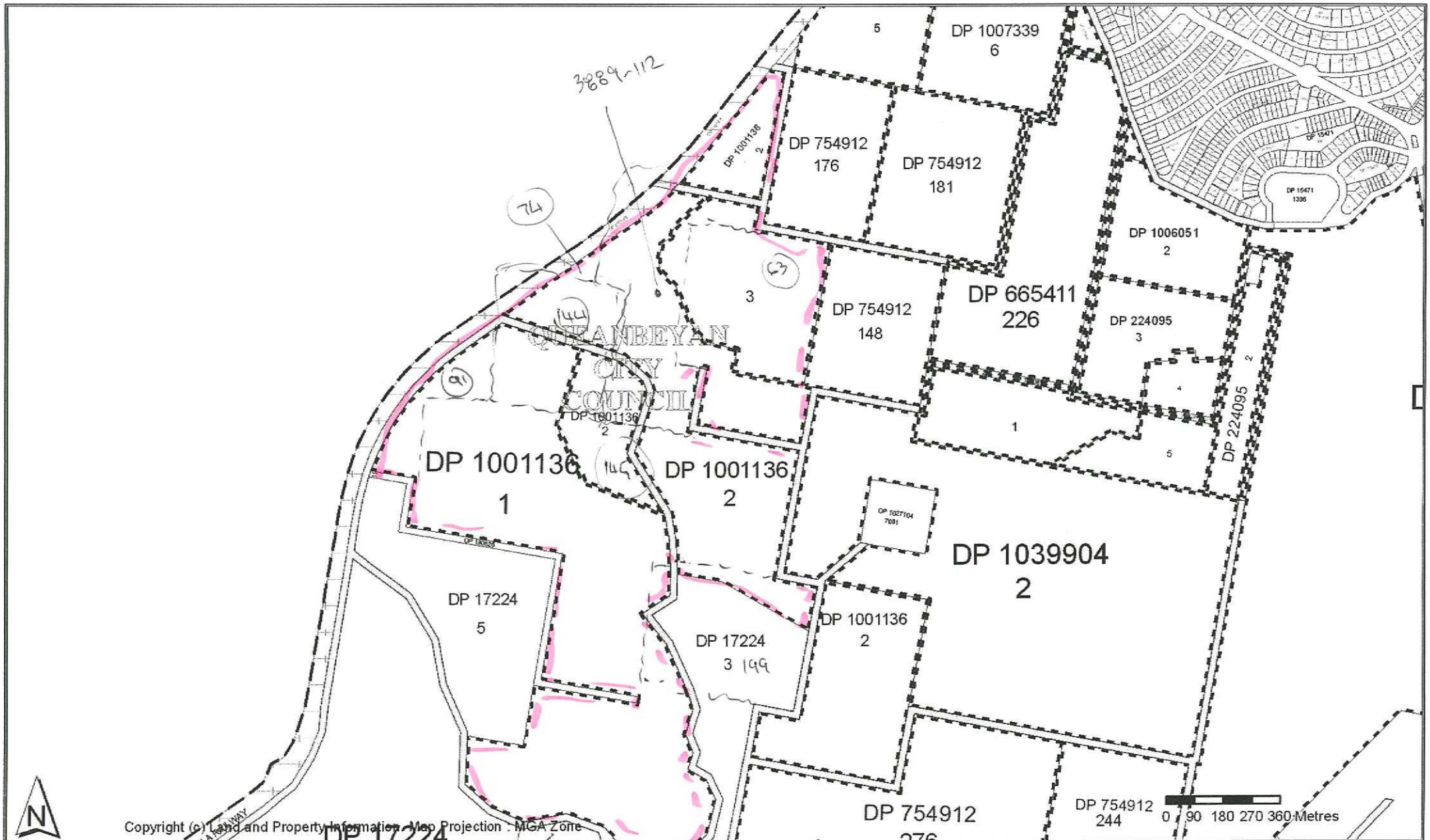
Identified Parcel : Lot 2 DP 1001136

LGA : QUEANBEYAN

Parish : TUGGERANONG

County : MURRAY

Locality : TRALEE



Copyright (c) Land and Property Information Map Projection : MGA Zone

PLAN FORM 2

SIGNATURE AND SEALS ONLY.

Sandra A. Walsh
Director
 THE COMMON SEAL OF
 TUGGERANONG SHIRE COUNCIL
 LTD. WAS HEREON AFFIXED
 IN THE PRESENCE OF:-



Sandra A. Walsh
Director
 DIRECTOR

Crown Lands Office Approval

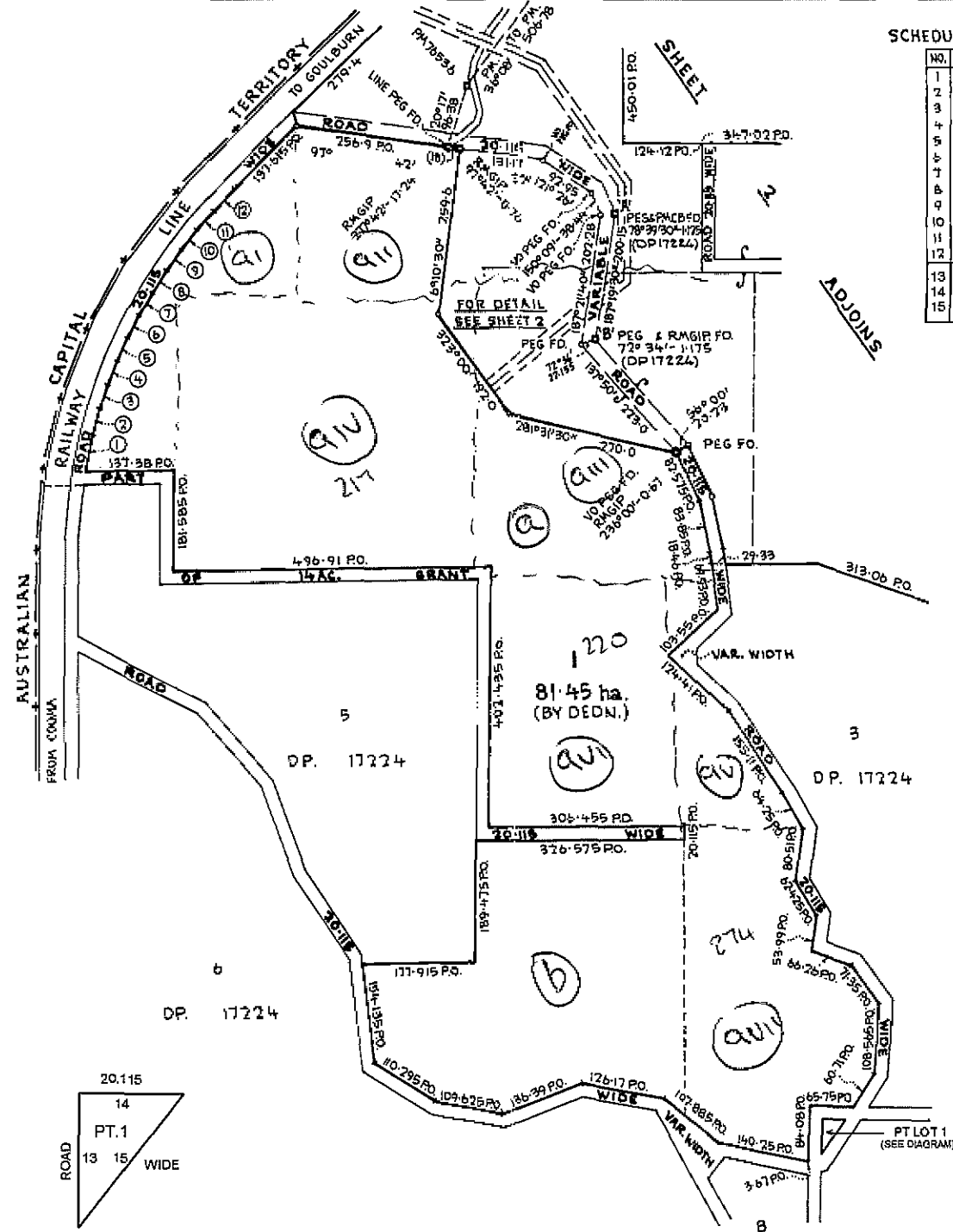
PLAN APPROVED
 Land District
 Paper No.
 Field Book

Council's Certificate

I hereby certify that -
 (a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
 (b) the requirements of Part 3 Division 2 of the Water Board Act 1967, or Part 3 Division 2 of the Water Board Act 1967 (Consolidated Act 1967),
 have been complied with by the applicant in relation to the proposed
 Subdivision No. 5990004
 Date 27 April 1999
 (Signature)
 General Manager/Authorized Person
 Council File No. 5990004
 This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly within the area of operations of the Hunter Water Board and the Hunter Water Corporation Ltd.
 (Delete if applicable)

SURVEYOR'S REFERENCE: 14449

Plan Drawing only to appear in this space



SCHEDULE OF DISTANCES

NO.	DISTANCE
1	58.71 PO
2	39.06 PO
3	39.185 PO
4	39.185 PO
5	39.285 PO
6	39.185 PO
7	39.185 PO
8	39.235 PO
9	39.21 PO
10	39.185 PO
11	39.14 PO
12	45.78 PO
13	52.88 PO
14	33.025 PO
15	62.155 PO

DP1001136 (E)

registered: 26.4.1999
 C.A. NO 5990004 OF 27.4.1999
 Title System: TORRENS
 Purpose: SUBDIVISION
 Rel. Map: PARISH
 Last Plan: DP 17224

PLAN OF SUBDIVISION OF
 LOTS 1, 4 & 7 DP 17224 -
 LOTS 1 & 2 DP 177918
 LOTS 1 TO 4 DP 131104
 PORTIONS 147.63 & 275 & RIGHT
 OF ACCESS 10 WIDE & VAR. WITHIN
 PORTIONS 66 AND 176
 Lengths are in metres. Reduction Ratio 1:5000

L.O.A. YARROWLUMLA
 Suburb/Locality: TRALEE
 Parish: TUGGERANONG
 County: MURRAY (47)

This is sheet 1 of my plan in 2 sheets.
 (Delete if inapplicable).

PETER WILDEN
 of 3/256 CRAWFORD ST. (PO BOX 529)
 QUEANBEYAN NSW 2620
 a Surveyor registered under the Surveyors Act 1933, hereby
 certify that the survey represented in this plan is accurate. The plan
 was made in accordance with the Surveyors (Practical Regulation) 1998
 and was completed on 27.1.1999.

The survey relates to
 PART LOT 2, LOTS 1 & 2, A.
 (Delete if not applicable)

(Signature)
 Deponent: 'A' - B' Surveyor registered under
 the Surveyors Act 1933

Plans used in preparation of survey/compilation.
 DP 17224 DP 177918
 M 2405 1956 M 2105 1956
 M 1784 1956 M 1975 1956
 M 2106 1956 M 3172 1956

PANEL FOR USE ONLY for statements of limitation
 to dedicate public roads, to create public reserves,
 drainage reserves, easements, restrictions on the
 use of land or positive covenants.

PURSUANT TO SECTION 88B
 OF THE CONVEYANCING ACT
 THE FOLLOWING IS CREATED:
 1. RIGHT OF ACCESS
 10 WIDE & VARIABLE WIDTH
 2. EASEMENT FOR ELECTRICITY
 PURPOSES 20 WIDE
 3. EASEMENT FOR WATER SUPPLY
 OVER EXISTING LINE OF PIPES

6.5.2009

ADDITION OF PT LOT 1 & DIAGRAM VIDE 2003/2500

WARNING: CREAMING OR FOLDING WILL LEAD TO REJECTION

TRAVERSE					
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
13		78-44	35	27° 56'	29-37
14		37-095	36	0° 24'	54-67
15		34-56	37	42° 21'	53-67
16		34-86	38	35° 19'	53-12
17		41-84.5	39	28° 50'	30-39
18		40-96	40	335° 28'	31-76
19		41-78	41	385° 04'	63-48
20	P.S.	40-255	42	4° 23'	28-44
21		40-155	43	45° 06'	34-72
22		40-235	44	37° 34'	22-6-94
23		40-235	45	27° 00'	44-0
24		40-235	46	6° 48'	27-57
25		48-235	47	346° 28'	56-49
26		40-235	48	20° 44'	19-31
27			49	48° 25'	24-25
28			50	573° 53'	34-49

- ⊖ EASEMENT FOR ELECTRICITY PURPOSES 20 WIDE
- ⊗ RIGHT OF ACCESS 10 WIDE & VARIABLE WIDTH
- ⊘ INDICATES VARIABLE WIDTH
- ⊗ EASEMENT FOR WATER SUPPLY OVER EXISTING
LINE OF PIPES

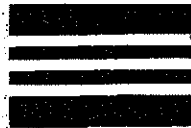
Reduction Ratio 1: 5000

► SURVEYOR'S REFERENCE: 14449

Ref: Aecom - Queanbeyan / Src: T

RP 8
1979

STAMP UNIT



B



137519 P

SEE ANNEXURE

NOTICE OF DEATH

SECTION 101, REAL PROPERTY ACT, 1900
(See Instructions for Completion on back of form)

ND

A	1	1
\$ 50		—

DESCRIPTION
OF LAND

Note (a)

LAND of which deceased is a registered proprietor	
Torrens Title Reference	Torrens Title Reference
Volume 11366 Folio 148	Volume 11366 Folio 145
Volume 10510 Folio 206	Volume 10075 Folio 62
Volume 10075 Folio 63	Volume 10075 Folio 66
Volume 2750 Folio 218	Volume 2194 Folio 37
	For remaining Titles see annexure hereto

LEASE, MORTGAGE, or CHARGE of which deceased is a registered proprietor

REGISTERED
DEALING

Note (b)

Type of Dealing	Registered Number	Torrens Title Reference

DECEASED
REGISTERED
PROPRIETOR

Note (c)

JOHN WALSH MORRISON	OFFICE USE ONLY N
---------------------	----------------------

Note (d)

(the abovenamed DECEASED) is registered as one of the proprietors of the land above described. The APPLICANT

APPLICANT

Note (e)

BERNARD LAWRENCE MORRISON of Tralee Station, Tralee Street, Hume, Grazier	OFFICE USE ONLY OVER
---	-------------------------

Note (d)

being the SURVIVING JOINT TENANT, hereby applies to be registered as proprietor of the estate or interest comprised in the land above described.

STATUTORY DECLARATION

JOHN WALSH MORRISON

I solemnly and sincerely declare that the said

died at Young in the State of New South Wales on 26th June, 1988

that particulars of such death are registered in the said State, and that the said deceased is identical with JOHN WALSH MORRISON

one of the registered proprietors of the land above described. Annexed hereto and marked "A" is a copy of the Death Certificate of JOHN WALSH MORRISON

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act, 1900; and I hereby certify this application to be correct for the purposes of the Real Property Act, 1900.

Made and subscribed at Canberra the 22nd day of December 1992 in the presence of

Graeme Finlayson
Signature of Witness

GRAEME FINLAYSON
Name of Witness (BLOCK LETTERS)

Canberra
Address and qualification of Witness

Canberra

[Signature]
Signature of Applicant

TO BE COMPLETED
BY LODGING PARTY
Notes (h) and (i)

OFFICE USE ONLY

LODGED BY GALLOWAY & CO.		LOCATION OF DOCUMENTS	
Phone: 233-1011 Fax: 232-6491 DX 345 L.T.O. Delivery 28A		CT	OTHER
Delivery Box Number ELANG - MORRISON		☒	☐
Extra Fee	Checked by OLB EMZ	Herewith In R.G.O. with Produced by	
REGISTERED - -19		Notice of death Sighted & returned Do Dr 26/6/88	
Registrar General			

Consent T.10.947 does not affect

ANNEXURE TO NOTICE OF DEATH DATED 22nd DAY OF December 1992.

Volume 4559 Folio 80
Volume 939 Folio 238

Volume 939 Folio 237

Volume 939 Folio 232

Volume 4788 Folio 124

Volume 4550 Folio 215

Volume 4316 Folio 172

Volume 3889 Folio 113

Volume 3889 Folio 111

Volume 3820 Folio 154

Volume 3817 Folio 132

Volume 3313 Folio 92

Volume 10505 Folio 153

~~Volume 5959 Folio 116~~

~~Volume 7241 Folio 55~~

* SEE ANNEXURE FOR update.

Q.
Robinson
Quenbeya

TITLE REFERENCE UPDATE ANNEXURE

Dealing Number I137519

B

TITLE REFERENCE	NOW BEING
939 - 238	276/754912
939 - 237	275/754912
939 - 232	147/754912
4550 - 215	1/184583
3889 - 113	1/177918
3889 - 111	2/177918
10505 - 153	1/651918
11366 - 148	6/239080
10075 - 63	3/224095
2750 - 218	63/754912
11366 - 145	3/239080
10075 - 62	2/224095
10075 - 66	6/224095
2194 - 37	148/754912

PIP 88A
 1988

OFFICE USE ONLY



REGISTRATION DIRECTION ANNEXURE

Use this side only for First and Second Schedule directions.

DO NOT USE BOTH SIDES OF THE FORM

FIRST SCHEDULE DIRECTIONS

I137519



AUTO ANNEXURE

(A) FOLD IDENTIFIER	(B) DIRECTOR	(C) NAME
276/754912		
275/754912		
147/754912		
* 1/184583		
* 1/177918		
* 2/177918		
* 1/651918		
* 6/239080		
* 3/224095	S	Bernard Lawrence Morrison
63/754912		
* 3/239080		
* 2/224095		
* 6/224095		
* 148/754912		
* 1/184583		
* 6/239080		
* 3/224095		
* 3/239080		
* 2/224095	OFF/RX	G45442
* 6/224095		
* 148/754912		
* 1/651918	OFF/RX	K628610

ALL — CT — 24J.

78
25904



PLAN

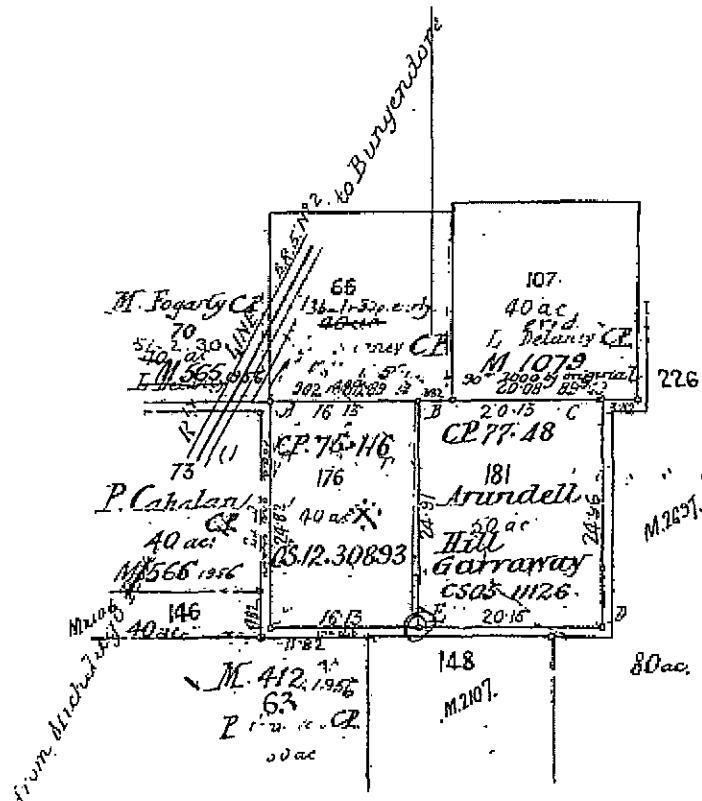
of 2 portions Nos 176 & 181

Parish of Tuggeranong
County of Murray

Applied for under the 21st clause of the Crown Lands Alienation Act of 1861 by
Lawrence Delaney

CP 75-116 Dated 3 June 75

" 77-48 " 22 March 77. Sale comp^d



Alice Isabel Chisham &
Harry Morp

Reference to Corners

Corner	Bearing	Dist	Foot	N or S
A	11	11	11	116
B	5	11	11	181
C	10	11	11	181
D	10	11	11	181
E	10	11	11	181
F	10	11	11	181

Reference to Traverse

Line	Bearing	Distance
1	11	11
2	11	11
3	11	11
4	11	11
5	11	11
6	11	11
7	11	11
8	11	11
9	11	11
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89	11	11
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92	11	11
93	11	11
94	11	11
95	11	11
96	11	11
97	11	11
98	11	11
99	11	11
100	11	11

Scale 20 Chains to an Inch

Marked in accordance with regulations

Instrument used in Survey Theodolite

Date of Survey 5th April 1878

Value of Improvements Nil

Situated in the Queanbeyan District

1784 - 1956

Transmitted to the Surveyor General with my letter of the 27th June 1878

1878

Plan accepted
1878

Now 78-5
2000 plan
2000

John C. McLeod Licensed Surveyor

1784

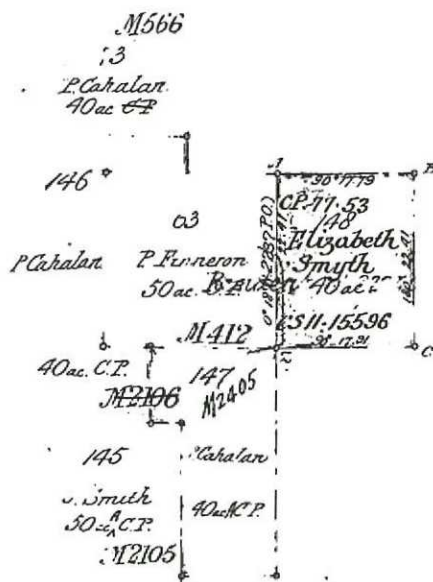
148/754912

19
35242

PLAN
of portion No 148
Parish of Tuggeranong
COUNTY OF MURRAY

Applied for under the 21st clause of the Crown Lands Alienation Act of 1861 by
Peter Finneron.

CP 1753 Dated 29th A.



Reference to Corners

Corner	Bearing	From	Links	ft on Trm
A		To tree near		
B				
C	154° 30'	Gum	.34	148
Z	270°	Apple	.11	63, 147, 148

Reference to Traverse

Line	Bearing	Distance

Scale 20 Chains to an Inch.

Marked in accordance with regulations
Instrument used in Survey Theodolite
Date of Survey 23 August 1877
Value of Improvements £10
Situating in the

Transmitted to the Surveyor General with my letter of the 13 August 1877

J. D. Thompson
Licensed Surveyor

2107-1956

M2107

Plan accepted
mrs
29/8/77

Appendix E

Dangerous Goods Search



WorkCover

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

Our Ref: D14/035685
Your Ref: Anna Mohen

21 March 2014

Attention: Anna Mohen
AECOM Australia Pty Ltd
Level 2,
60 Marcus Clarke St
Canberra City ACT 2601

Dear Ms Mohen,

RE SITE: Lots 1-3 DP 1001136 & Lots 176 & 148 DP 754912 Tralee NSW

I refer to your site search request received by WorkCover NSW on 11 March 2014 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.

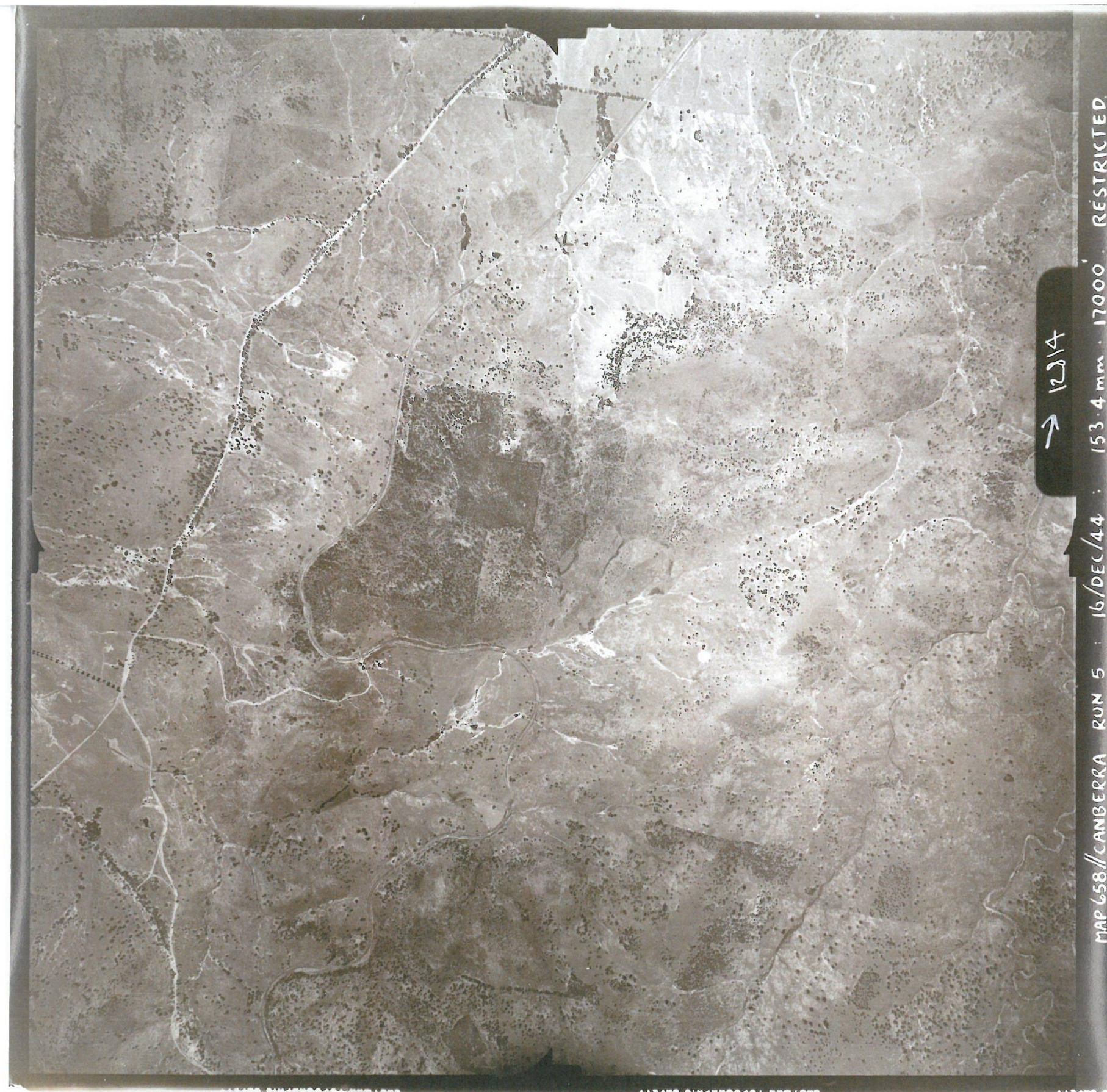
If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours Sincerely

Brent Jones
Senior Licensing Officer
Dangerous Goods Team

Appendix F

Historical Aerial Photographs



→ 12314

MAP 658//CANBERRA RUN 5 : 16/DEC/44 : 153.4 mm : 17000' RESTRICTED

16.12.1944

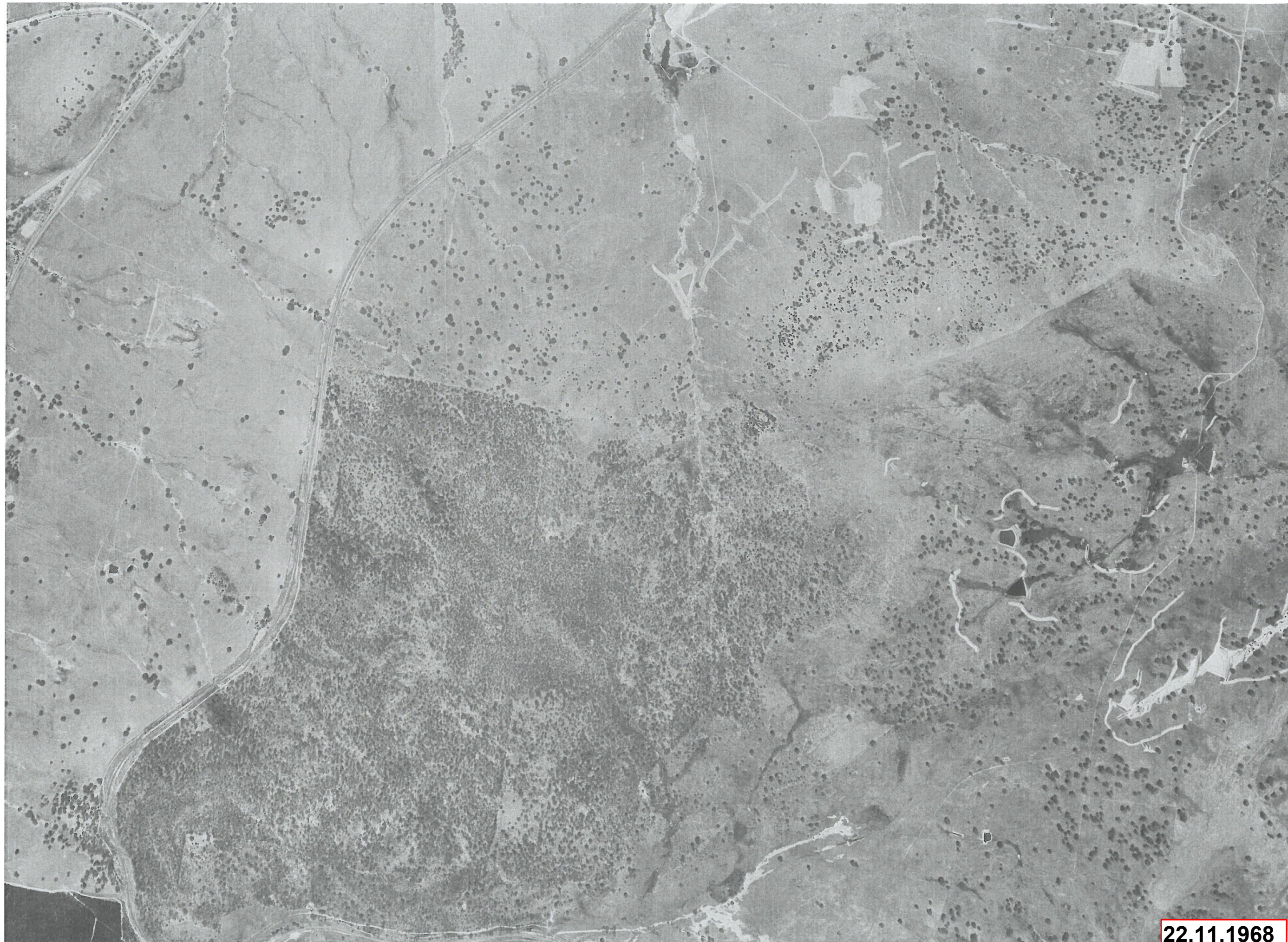


1961





22.11.1968



22.11.1968



CROWN
COPY N.S.W.
LANDS PHOTO

8534m ASL
151.45m

RUN 6
26.4.76

CANBERRA
NSW 2383

NSW
2383
81

26.04.1976



26.04.1976



UAg 1025 151.45

NSW
3433
53

CANBERRA
1:40000
NSW 3433



RUN 7
10.2.85

6980 M ASL
151.45MM



DOWN
COPY N/A
LAND PHOTO
1ST COPY

10.02.1985



10.02.1985



CANBERRA
1:25000 APPROX SCALE
NSW4101 (COLOUR)

RUN 11
24-10-92
97-120

4602 M ASL
151.45MM

COPYRIGHT
LANDS DEPT
NSW GOVT

24.10.1992



24.10.1992



24.10.1992



19.01.2005



19.01.2005



CANBERRA
1:25000 Approx. Scale
NSW4889 (M2460)

RUN 12
21-01-05
101-125

152.76 mm



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19.01.2005



19.01.2005



19.01.2005

Appendix G

Section 149 (2) & (5) Certificates



PO Box 90 (257 Crawford Street) Queanbeyan 2620
Section 149 Planning Certificate No.306-2014

Section 149(2) Planning Certificate

Applicant's Name:	Anna Mohen	Certificate No:	306 - 2014
Applicant's Address:	Level 2, 60 Marcus Clarke Street CANBERRA ACT 2601	Fee:	133.00
Email Address	anna.mohen@aeecom.com	Fee Receipt No:	1392498
		Your Reference:	SOUTH JERRABOMBERR:4024

DESCRIPTION OF LAND

House No. or Name:	223 Alderson Place, TRALEE NSW 2620
Lot, Unit or Portion No, DP or SP:	PT LOT 2 DP 1001136
Owner:	Tuggeranong Investments Pty Limited
Owner Address:	PO Box 1086 QUEANBEYAN NSW 2620

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.	Yarrowlumla Local Environmental Plan 2002 Queanbeyan Local Environmental Plan 2012 (as amended) State Environmental Planning Policies Refer to attached Schedule 3 for SEPPs.
(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	None Apply
(3) The name of each development control plan that applies to the carrying out of development on the land.	Queanbeyan Development Control Plan 2012 Refer to attached Schedule 3
(4) <i>In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.</i>	



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Section 149 Planning Certificate No.306-2014

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

(a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),	Current Zoning <u>Yarrowlumla Local Environmental Plan 2002</u> 7 (e) (Environmental Protection Zone) <u>Queanbeyan Development Control Plan 2012</u> E2 Environmental Conservation
(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	Refer to attached Schedule 4
(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	Refer to attached Schedule 4
(d) the purposes for which the instrument provides that development is prohibited within the zone,	Refer to attached Schedule 4
(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,	YES Refer to attached Schedule 5
(f) whether the land includes or comprises critical habitat,	NO
(g) whether the land is in a conservation area (however described),	NO
(h) whether an item of environmental heritage (however described) is situated on the land.	NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under: (a) Part 3 of the <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)</i>, or (b) a Precinct Plan (within the meaning of the 2006 SEPP), or (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act, the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).	NO The land is not within any zone under Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 or a Precinct Plan or proposed Precinct Plan.
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3. Complying Development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses. (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.	Complying development cannot be carried out wholly on the land under all of the codes being the: • General Housing Code; • Rural Housing Code; • Housing Alterations Code; • General Development Code; • Commercial and Industrial Alterations Code; • Commercial and Industrial (New Buildings and Additions) Code; • Subdivision Code; and • Demolition Code, as the whole of the land affected by one or more of the provisions of clause 1.17A (1) (c) to (e), (2), (3) (4), and 1.18 (1) (c3) of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>, being land that is zoned 7(e) Environmental Protection Zone and E2 Environmental Conservation is an environmentally sensitive area.
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4. Coastal protection

Whether or not the land is affected by the operation of section 38 or 39 of the <i>Coastal Protection Act 1979</i>, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.	NO
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4A. Certain information relating to beaches and coasts

(1) In relation to a coastal council—whether an order has been made under Part 4D of the <i>Coastal Protection Act 1979</i> in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.	NO
(2) In relation to a coastal council: (a) whether the council has been notified under section 55X of the <i>Coastal Protection Act 1979</i> that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and (b) if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.	NO

4B. Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

In relation to a coastal council—whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).	NO
Note. “Existing coastal protection works” are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993 .	

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the <i>Mine Subsidence Compensation Act 1961</i> .	NO
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6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the <i>Roads Act 1993</i> , or	NO
(b) any environmental planning instrument, or	NO
(c) any resolution of the council.	NO



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

Whether or not the land is affected by a policy:

(a) adopted by the council, or (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding.)	YES All land within the Queanbeyan Local Government Area is affected by policies adopted by the council relating to contaminated land and bushfire prone land as described below. CONTAMINATED LAND Council has adopted by resolution a policy on contaminated land. This policy is triggered when rezoning or land use changes are proposed on lands which have previously been used for certain purposes which could have involved the use of contaminants. As at the date of the Certificate this land has not been assessed by Council either by considering its past use or the results from systematic testing. Accordingly, it is not known whether or not consideration of Clause 2.4 – Contaminated Land Management of Queanbeyan Development Control Plan 2012 and the application of provisions under relevant State Legislation is warranted. Refer to attached Schedule 7. BUSHFIRE On land that is bushfire prone certain development may require further consideration under Section 79BA or Section 91 of the Environmental Planning and Assessment Act 1979, and under Section 100B of the Rural Fires Act 1997 with respect to bushfire matters. Refer to Question 11 to see if the land is bush fire prone.
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7 A. Flood related development controls information

(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.	NO
(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	NO
(3) Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.	

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.	NO
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9. Contributions plans

The name of each contributions plan applying to the land.	Queanbeyan City Council Section 94 Contributions Plan 2011 Effective from 16 March 2012
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9A. Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the <i>Threatened Species Conservation Act 1995</i>), a statement to that effect.	NO
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10. Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the <i>Threatened Species Conservation Act 1995</i> relates, a statement to that effect (but only if the council has been notified of the existence of an agreement by the Director-General of the Department of Environment, Climate Change and Water).	NO
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11. Bush fire prone land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	The land is partially shown as bushfire prone land in accordance with the Environmental Planning and Assessment Act 1979.
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12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the <i>Native Vegetation Act 2003</i> applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	NO
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13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	NO
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14. Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.	NO
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15. Site compatibility certificates and conditions for seniors housing

If the land is land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land, and if there is a certificate, the statement is to include: (i) the period for which the certificate is valid, and (ii) that a copy may be obtained from the head office of the Department of Planning, and (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.	NO Council is not aware of the existence of a current site compatibility certificate for the land.
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16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (a) the period for which the certificate is valid, and (b) that a copy may be obtained from the head office of the Department of Planning.	NO Council is not aware of the existence of a current site compatibility certificate for the land.
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Section 149 Planning Certificate No.306-2014

17. Site compatibility certificates and conditions for affordable rental housing

A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (a) the period for which the certificate is current, and (b) that a copy may be obtained from the head office of the Department of Planning. A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> that have been imposed as a condition of consent to a development application in respect of the land.	NO Council is not aware of the existence of a current site compatibility certificate for the land.
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18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.	NO As at the date of the Certificate Council is not aware of the existence of a development plan adopted by a relevant authority that applies to the land or is proposed to be subject to a consent ballot.
(2) The date of any subdivision order that applies to the land.	NO As at the date of the Certificate Council is not aware of any subdivision order that applies to the land.
(3) <i>Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</i>	

19. Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include: (a) the matter certified by the certificate, and (b) the date on which the certificate ceases to be current (if any), and (c) that a copy may be obtained from the head office of the Department of Planning. Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.	NO Council is not aware of the existence of a current site verification certificate for the land.
Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:	
(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act —if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,	NO
(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act —if it is subject to such an order at the date when the certificate is issued,	NO
(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act —if it is the subject of such an approved proposal at the date when the certificate is issued,	NO
(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act —if it is subject to such an order at the date when the certificate is issued,	NO



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Section 149 Planning Certificate No.306-2014

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act —if a copy of such statement has been provided at any time to the local authority issuing the certificate.	NO
Note. Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.	
Note. This certificate utilises data and information from third party sources for some responses, such as (but not necessarily limited to): NSW Office of Environment and Heritage (9A,10); NSW Roads and Maritime Services (Q.6 a); NSW Rural Fire Service (Q.11); Murrumbidgee Catchment Management Authority (Q.12); NSW Land and Environment Court (Q.13); NSW Department of Planning and Infrastructure (Q.14-19); and the NSW Environment Protection Authority (Note re; <i>Contaminated Land Management Act 1997</i>).	
Information reproduced is provided from the latest information supplied to Council, however should be verified and checked with these agencies prior to relying on this information.	

Planning Certificate No.: 306-2014

Checked: A P

Date: 09-Apr-2014

M J THOMPSON
GROUP MANAGER
SUSTAINABILITY AND BETTER LIVING

Per 

Any request for further information in connection with the above should be marked for the attention of
SUSTAINABILITY AND BETTER LIVING
QUEANBEYAN CITY COUNCIL
Telephone: (02) 6285 6244
Fax: (02) 6298 4677



PO Box 90 (257 Crawford Street) Queanbeyan 2620
Section 149 Planning Certificate No.306-2014

Section 149(5) Planning Certificate

DESCRIPTION OF LAND

House No. or Name: 223 Alderson Place, TRALEE NSW 2620
Lot, Unit or Portion No, DP or SP: PT LOT 2 DP 1001136
Owner: Tuggeranong Investments Pty Limited
Owner Address: PO Box 1086
QUEANBEYAN NSW 2620

a) Has the Council information which would indicate that the land is subject to the risk of flooding or tidal inundation?	REPLY NO
b) Has the Council information which would indicate that the land is subject to slip or subsidence?	REPLY NO
c) Is the land affected by a residential district proclamation?	REPLY NO
d) Is the land affected by a tree preservation order?	REPLY YES Refer to clauses 35-38 of Yarrowlumla Local Environmental Plan 2002 YES Refer to Clause 5.9 of Queanbeyan Local Environmental Plan 2012 (as amended)
e) Is the land affected by any road widening or road realignments under section 262 of the Local Government Act, under any environmental planning instrument or under any resolution of the Council?	REPLY NO



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Section 149 Planning Certificate No.306-2014

f) Is the land affected by any resolution of the Council to seek amendment to any environmental planning instrument or draft environmental planning instrument applying to the land?	REPLY YES Council resolved on 24 July 2013 to amend the Queanbeyan Local Environmental Plan 2012 (as amended) to allow certain types of signage to be exempt development and to permit with consent home businesses and home industries in zones that permit a dwelling house. The amendment to the Queanbeyan Local Environmental Plan 2012 (as amended) is currently within draft form and was placed on public exhibition from 29 November 2013 to 17 December 2013. Draft Queanbeyan Local Environmental Plan 2012 Amendment No. 3 Council resolved on 11 December 2013 to make minor amendments to the Queanbeyan Local Environmental Plan 2012 (as amended) Council resolved on the 24 June 2009 to prepare draft Local Environmental Plans for land Coloured on Map 4 which includes land subject to this certificate. Council resolved on 22 May 2013 to prepare a planning proposal for land identified on Map 1 which includes land subject to this certificate.
g) Is the subject property located either wholly or partially under a flight path and is within the 20-25 ANEF contour?	REPLY NO

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.

Planning Certificate No.: 306-2014

M J THOMPSON
GROUP MANAGER
SUSTAINABILITY AND BETTER LIVING

Checked: A P

Date: 09-Apr-2014

Per 

Any request for further information in connection with the above should be marked for the attention of
SUSTAINABILITY AND BETTER LIVING
QUEANBEYAN CITY COUNCIL
Telephone: (02) 6285 6244
Fax: (02) 6298 4677

DEVELOPMENT CONTROL PLANS

The following Development Control Plans can be viewed on Council's web site at www.qcc.nsw.gov.au

QUEANBEYAN DEVELOPMENT CONTROL PLAN 2012

The purpose of this development control plan is to provide detailed provisions relating to matters of environmental planning significance for Queanbeyan to be taken into consideration by Queanbeyan City Council when exercising its environmental assessment and planning functions under the *Environmental Planning and Assessment Act 1979*.

GOOGONG DEVELOPMENT CONTROL PLAN

This development control plan provides background, objectives, controls and design criteria to achieve desirable development outcomes in line with Council's vision for the new town of Googong.

STATE ENVIRONMENTAL PLANNING POLICIES

State environmental planning policies (SEPPs) deal with issues significant to the State and people of New South Wales. They are made by the Minister for Planning and may be exhibited in draft form for public comment before being gazetted as a legal document.

This list is intended for use as a summary guide only. Please refer to the relevant policy for full details. Further information is available from the NSW Department of Planning and Infrastructure. <http://www.planning.nsw.gov.au/>

SEPP No. 1 — Development Standards

Gazetted 17.10.80.

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

SEPP No. 4 — Development Without Consent and Miscellaneous Complying Development

Gazetted 4.12.81.

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. The types of development covered are outlined in the policy.

SEPP No. 6 — Number of Storeys in a Building

Gazetted 10.12.82

Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

SEPP No. 21 — Caravan Parks

Gazetted 24.4.92. Replaces SEPP No. 21 — Moveable Dwellings gazetted 28.11.86.

Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the *Local Government Act 1993*, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation.

The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

SEPP No. 22 — Shops and Commercial Premises

Gazetted 9.1.87.

Permits within a business zone, a change of use from one kind of shop to another or one kind of commercial premises to another, even if the change of use is prohibited under an environmental planning instrument. Development consent must be obtained and the consent authority satisfied that the change of use will have no, or only minor, environmental effect.

SEPP No. 30 — Intensive Agriculture

Gazetted 8.12.89.

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.

SEPP No. 32 — Urban Consolidation (Redevelopment of Urban Land)

Gazetted 15.11.91

States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy:

- focuses on the redevelopment of urban land that is no longer required for the purpose it is currently zoned or used
- encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy.

Councils will continue to be responsible for the majority of rezonings. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban redevelopment. Where a site is rezoned by an REP, the Minister will be the consent authority.

SEPP No. 33 — Hazardous and Offensive Development

Gazetted 13.3.92

Provides new definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the *Environmental Planning and Assessment Act 1979*.

SEPP No. 36 — Manufactured Home Estates

Gazetted 16.7.93.

Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approved development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

SEPP No 44—Koala Habitat Protection

Gazetted 6.1.1995.

This Policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline:

- a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and
- b) by encouraging the identification of areas of core koala habitat, and
- c) by encouraging the inclusion of areas of core koala habitat in environment protection zones.

SEPP No. 50 – Canal Estate Development

Gazetted 10.11.97

This Policy aims to prohibit canal estate development as described in this Policy in order to ensure that the environment is not adversely affected by the creation of new developments of this kind.

SEPP No. 55 - Remediation of Land

Gazetted 28.8.98.

Introduces statewide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared *Managing Land Contamination: Planning Guidelines*.

SEPP No.62 – Sustainable Aquaculture

Gazetted 25.8.00

The aims and objectives of this Policy are:

- a) to encourage sustainable aquaculture, including sustainable oyster aquaculture, in the State, namely, aquaculture development which uses, conserves and enhances the community's resources so that the total quality of life now and in the future can be preserved and enhanced, and
- b) to make aquaculture development permissible in certain zones under the Standard Instrument, as identified in the NSW Land Based Sustainable Aquaculture Strategy, and
- c) to set out the minimum site location and operational requirements for permissible aquaculture development (the minimum performance criteria), and
- d) to establish a graduated environmental assessment regime for aquaculture development based on the applicable level of environmental risk associated with site and operational factors (including risks related to climate change, in particular, rising sea levels), and
- e) to apply the Policy to land-based aquaculture development and oyster aquaculture development in the State and to include facility for extension of the Policy to natural water-based aquaculture.

SEPP No. 64 - Advertising and Signage

Gazetted 16.3.01.

Aims to establish uniform codes for advertising and signage and to provide time limited consents for display of certain advertisements.

SEPP No. 65-Design Quality of Residential Flat Development

Gazetted 26.7.02.

Provides design criteria for residential flat development of three storeys or greater.

SEPP (Housing for Seniors or People with a Disability) 2004

Gazetted 31.3.04 (SEPP Seniors Living).

Encourages the development of high quality accommodation for our ageing population and for people who have disabilities – housing that is in keeping with the local neighbourhood.

SEPP (Major Development) 2005

Gazetted on 25.5.05 (SEPP State Significant Development) 2005.

Defines what development is state significant development and determined by the Minister for Infrastructure and Planning. The policy repeals SEPP 34 and 38, as well as provisions in numerous other planning instruments, declarations and directions.

SEPP (Building Sustainability Index: BASIX) 2004

Gazetted 25.6.04.

This Policy applies to:

- a) a proposed BASIX affected building for which the regulations under the Act require a BASIX certificate to accompany an application for a development consent, complying development certificate or construction certificate, and
- b) a BASIX affected building the subject of a development consent, complying development certificate or construction certificate that, pursuant to the regulations under the Act, is subject to a BASIX commitment.

BASIX affected building means:

- a) a dwelling-house (that is, a building comprising one dwelling and nothing else but ancillary structures to the dwelling) or
- b) a dual occupancy building (that is, a building comprising two dwellings and nothing else but structures ancillary to those dwellings), or
- c) a guest house, boarding house, lodging house or hostel (including a backpackers hostel), being a building with a gross floor area of less than 300 square metres, but does not include:
- d) one of 3 or more dwelling-houses (comprising a single development) to be erected on land the subject of a development application or development consent for subdivision under:
 - i. the Strata Schemes (Freehold Development) Act 1973, and
 - ii. the Strata Schemes (Leasehold Development) Act 1986,so as to create a separate lot for each such dwelling-house, or
- e) one of 2 or more dual occupancy buildings (comprising a single development) to be erected on land the subject of a development application or development consent for the subdivision under:
 - i. the Strata Schemes (Freehold Development) Act 1973, and
 - ii. the Strata Schemes (Leasehold Development) Act 1986,so as to create a separate lot for each such building.

SEPP (Mining, Petroleum Production and Extractive Industries) 2007
Gazetted 16.07.07

The SEPP applies State-wide. The SEPP aims to provide for the proper management and development of mining, petroleum production and extractive material resources; to facilitate the orderly use and development of areas where the resources are located; and, to establish appropriate planning controls to encourage sustainable management of these resources.

SEPP (Infrastructure) 2007
Gazetted 21.12.07.

The aim of this Policy is to facilitate the effective delivery of infrastructure across the State by:

- a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and
- b) providing greater flexibility in the location of infrastructure and service facilities, and
- c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and
- d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and
- e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and
- f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.

SEPP (Rural Lands) 2008

Gazetted 09.05.08

Aims of Policy

The aims of this Policy are as follows:

- a) to facilitate the orderly and economic use and development of rural lands for rural and related purposes,
- b) to identify the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State,
- c) to implement measures designed to reduce land use conflicts,
- d) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,
- e) to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.

SEPP (Temporary Structures) 2007

Gazetted 28.9.07

Aims of Policy

The aims of this Policy are as follows:

- a) to ensure that suitable provision is made for ensuring the safety of persons using temporary structures or places of public entertainment,
- b) to encourage the protection of the environment at the location, and in the vicinity, of places of public entertainment or temporary structures by (among other things) managing noise, parking and traffic impacts and ensuring heritage protection,
- c) to specify the circumstances in which the erection and use of temporary structures are complying development or exempt development,
- d) to promote opportunities for buildings (including temporary structures) to be used as places of public entertainment by specifying the circumstances in which that use is complying development or exempt development,
- e) to promote the creation of jobs in the public entertainment industry,
- f) to increase access for members of the public to public entertainment.

SEPP (Exempt and Complying Development Codes) 2008

Gazetted 12.12.08.

Aims of Policy

This Policy aims to provide streamlined assessment processes for development that complies with specified development standards by:

- a) providing exempt and complying development codes that have State-wide application, and
- b) identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent, and
- c) identifying, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979, and
- d) enabling the progressive extension of the types of development in this Policy, and
- e) providing transitional arrangements for the introduction of the State-wide codes, including the amendment of other environmental planning instruments.

SEPP (Affordable Rental Housing) 2009

Gazetted 31.07.09

The aims of this Policy are as follows:

- a) to provide a consistent planning regime for the provision of affordable rental housing,
- b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards,
- c) to facilitate the retention and mitigate the loss of existing affordable rental housing,
- d) to employ 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,
- e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing,
- f) to support local business centres by providing affordable rental housing for workers close to places of work,
- g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.

SEPP (Urban Renewal) 2010

Gazetted 15.12.10

Aims of Policy

The aims of this Policy are as follows:

- a) to establish the process for assessing and identifying sites as urban renewal precincts,
- b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,
- c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.

State Environmental Planning Policy (State and Regional Development) 2011 Published: 28.9.2011

The aims of this Policy are to identify development that is State significant development, to identify development that is State significant infrastructure and critical State significant infrastructure and to confer functions on joint regional planning panels to determine development application.

10 What are the zone objectives?**(1) Zone No 1 (a) (General Rural Zone)**

The objectives of this zone are as follows:

- a) to protect the agricultural potential of rural land and to prevent the fragmentation of viable rural holdings,
- b) to prevent premature and sporadic subdivisions and to ensure consolidation of urban areas, thus enhancing the prospect of the economic provision of public services,
- c) to prevent the subdivision of land on the fringe of urban areas into small allotments that may prejudice the proper layout of future urban areas,
- d) to ensure that development occurs only on land which is suitable for, and economically capable of, the proposed development and so as not to create conflicting uses,
- e) to allow the use of land within the zone for agricultural purposes and for a range of other appropriate purposes, while minimising conflict between them,
- f) to restrict the establishment of inappropriate traffic-generating uses along arterial and main road frontages,
- g) to ensure sound management of land which has an extractive or mining industry potential and to ensure that development does not adversely affect the potential of any existing or future extractive industry,
- h) to permit the development of industries that are appropriately located in the rural environment,
- i) to ensure that any effect development will have on threatened plant and animal species or regionally significant grassland and grassy woodland communities is taken into account.

(2) Zone No 1 (d) (Rural Residential Zone)

The objectives of this zone are as follows:

- a) to provide the opportunity for development of integrated rural residential communities,
- b) to promote an innovative and flexible approach to rural residential development,
- c) to ensure that development is compatible with the environmental capabilities of the land and to encourage the conservation and enhancement of natural resources by means of appropriate land management techniques,
- d) to assist in meeting the demand for rural residential development where it is consistent with the conservation of rural, agricultural, heritage and natural landscape qualities,
- e) to ensure that attractive views from main roads and other vantage points are protected and enhanced,
- f) to ensure that adequate provision has been made for water supply and disposal of effluent,
- g) to ensure that development does not create unreasonable demands, now or in the future, for the provision or extension of public amenities or services,
- h) to ensure that traffic-generating development is suitably located so as not to adversely affect the safety and efficiency of roads,
- i) to ensure that development will not lead to excessive soil erosion or run-off,

- j) to ensure that the form, siting and colours of buildings, building materials and landscaping complement the natural scenic quality of land within this zone,
- k) to ensure that any effect development will have on threatened plant and animal species or regionally significant grassland and grassy woodland communities is taken into account,
- l) to ensure that sites of Aboriginal archaeological significance in the zone are identified and protected.

(3) Zone No 1 (f) (State Forest Zone)

The objectives of this zone are as follows:

- a) to identify land within the local government area of Yarrowlumla dedicated as a State forest under the Forestry Act 1916,
- b) to encourage the use of that land for the purposes permitted under that Act so as to provide employment opportunities in forestry and the timber industry and to promote the use and enjoyment of that land but, in all cases, having regard to the likely effect of forestry works on the environment within the local government area of Yarrowlumla.

(4) Zone No 1 (g) (Rural Small Holdings Zone)

The objectives of this zone are as follows:

- a) to provide opportunities for rural residential living in localities in close proximity to existing villages and urban areas where services are readily and economically accessible,
- b) to protect and enhance the scenic quality and rural character of those localities,
- c) to ensure that traffic-generating developments are suitably located so as not to adversely affect the safety and efficiency of roads,
- d) to ensure that the form, siting and colours of buildings, building materials and landscaping complement the natural scenic quality of those localities,
- e) to ensure that, where development is to be located on or near ridgetops, it will not significantly intrude into the skyline or detract from the scenic amenity of the locality.

(5) Zone No 2 (v) (Village Zone)

The objectives of this zone are as follows:

- a) to set aside areas in which a range of residential accommodation and urban facilities can be provided for the rural community,
- b) to recognise the natural and physical features of each village and to prevent development in unsuitable areas, such as flood-prone land,
- c) to control village development so as to achieve the most efficient use of existing utility services (such as water supply and sewerage services), roads and streets.

(6) Zone No 5 (a) (Water Catchment Zone)

The objective of this zone is to restrict development of land to such uses as are compatible with the water catchment area identified by this zone.

(7) Zone No 6 (a) (Recreation Zone)

The objective of this zone is to set aside areas in which recreation facilities for the general use of the community can be provided.

(8) Zone No 8 (a) (National Park Zone)

The objective of this zone is to identify national parks and nature reserves administered by the National Parks and Wildlife Service and to facilitate use of those lands for the purposes of the National Parks and Wildlife Act 1974.

(9) Zone No 7 (e) (Environmental Protection Zone)

The objectives of this zone are as follows:

- a) to protect various localities which are environmentally sensitive and which enhance the visual amenity of the local government area of Yarrowlumla,
- b) to protect various localities which are of scientific or social significance.

11 What development is allowed or prohibited by zoning?

- 1) Subject to clauses 12-15, the Table to this clause sets out for each zone:
 - a) Development that may be carried out without development consent, by the letter "W" corresponding to that development, and
 - b) Development that may be carried out only with development consent, by the letter "C" corresponding to that development, and
 - c) Development that is prohibited, by the letter "P" corresponding to that development.
- 2) Consent may also be granted for land uses not specifically identified in the Table, if the use is consistent, in the consent authority's opinion, with the objectives of this plan and the objectives of the zone within which the land on which the use will be carried out is situated.
- 3) Development that is prescribed as designated development by the Environmental Planning and Assessment Regulation 2000 may be carried out only with development consent even if it is incidental or ancillary to development that does not require consent.
- 4 Subclause (3) does not apply to development carried out by public authorities.

Table

Development for the purpose of:	1 (a)	1 (d)	1 (f)	1 (g)	2 (v)	5 (a)	6 (a)	7 (e)	8 (a)
Abattoirs	C	P	P	P	P	P	P	P	P
Advertisements	C	C	P	C	C	C	C	C	P
Advertising Structures	C	C	P	C	C	C	C	C	P
Agriculture – General Farming	W	W	P	W	P	P	P	W	P
Agriculture – Intensive Animal Husbandry	C	C	P	P	P	P	P	P	P
Agriculture – Intensive Livestock Keeping	C	P	P	P	P	P	P	P	P
Agriculture – Intensive Plant Cultivation	C	C	P	P	P	P	P	P	P
Aircraft Facilities	C	P	P	P	P	P	P	P	P
Airline Terminals	C	P	P	P	P	P	P	P	P
Animal Boarding Establishments	C	P	P	P	P	P	P	P	P
Animal Breeding or Training Establishments	C	C	P	C	C	P	P	C	P
Aquaculture	C	C	P	P	P	P	P	C	P
Bed and Breakfast	C	C	P	C	C	P	P	C	P
Boarding Houses	P	P	P	P	C	P	P	P	P
Brothels	P	P	P	P	C	P	P	P	P
Bulk Stores	P	P	P	P	C	P	P	P	P
Bulky Goods Salesrooms or Showrooms	P	P	P	P	C	P	P	P	P
Bus Depots	C	C	P	P	C	P	P	P	P
Bus Stations	P	P	P	P	C	P	P	P	P
Bush Fire Hazard Reduction	W	W	W	W	W	W	W	W	P
Caravan Parks	P	P	P	P	C	P	P	P	P
Cemeteries – Private	C	C	P	P	P	P	P	P	P
Cemeteries – Private Burial Site	W	W	P	P	P	P	P	P	P
Cemeteries – Public	C	C	P	P	C	P	P	P	P
Child Care Centres	C	C	P	C	C	P	P	P	P
Churches	C	C	P	C	C	P	P	P	P
Clubs	C	C	P	C	C	P	P	P	P
Commercial Premises	P	P	P	P	C	P	P	P	P
Community Facilities	C	C	P	C	C	P	C	C	P
Dual Occupancies	C	C	P	P	C	P	P	P	P
Dwelling Houses	C	C	P	C	C	P	P	C	P
Earthworks	C	C	C	C	C	C	C	C	P
Education Establishments	P	P	P	P	C	P	P	P	P
Entertainment Facilities	C	C	P	C	C	P	P	P	P
Exhibition Homes	P	C	P	P	C	P	P	P	P
Extractive Industries	C	P	P	P	P	P	P	P	P
Feed Lots	C	P	P	P	P	P	P	P	P
Forestry	C	C	W	P	P	P	P	P	P
Garaging of Plant and Trucks	W	W	P	C	C	P	P	C	P
Generating Works	C	P	P	P	C	P	P	P	P
Group Homes	P	P	P	P	C	P	P	P	P
Health Consulting Rooms	P	P	P	P	C	P	P	P	P
Helipads	C	P	P	P	C	P	P	P	P

Heliports	P	P	P	P	C	P	P	P	P
High Technology Industries	P	P	P	P	C	P	P	P	P
Hire Establishments	P	P	P	P	C	P	P	P	P
Home Activities	C	C	P	C	C	P	P	C	P
Home Occupations	W	W	P	W	W	P	P	W	P
Hospitals	P	P	P	P	C	P	P	P	P
Hotels	P	P	P	P	C	P	P	P	P
Housing for Aged or Disabled Persons	P	C	P	C	C	P	P	P	P
Industries	P	P	P	P	P	P	P	P	P
Institutions	C	P	P	P	C	P	P	P	P
Junk Yards	C	P	P	P	C	P	P	P	P
Landfill	C	C	C	C	C	C	C	C	P
Light Industries	P	P	P	P	C	P	P	P	P
Liquid Fuel Depots	C	P	P	P	C	P	P	P	P
Manufactured Home Estates	P	P	P	P	C	P	P	P	P
Markets	P	P	P	P	C	P	P	P	P
Materials Recycling Facilities	C	P	P	P	C	P	P	P	P
Medical Centres	P	P	P	P	C	P	P	P	P
Mines	C	P	P	P	P	P	P	P	P
Mineral Sand Mines	C	P	P	P	P	P	P	P	P
Motels	C	P	P	P	C	P	P	P	P
Motor Showrooms	P	P	P	P	C	P	P	P	P
Offensive or Hazardous Industries	P	P	P	P	P	P	P	P	P
Paintball Establishments	P	P	P	P	P	P	P	P	P
Parking Stations	P	P	P	P	C	P	P	P	P
Passenger Transport Terminals	C	P	P	P	C	P	P	P	P
Periodic Public Entertainment	C	C	P	C	C	P	P	P	P
Piggeries	C	P	P	P	P	P	P	P	P
Places of Assembly	C	C	P	P	C	P	P	P	P
Places of Public Worship	C	C	P	C	C	P	P	P	P
Plant Depots	C	P	P	P	C	P	P	P	P
Public Buildings	P	P	P	P	C	P	P	P	P
Public Utility Undertakings	C	C	C	C	C	C	C	C	P
Reception Establishments	C	P	P	P	C	P	P	P	P
Recreation Areas	C	C	P	C	C	P	C	P	P
Recreation Establishments	C	C	P	P	C	P	P	P	P
Recreation Facilities	P	P	P	P	C	P	P	P	P
Refreshment Rooms	C	C	C	C	C	P	P	C	P
Residential Flat Buildings	P	P	P	P	C	P	P	P	P
Restaurants	P	P	P	P	C	P	P	P	P
Retail Plant Nurseries	C	C	P	P	C	P	P	C	P
Retail Wineries	C	C	P	P	P	P	P	P	P
Roads	C	C	C	C	C	C	C	C	P
Roadside Stalls	C	C	P	P	C	P	P	C	P
Road Transport Terminals	C	P	P	P	C	P	P	P	P
Rural Home Industries	C	C	P	C	P	P	P	P	P
Rural Industries	C	C	P	C	P	P	P	P	P
Rural Tourist Facilities	C	P	P	P	P	P	P	P	P
Rural Workers' Dwellings	C	P	P	P	P	P	P	P	P

Sawmills	C	P	P	P	P	P	P	P	P
Service Stations	C	P	P	P	C	P	P	P	P
Shops	P	P	P	P	C	P	P	P	P
Stock and Sale Yards	C	P	P	P	P	P	P	P	P
Stores, Convenience	C	C	P	C	C	P	P	P	P
Stores, General	C	C	P	C	C	P	P	P	P
Stores, Produce	C	P	P	P	C	P	P	P	P
Telecommunications Facilities	C	C	C	C	C	C	C	C	P
Tourist Facilities	C	C	C	C	P	P	P	P	P
Transport Depots	C	P	P	P	P	P	P	P	P
Transport Terminals	C	P	P	P	P	P	P	P	P
Tree Farming	W	W	P	W	P	P	P	C	P
Units for Aged Persons	P	P	P	P	C	P	P	P	P
Utility Installations	C	C	C	C	C	C	C	C	P
Vehicle Body Repair Workshops	P	P	P	P	C	P	P	P	P
Vehicle Repair Stations	P	P	P	P	C	P	P	P	P
Veterinary Hospitals	C	P	P	P	C	P	P	P	P
Warehouses or Distribution Centres	P	P	P	P	C	P	P	P	P

Note

C = development consent required

W = allowed without consent

P = prohibited development

12 What activities do not require consent and are not prohibited by this plan?

- a) Nothing in this plan prohibits or requires development consent for:
- b) The use of the Crown of buildings that were in existence on the commencement of this plan and that were under the control of the Crown at that date, or

Any activity listed in Schedule 3.

Refer to Schedule 3 below.

15 Development of land near adjoining zone boundaries

- 1) Where land is located within 50 metres of a boundary between two zones, consent may be granted to development on the land that is permissible in the adjoining zone.
- 2) Consent may not be granted to the carrying out of development allowed by subclause (1) unless the consent authority is satisfied that the carrying out of the development is desirable due to planning, design, servicing or similar requirements relating to the development of the land concerned and will not adversely affect the relevant planning objectives or the amenity of the locality.
- 3) The provisions of subclauses (1) and (2) do not apply to Murrumbidgee River corridor land or any land within Zone No 7 (e).

Yarrowlumla Local Environmental Plan 2002**Schedule 3 Activities not requiring consent and not prohibited by plan**

(Clause 12)

- 1 The carrying out by persons carrying on railway undertakings on land comprised in their undertakings of:
 - a) any development required in connection with the movement of traffic by rail, including the construction, reconstruction, alteration, maintenance and repair of ways, works and plant, and
 - b) the erection within the limits of a railway station, of buildings for any purpose, but excluding:
 - c) the construction of new railways, railway stations and bridges over roads, or
 - d) the erection, reconstruction and alteration of buildings for purposes other than railway undertaking purposes outside the limits of a railway station and the reconstruction or alteration, so as materially to affect their design, of railway stations or bridges, or
 - e) the formation or alteration of any means of access to a road, or
 - f) the erection, reconstruction and alteration of buildings for purposes other than railway purposes, where such buildings have direct access to a public place.

- 2 The carrying out by persons carrying on public utility undertakings, being water, sewerage, drainage, electricity or gas undertakings, of any of the following development, being development required for the purpose of their undertakings:
- a) development of any description at or below the surface of the ground,
 - b) the installation of any plant inside a building or the installation or erection within the premises of a generating station or substation established before the appointed day of any plant or other structures or erections required in connection with the station or substation,
 - c) the installation or erection of any plant or other structures or erections by way of addition to or replacement or extension of plant or structures or erections already installed or erected, including the installation in an electrical transmission line of substations, feeder-pillars or transformer housing, but not including the erection of overhead lines for the supply of electricity or pipes above the surface of the ground for the supply of water, or the installation of substations, feeder-pillars or transformer housings of stone, concrete or brickworks,
 - d) the provision of overhead service lines in pursuance of any statutory power to provide a supply of electricity,
 - e) the erection of service reservoirs on land acquired or in process of being acquired for the purpose before the appointed day, provided reasonable notice of the proposed erection is given to the Council, or
 - f) any other development, except:
 - i) the erection of buildings, the installation or erection of plant or other structures or erections and the reconstruction or alteration, so as materially to affect their design or external appearance, of buildings, or
 - ii) the formation or alteration of any means of access to a road.
- 3 The carrying out of any development required in connection with the construction, reconstruction, improvement, maintenance or repair of any road, except the widening, realignment or relocation of such road.
- 4 The carrying out of any activity authorised under the [National Parks and Wildlife Act 1974](#) by or on behalf of the National Parks and Wildlife Service on land under its control.
- 5 The carrying out of any forestry work by the Forestry Commission, a school forest trust empowered under relevant Acts to undertake afforestation, roading, protection, cutting and marketing of timber, and other forestry purposes under such Acts or on any Crown land temporarily reserved from sale as a timber reserve under the [Forestry Act 1916](#).
- 6 The carrying out by a rural lands protection board of any development required for the improvement and maintenance of travelling stock and water reserves, except:
- a) the erection of buildings and the reconstruction or alteration of buildings so as materially to affect their design or purposes, or
 - b) any development designed to change the use or purpose of any such reserve.
- 7 The carrying out or causing to be carried out by a council engaged in flood mitigation works or by the Department of Land and Water Conservation of any work for the purposes of soil conservation, irrigation, afforestation, reafforestation, flood mitigation, water conservation or river improvement in pursuance of the provisions of the [Water Act 1912](#), the [Farm Water Supplies Act 1946](#), the [Soil Conservation Act 1938](#) or the [Water Management Act 2000](#), except:
- a) the erection of buildings, the installation or erection of plant or other structures or erections and the reconstruction or alteration of buildings so as materially to affect their design or external appearance,
 - b) the formation or alteration of any means of access to a road.

Zone E2 Environmental Conservation**1 Objectives of zone**

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To protect threatened species and rivers, creeks and gully ecosystems within Queanbeyan.
- To identify and protect escarpment areas that enhance the visual amenity of Queanbeyan and possess special aesthetic or conservational value.
- To protect water quality by preventing inappropriate development within catchment areas.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care

3 Permitted with consent

Bed and breakfast accommodation; Environmental facilities; Information and education facilities; Research stations; Roads

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

2.5 Additional permitted uses for particular land

- (1) Development on particular land that is described or referred to in Schedule 1 may be carried out:
 - a) With development consent, or
 - b) if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development.
- (2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

Schedule 1 Additional permitted uses (Clause 2.5)

1 Use of certain land at Carwoola

- (1) This clause applies to the following land at Carwoola:
 - a) 149 Wanna Wanna Road, being Lot 87, DP 1051143 and Lots 87, 88, 122, 126 and 127, DP 754875,
 - b) 352 Wanna Wanna Road, being Lot 89, DP 754875,
 - c) 370 Wanna Wanna Road, being Lot 146, DP 48277,
 - d) 517 Wanna Wanna Road, being Lot 83, DP 754922.
- (2) Development for the purpose of a dwelling house is permitted on each lot with development consent.

2 Use of certain land at 67 Lorn Road, Crestwood

- (1) This clause applies to land at 67 Lorn Road, Crestwood, being Lots 21 and 22, DP 225012.
- (2) Development for the purpose of an educational establishment is permitted with development consent.

3 Use of certain land at 135 Uriarra Road, Crestwood

- (1) This clause applies to land at 135 Uriarra Road, Crestwood, being Lot 4, DP 1060200.
- (2) Development for the purposes of commercial premises is permitted with development consent.

4 Use of certain land at Googong

- (1) This clause applies to land identified as “Additional Development Area” on the Googong Map.
- (2) Development for the purposes of advertising structures, business identification signs, business premises, food and drink premises, hotel or motel accommodation, kiosks, markets, office premises, service stations and shops is permitted with development consent.

5 Use of certain land at Googong Common, Googong

- (1) This clause applies to land identified as “Googong Common” on the Googong Map.
- (2) Development for the purposes of cellar door premises, depots, entertainment facilities, function centres, garden centres, horticulture, landscaping material supplies, plant nurseries, resource recovery facilities, viticulture, waste or resource transfer stations and water recreation structures is permitted with development consent.

6 Use of certain land at 64 Googong Road, Googong

- (1) This clause applies to 64 Googong Road, Googong, being Lot 10, DP 754881.
- (2) Development for the purposes of garden centres, horticulture, landscaping material supplies and plant nurseries is permitted with development consent.

7 Use of certain land at 140 Googong Road, Googong

- (1) This clause applies to land at 140 Googong Road, Googong, being Lot 12, DP 1164687.
- (2) Development for the purposes of advertising structures and real estate signs within 10m of the boundary of Old Cooma Road, with a maximum area of 20m² and a maximum height of 8m from the ground (existing) is permitted with development consent.

8 Use of certain land at 23 Mol Crescent, Googong

- (1) This clause applies to 23 Mol Crescent, Googong, being Lot 2, DP 826105.
- (2) Development for the purposes of a dwelling house is permitted with development consent.

9 Use of certain land at 663 and 1368 Old Cooma Road, Googong

- (1) This clause applies to land at 663 and 1368 Old Cooma Road, Googong, being Lots 8 and 13, DP 219695.
- (2) Development for the purpose of a dwelling house on each lot is permitted with development consent.

10 Use of certain land at 1400 Old Cooma Road, Googong

- (1) This clause applies to land at 1400 Old Cooma Road, Googong, being Lot 3, DP 827344.
- (2) Development for the purposes of a high technology industry is permitted with development consent.

11 Use of certain land at 229 Wickerslack Lane, Googong

- (1) This clause applies to land at 229 Wickerslack Lane, Googong, being Lots 7, 32, 92, 102, 104, 111 and 112, DP 754875 and Lot 2, DP 375866.
- (2) Development for the purposes of farm buildings is permitted with development consent.

12 Use of certain land at 250 Lanyon Drive, Jerrabomberra

- (1) This clause applies to Lots 7328–7332, DP 1153148 and Lot 1, DP 1111489, being Crown Land reserved for a cemetery.
- (2) Development for the purposes of a kiosk is permitted with development consent.

13 Use of certain land at Jerrabomberra

- (1) This clause applies to the following land at Jerrabomberra:
 - a) 12 Balcombe Street, being Lot 10, DP 1101885,
 - b) 63 Ironbark Circuit, being Lot 118, DP 1007170,
 - c) 2 Sweetgum Place, being Lot 179, DP 1007170,
 - d) 4 Walter Close, being Lot 1378, DP 1051143,
 - e) 127 Waterfall Drive, being Lot 126, DP 1041324.
- (2) Development for the purposes of dual occupancies is permitted with development consent.

14 Use of certain land at Jerrabomberra

- (1) This clause applies to the following land at Jerrabomberra:
 - a) 61, 65 and 68 Brudenell Drive, being Lots 65, 66 and 77, DP 775666,
 - b) 1, 3, 5, 7, 9 and 11 Coachwood Avenue, being Lots 759–761 and 763–765, DP 829470,
 - c) 13, 15 and 22–26 Coral Drive, being Lots 739–743, 757 and 758, DP 835596,
 - d) 3–6, 8, 10, 12, 14 and 20 Laurel Place, being Lots 745–750 and 753–755, DP 835596,
 - e) 8 and 32 Walker Crescent, being Lots 39 and 51, DP 775666.
- (2) Development for the purposes of dual occupancies (attached) is permitted with development consent.

15 Use of certain land at 59 Cooma Street, Queanbeyan

- (1) This clause applies to land at 59 Cooma Street, Queanbeyan, being Lot 2, DP 815688.
- (2) Development for the purposes of business premises and office premises is permitted with development consent.

16 Use of certain land at 1 Bungendore Road, Queanbeyan East

- (1) This clause applies to land at 1 Bungendore Road, Queanbeyan East, being Lot 1, DP 835570.
- (2) Development for the purposes of a take away food and drink premises is permitted with development consent.

17 Use of certain land at 1 Buttle Street, Queanbeyan East

- (1) This clause applies to land at 1 Buttle Street, Queanbeyan East, being Lots 1–6, SP 40615.
- (2) Development for the purposes of commercial premises is permitted with development consent.

18 Use of certain land at 53 Tharwa Road, Queanbeyan West

- (1) This clause applies to land at 53 Tharwa Road, Queanbeyan West, being Lot 441, DP 623510.
- (2) Development for the purposes of hotel or motel accommodation is permitted with development consent.

19 Use of certain land at 1738 Old Cooma Road, Royalla

- (1) This clause applies to land at 1738 Old Cooma Road, Royalla, being Lots 1 and 2, DP 555380 and Lot 152, DP 754912.
- (2) Development for the purposes of farm buildings is permitted with development consent.

20 Use of certain land at 1738 Old Cooma Road, Royalla

- (1) This clause applies to land at 1738 Old Cooma Road, Royalla, being Lot, 2 DP 555380.
- (2) Development for the purposes of a dwelling house is permitted with development consent.

21 Use of certain land at 1865A Old Cooma Road, Royalla

- (1) This clause applies to land at 1865A Old Cooma Road, Royalla, being Lot 186, DP 754871.
- (2) Development for the purposes of a dwelling house is permitted with development consent.

22 Use of certain land at 101 Alderson Place, Tralee

- (1) This clause applies to land at 101 Alderson Place, Tralee, being Lots 3, 5, 6, 8, 9, 11 and 12, DP 17224, Lots 9–11, DP 130626, Lot 100, DP 131036 and Lot 1, DP 1001136.
- (2) Development for the purposes of farm buildings is permitted with development consent.

23 Use of certain land at 223A Alderson Place, Tralee

- (1) This clause applies to land at 223A Alderson Place, Tralee, being Lot 2, DP 1039904.
- (2) Development for the purposes of a dwelling house is permitted with development consent.

General Rural Zone No 1(a)

Minimum area of 80 hectares or:

- Be a vacant 1995 holding on which a dwelling house could have been lawfully erected immediately before this appointed day, or
- Be a lot in a subdivision consented to in accordance with clause 18 and 19 (see over), or
- Be a lot in a subdivision which was consented to or approved by the Council before the appointed date and which met the requirements for erecting a dwelling house that applied at the date the subdivision was consented to or approved.

Rural Residential Zone No 1(d)

Minimum area 8 hectares unless that land is an allotment created under clauses 18 and 20 (see over) of the Yarrowlumla Local Environmental Plan 2002 or the land is a lot in a subdivision consented to or approved by Council before the appointed day (12 June 2002) and which met the requirements for erecting a dwelling houses that applied at the date the subdivision was consented to or approved.

Environmental Protection Zone No 7(e)

Minimum area of 80 hectares or:

- Be a lot in a subdivision consented to in accordance with clauses 18 and 23 (see over), or
- Be a lot in a subdivision which was consented to or approved by the Council before the appointed day and which met the requirements for erecting a dwelling house that applied at the date the subdivision was consented to or approved.

17 When is consent required for the subdivision of land?

Consent must be obtained for all subdivision other than the following:

- a) subdivisions that only effect minor boundary adjustments which do not create any additional allotments and which do not alter the area of any allotment more than 10%, or
- b) subdivisions only for the purpose of road widening.

18 What must be considered before consenting to a subdivision of land in the Rural Zones and the Environment Protection Zone?

- 1) Consent must not be granted to a subdivision of land within Zone No 1(a), 1(d), 1(g) or 7(e) unless the consent authority is satisfied that:
 - a) The density of the allotments proposed to be created reflects the land capability (including soil resources and soil stability), natural constraints and hazards of the land to be subdivided, and
 - b) A range and mixture of allotment sizes will be provided, and
 - c) Essential services, including access roads, and electricity and telephone services, can be economically provided, and
 - d) A site specific investigation of land capability and hydraulic/nutrient balance (undertaken by a person with qualifications satisfactory to the Council) ascertains that the land has adequate capability for on-site effluent disposal and that such disposal will not adversely affect water quality on adjoining land through either surface or sub-surface flows, and
 - e) Where 5 allotments or more are proposed to be created, each allotment will be provided with a reticulated non-potable water supply from a communal source, being one or more dams or bores (or dams and bores), subject to the total volume of water provided being within the limits of the maximum harvestable rights dam capacity and current Department of Land and Water Conservation policy relating to ground water access which last applied to the land prior to subdivision, and
 - f) Where less than 5 allotments are proposed to be created or the provisions of a reticulated non-potable water supply system is proved to be not practicable, an adequate non-potable water supply will be available to each allotment, being either:
 - i) A dam on each allotment with a capacity of at least 0.75 megalitre and a catchment area of at least 8 hectares, or
 - ii) A ground water supply with a flow rate of 0.5 litre per second to provide a minimum annual supply of 0.75 megalitre, subject to the total volume of water provided being within the limits of the maximum harvestable rights dam capacity and current Department of Land and Water Conservation policy relating to ground water access which last applied to the land prior to subdivision, and
 - g) The proposed locations of dwellings conform to the topography of the land, complement each other and take into account the visual impact of the development on the amenity of the area, and
 - h) Having regard to a site assessment carried out by a person with qualifications satisfactory to the Council, the development will not adversely impact on flora and fauna, including regionally significant species and communities, or the Aboriginal cultural heritage, including "Aboriginal objects" of the locality, and
 - i) Each proposed allotment has a depth to width ratio not exceeding 4:1, and
 - j) Each proposed allotment having an area of less than 16 hectares has frontage to a road other than a main or arterial road, and
 - k) Where the land proposed to be subdivided is identified as Class 1, 2 or 3 on the map prepared by the Department of Agriculture and held in the office of the Council, the agriculture potential of the land has been taken into account in the subdivision design and the size of the proposed allotments is appropriate for ongoing agricultural use, and
 - l) If the land proposed to be subdivided is Murrumbidgee River corridor land, the matters listed in clause 43 have been taken into account in the subdivision design.

- 2) Consent must not be granted to a subdivision of land within Zone No 1(a) where:
 - a) The development will lead to the clustering of more than 5 allotments having an area of less than 80 hectares, or
 - b) In the opinion of the consent authority, the subdivision will adversely impact on the agricultural operation of the holding or neighbouring properties.
- 3) Consent must not be granted to a subdivision of land within Zone 7(e) unless the consent authority is satisfied that subsequent development of the subdivided land will not detrimentally impact on the scientific, environmental or social significance or visual amenity of the area.

19) What are the allotment size requirements that apply to subdivision in the General Rural Zone?

- 1) Consent may be granted to the subdivision of land within Zone No 1(a) only if the consent authority is satisfied that:
 - a) Each allotment proposed to be created by the subdivision will have an area of not less than 8 hectares, and
 - b) The average area of all lots into which the land comprising each 1995 holding affected by the subdivision is divided will not be less than 80 hectares at any time, and
 - c) Where lots having an area of less than 80 hectares are proposed to be created, the total number of allotments having an area of less than 80 hectares created through successive subdivisions of the land comprising each 1995 holding affected by the subdivision will not exceed 5, and
 - d) Each proposed allotment will have a frontage to a main or arterial road will have a frontage to that road of not less than 200 metres or one entry point to that road for vehicles, and
 - e) Each proposed allotment which will have a frontage to a lake or river will have a frontage to that lake or river of not less than 200 metres, and
 - f) The land to which the development application applies has not previously been subdivided in accordance with this clause, unless it is the land nominated by the owner to the Council as the residue lot in the last subdivision which involved the land.
- 2) Despite subclause (1) (b), consent may be granted to the subdivision of a 1995 holding between 88 hectares and 159 hectares in area so as to create 2 allotments if the subdivision was permissible immediately prior to the gazettal of Yarrowlumla Local Environmental Plan 1993 (Amendment No 6).
- 3) Land identified as Class 1, 2 or 3 on the map prepared by the Department of Agriculture and held in the office of the Council is not to be subdivided so as to create an allotment of less than 16 hectares.
- 4) Consent may be granted to the subdivision of land within Zone No 1(a) to create an allotment of any size that will be used otherwise than for the purpose of agriculture or a dwelling (the proposed use being development that may be carried out under Part 2), if:
 - a) In the opinion of the consent authority, the area of the allotment to be created is appropriate for the development for which it is intended to be used, and
 - b) Where the land is identified as Class 1, 2 or 3 on the map prepared by the Department of Agriculture and held in the office of the Council, the consent authority is satisfied that there is no reasonable alternative to using the allotment for the proposed development.

20) What are the allotment size requirements that apply to subdivision in the Rural Residential Zone?

1) Land within Zone No 1(d)

Consent must not be granted to a subdivision of land within Zone No 1(d) otherwise than in accordance with subclauses (2) – (5).

2) Consent may be granted to such a subdivision if the consent authority is satisfied that:

- a) Allotments having an area of less than 16 hectares proposed to be created by the subdivision will have an average area of not less than 6 hectares, and
- b) None of the allotments proposed to be created by the subdivision will have an area of less than 2 hectares, and
- c) Allotments having an area of less than 4 hectares will comprise not more than 15 per cent of the land being subdivided, and
- d) Any allotment having an area of less than 4 hectares will not adjoin or be adjacent to any other allotment having an area of less than 4 hectares, and
- e) Each allotment having an area of less than 4 hectares will have frontage to a public road other than a main or arterial road.

3) The Council must not grant consent to a subdivision of land within Zone No 1(d) if the land has been previously subdivided in accordance with this clause or clause 13A of Yarrowlumla Local Environmental Plan 1993.

4) The Council must not grant consent to a subdivision of an allotment of land with an area of 16 hectares or less within Zone No 1(d) if the allotment has been previously subdivided in accordance with clause 13 (4) of Yarrowlumla Local Environmental Plan 1993, clause 14 (4) of Yarrowlumla Local Environmental Plan 1986 or clause 11B (3) or 11C of Interim Development Order No 1 – Shire of Yarrowlumla.

5) Despite subclause (3), consent may be granted to the subdivision of land within Zone No 1 (d) to create an allotment of any size that will be used otherwise than for the purpose of agriculture or a dwelling (the proposed use being development that may be carried out under Part 2), if:

- a) In the opinion of the consent authority, the area of an allotment to be created is appropriate for the development for which it is intended to be used, and
- b) Where the land is identified as Class 1, 2 or 3 on the map prepared by the Department of Agriculture and held in the office of the Council, the consent authority is satisfied that there is no reasonable alternative to using the allotment for the proposed development.

6) Land within Zone No 1(g)

Consent may be granted to a subdivision of land within Zone No 1(g) if the subdivision will create a title for an existing dwelling by excising an allotment from the land on which it is situated.

23) What are the allotment size requirements that apply to subdivision in Zone 7(e)?

1) Allotments proposed in Zone 7(e) must meet the following standards:

- a) Where there is a dwelling on the land, the allotment on which it will be situated must have an area of not less than 80 hectares,
- b) Where the allotment will be created for the purpose of erecting a dwelling, the allotment must have an area of not less than 80 hectares.

2) Consent must be granted to a subdivision of land within Zone No 7(e) to create an allotment of any size that will be used otherwise than for the purpose of agriculture or a dwelling (the proposed use being development that can be carried out under Part 2), if:

- a) The area of an allotment to be created is appropriate for the development for which it is intended to be used, and
- b) Where the land is identified as Class 1, 2 or 3 on the map prepared by the Department of Agriculture and held in the office of the Council, there is no reasonable alternative to using the allotment for the proposed development.

Contaminated Land Management

Introduction

This policy applies to all development and outlines requirements relating to the use and/or development of land that is or may potentially be contaminated. This policy should be read in conjunction with *State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land*, and the relevant *Queanbeyan Local Environmental Plan* clause relating to earthworks.

Objectives

- (1) Enable Council to more adequately identify record and manage known and potentially contaminated land.
- (2) Provide direction for Council in the gathering and assessment of information in relation to previous land use activities that may have resulted in contamination.
- (3) Assist Council in the discharge of its functions and responsibilities in relation to existing and potential land contamination with reasonable care and due diligence to minimise potential risk to both public health and the environment.
- (4) Inform the community, particularly those interested or involved in the planning and development process, of Council's procedures relating to existing or potential land contamination.
- (5) Ensure that all stakeholders are aware of their responsibilities for the ongoing management of contaminated land.

Relationship to Other Plans, Council Policies and the Like

State Environmental Planning Policy 55 – Remediation of Land must be referred to in conjunction with this element.

Duty to Report Contamination

The *Contaminated Land Management Act 1997* requires persons to notify the Environment Protection Authority (EPA) if they become aware that their activities have contaminated land so as to present a significant risk of harm to human health or the environment. Clause 60(3) of the *Contaminated Land Management Act 1997* states that a person is required to notify the EPA if:

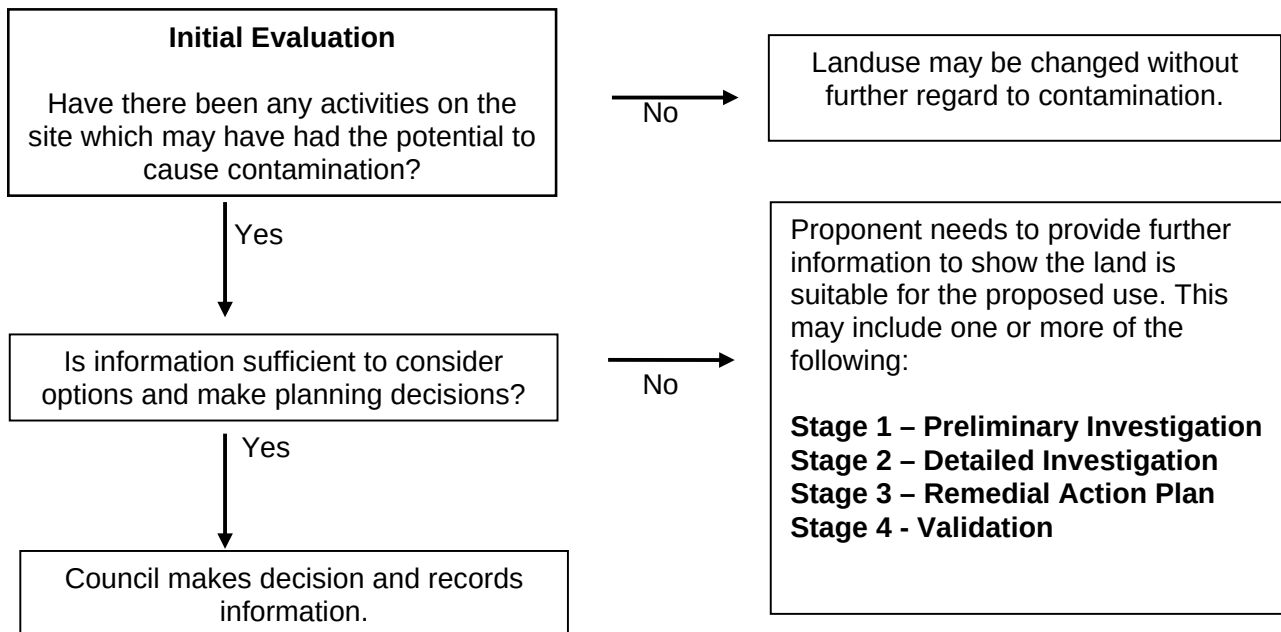
- i. The substance contaminating the land (the contaminant) or any by-product of the contaminant has entered or will foreseeably enter neighbouring land, the atmosphere, groundwater or surface water;
- ii. the regulations prescribe for the purposes of this subparagraph, or the guidelines specify, a level of the contaminant or by-product in the neighbouring land, atmosphere, groundwater or surface water;
- iii. the level of the contaminant or by-product after that entry is, or will foreseeably be, above the level prescribed or specified and will foreseeably continue to remain above that level.

Council's Decision Making Process

In determining all rezoning, subdivision and development applications, Council must consider the possibility of land contamination and the implications it has for any proposed or permissible future uses of the land.

If contamination is, or may be present, the proponent must investigate the site and provide Council with the information it needs to carry out its planning functions. Figure 1 below outlines process when Council is assessing potential impacts of contamination on a site.

Figure 1 Contaminated Land



Note: The information contained in this Schedule is an excerpt from Council's policy on contaminated land management and is intended only as an overview.

For further information please refer to Part 2.4 – Contaminated Land Management of the Queanbeyan Development Control Plan 2012 and State Environmental Planning Policy No. 55 – Remediation of Land.



PO Box 90 (257 Crawford Street) Queanbeyan 2620
Section 149 Planning Certificate No.147-2014

Section 149(2) Planning Certificate

Applicant's Name: Anna Mohen

Certificate No: 147 - 2014

Applicant's Address: Level 2, 60 Marcus Clarke Street

Fee: 133.00

Address: Canberra ACT 2600

Email: anna.mohen@aecom.com

Fee Receipt No: 1377633

Address:

Your Reference: SOUTH
JERRABOMBERRA:3726

DESCRIPTION OF LAND

House No. or Name: 101A Alderson Place, TRALEE NSW 2620

Lot, Unit or Portion No, DP or SP: LOT 3 DP 1001136

Owner: Mr John Bernard Forrest

Owner Address: PO Box 3882
MANUKA ACT 2603

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.	Yarrowlumla Local Environmental Plan 2002 State Environmental Planning Policies Refer to attached Schedule 3 for SEPPs.
(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	None Apply
(3) The name of each development control plan that applies to the carrying out of development on the land.	Queanbeyan Development Control Plan 2012 Refer to attached Schedule 3
(4) <i>In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.</i>	

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

(a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),	Current Zoning 7(e) Environmental Protection Zone
(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	Refer to attached Schedule 4
(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	Refer to attached Schedule 4
(d) the purposes for which the instrument provides that development is prohibited within the zone,	Refer to attached Schedule 4
(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,	YES Refer to attached Schedule 5
(f) whether the land includes or comprises critical habitat,	NO
(g) whether the land is in a conservation area (however described),	NO
(h) whether an item of environmental heritage (however described) is situated on the land.	NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under: (a) Part 3 of the <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)</i>, or (b) a Precinct Plan (within the meaning of the 2006 SEPP), or (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act, the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).	NO The land is not within any zone under Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 or a Precinct Plan or proposed Precinct Plan.
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3. Complying Development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses. (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.	Complying development cannot be carried out wholly on the land under all of the codes being the: • General Housing Code; • Rural Housing Code; • Housing Alterations Code; • General Development Code; • Commercial and Industrial Alterations Code; • Commercial and Industrial (New Buildings and Additions) Code; • Subdivision Code; and • Demolition Code, as the whole of the land affected by one or more of the provisions of clause 1.17A (1) (c) to (e), (2), (3) (4), and 1.18 (1) (c3) of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>, being land that is zoned 7(e) Environmental Protection Zone is an environmentally sensitive area.
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4. Coastal protection

Whether or not the land is affected by the operation of section 38 or 39 of the <i>Coastal Protection Act 1979</i>, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.	NO
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4A. Certain information relating to beaches and coasts

(1) In relation to a coastal council—whether an order has been made under Part 4D of the <i>Coastal Protection Act 1979</i> in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.	NO
(2) In relation to a coastal council: (a) whether the council has been notified under section 55X of the <i>Coastal Protection Act 1979</i> that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and (b) if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.	NO

4B. Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

In relation to a coastal council—whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).	NO
Note. “Existing coastal protection works” are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993 .	

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the <i>Mine Subsidence Compensation Act 1961</i> .	NO
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6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the <i>Roads Act 1993</i> , or	NO
(b) any environmental planning instrument, or	NO
(c) any resolution of the council.	NO

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

**PO Box 90 (257 Crawford Street) Queanbeyan 2620
Section 149 Planning Certificate No.147-2014**

Whether or not the land is affected by a policy:

(a) adopted by the council, or (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding.)	YES All land within the Queanbeyan Local Government Area is affected by policies adopted by the council relating to contaminated land and bushfire prone land as described below. CONTAMINATED LAND Council has adopted by resolution a policy on contaminated land. This policy is triggered when rezoning or land use changes are proposed on lands which have previously been used for certain purposes which could have involved the use of contaminants. As at the date of the Certificate this land has not been assessed by Council either by considering its past use or the results from systematic testing. Accordingly, it is not known whether or not consideration of Clause 2.4 – Contaminated Land Management of Queanbeyan Development Control Plan 2012 and the application of provisions under relevant State Legislation is warranted. Refer to attached Schedule 7. BUSHFIRE On land that is bushfire prone certain development may require further consideration under Section 79BA or Section 91 of the Environmental Planning and Assessment Act 1979, and under Section 100B of the Rural Fires Act 1997 with respect to bushfire matters. Refer to Question 11 to see if the land is bush fire prone.
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7 A. Flood related development controls information

(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.	NO
(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	NO
(3) <i>Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.</i>	

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.	NO
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9. Contributions plans

The name of each contributions plan applying to the land.	Queanbeyan City Council Section 94 Contributions Plan 2011 Effective from 16 March 2012
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9A. Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the <i>Threatened Species Conservation Act 1995</i>), a statement to that effect.	NO
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10. Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the <i>Threatened Species Conservation Act 1995</i> relates, a statement to that effect (but only if the council has been notified of the existence of an agreement by the Director-General of the Department of Environment, Climate Change and Water).	NO
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11. Bush fire prone land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	The land is not shown as bushfire prone land in accordance with the Environmental Planning and Assessment Act 1979.
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12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the <i>Native Vegetation Act 2003</i> applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	NO
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13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	NO
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14. Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.	NO
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15. Site compatibility certificates and conditions for seniors housing

If the land is land to which <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> applies:	
(a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land, and if there is a certificate, the statement is to include: (i) the period for which the certificate is valid, and (ii) that a copy may be obtained from the head office of the Department of Planning, and (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.	NO Council is not aware of the existence of a current site compatibility certificate for the land.

16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:	
(a) the period for which the certificate is valid, and (b) that a copy may be obtained from the head office of the Department of Planning.	NO Council is not aware of the existence of a current site compatibility certificate for the land.

17. Site compatibility certificates and conditions for affordable rental housing

A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (a) the period for which the certificate is current, and (b) that a copy may be obtained from the head office of the Department of Planning. A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> that have been imposed as a condition of consent to a development application in respect of the land.	NO Council is not aware of the existence of a current site compatibility certificate for the land.
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18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.	NO As at the date of the Certificate Council is not aware of the existence of a development plan adopted by a relevant authority that applies to the land or is proposed to be subject to a consent ballot.
(2) The date of any subdivision order that applies to the land.	NO As at the date of the Certificate Council is not aware of any subdivision order that applies to the land.
(3) <i>Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</i>	

19. Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include: (a) the matter certified by the certificate, and (b) the date on which the certificate ceases to be current (if any), and (c) that a copy may be obtained from the head office of the Department of Planning. Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.	NO Council is not aware of the existence of a current site verification certificate for the land.
Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:	
(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act —if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,	NO
(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act —if it is subject to such an order at the date when the certificate is issued,	NO
(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act —if it is the subject of such an approved proposal at the date when the certificate is issued,	NO
(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act —if it is subject to such an order at the date when the certificate is issued,	NO

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Section 149 Planning Certificate No.147-2014

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act —if a copy of such statement has been provided at any time to the local authority issuing the certificate.	NO
Note. Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.	
Note. This certificate utilises data and information from third party sources for some responses, such as (but not necessarily limited to): NSW Office of Environment and Heritage (9A,10); NSW Roads and Maritime Services (Q.6 a); NSW Rural Fire Service (Q.11); Murrumbidgee Catchment Management Authority (Q.12); NSW Land and Environment Court (Q.13); NSW Department of Planning and Infrastructure (Q.14-19); and the NSW Environment Protection Authority (Note re; <i>Contaminated Land Management Act 1997</i>). Information reproduced is provided from the latest information supplied to Council, however should be verified and checked with these agencies prior to relying on this information.	

Planning Certificate No.: 147-2014

Checked: AP

Date: 24-April-2014

M J THOMPSON
GROUP MANAGER
SUSTAINABILITY AND BETTER LIVING

Per 

Any request for further information in connection with the above should be marked for the attention of
SUSTAINABILITY AND BETTER LIVING
QUEANBEYAN CITY COUNCIL
Telephone: (02) 6285 6244
Fax: (02) 6298 4677

Section 149(5) Planning Certificate
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DESCRIPTION OF LAND

House No. or Name:	101A Alderson Place, TRALEE NSW 2620
Lot, Unit or Portion No, DP or SP:	LOT 3 DP 1001136
Owner:	Mr John Bernard Forrest
Owner Address:	PO Box 3882 MANUKA ACT 2603

a) Has the Council information which would indicate that the land is subject to the risk of flooding or tidal inundation?	REPLY NO
b) Has the Council information which would indicate that the land is subject to slip or subsidence?	REPLY NO
c) Is the land affected by a residential district proclamation?	REPLY NO
d) Is the land affected by a tree preservation order?	REPLY YES Refer to clauses 35-38 of Yarrowlumla Local Environmental Plan 2002
e) Is the land affected by any road widening or road realignments under section 262 of the Local Government Act, under any environmental planning instrument or under any resolution of the Council?	REPLY NO
f) Is the land affected by any resolution of the Council to seek amendment to any environmental planning instrument or draft environmental planning instrument applying to the land?	REPLY YES Council resolved on 22 May 2013 to prepare a planning proposal for land identified on Map 1 which includes land subject to this certificate.
g) Is the subject property located either wholly or partially under a flight path and is within the 20-25 ANEF contour?	REPLY NO



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The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.

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Date: 24-April-2014

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DEVELOPMENT CONTROL PLANS

The following Development Control Plans can be viewed on Council's web site at www.qcc.nsw.gov.au

QUEANBEYAN DEVELOPMENT CONTROL PLAN 2012

The purpose of this development control plan is to provide detailed provisions relating to matters of environmental planning significance for Queanbeyan to be taken into consideration by Queanbeyan City Council when exercising its environmental assessment and planning functions under the *Environmental Planning and Assessment Act 1979*.

GOOGONG DEVELOPMENT CONTROL PLAN

This development control plan provides background, objectives, controls and design criteria to achieve desirable development outcomes in line with Council's vision for the new town of Googong.

STATE ENVIRONMENTAL PLANNING POLICIES

State environmental planning policies (SEPPs) deal with issues significant to the State and people of New South Wales. They are made by the Minister for Planning and may be exhibited in draft form for public comment before being gazetted as a legal document.

This list is intended for use as a summary guide only. Please refer to the relevant policy for full details. Further information is available from the NSW Department of Planning and Infrastructure. <http://www.planning.nsw.gov.au/>

SEPP No. 1 — Development Standards

Gazetted 17.10.80.

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

SEPP No. 4 — Development Without Consent and Miscellaneous Complying Development

Gazetted 4.12.81.

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. The types of development covered are outlined in the policy.

SEPP No. 6 — Number of Storeys in a Building

Gazetted 10.12.82

Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

SEPP No. 21 — Caravan Parks

Gazetted 24.4.92. Replaces SEPP No. 21 — Moveable Dwellings gazetted 28.11.86.

Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the *Local Government Act 1993*, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation.

The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

SEPP No. 22 — Shops and Commercial Premises

Gazetted 9.1.87.

Permits within a business zone, a change of use from one kind of shop to another or one kind of commercial premises to another, even if the change of use is prohibited under an environmental planning instrument. Development consent must be obtained and the consent authority satisfied that the change of use will have no, or only minor, environmental effect.

SEPP No. 30 — Intensive Agriculture

Gazetted 8.12.89.

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.

SEPP No. 32 — Urban Consolidation (Redevelopment of Urban Land)

Gazetted 15.11.91

States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy:

- focuses on the redevelopment of urban land that is no longer required for the purpose it is currently zoned or used
- encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy.

Councils will continue to be responsible for the majority of rezonings. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban redevelopment. Where a site is rezoned by an REP, the Minister will be the consent authority.

SEPP No. 33 — Hazardous and Offensive Development

Gazetted 13.3.92

Provides new definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the *Environmental Planning and Assessment Act 1979*.

SEPP No. 36 — Manufactured Home Estates

Gazetted 16.7.93.

Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approved development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

SEPP No 44—Koala Habitat Protection

Gazetted 6.1.1995.

This Policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline:

- a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and
- b) by encouraging the identification of areas of core koala habitat, and
- c) by encouraging the inclusion of areas of core koala habitat in environment protection zones.

SEPP No. 50 – Canal Estate Development

Gazetted 10.11.97

This Policy aims to prohibit canal estate development as described in this Policy in order to ensure that the environment is not adversely affected by the creation of new developments of this kind.

SEPP No. 55 - Remediation of Land

Gazetted 28.8.98.

Introduces statewide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared *Managing Land Contamination: Planning Guidelines*.

SEPP No.62 – Sustainable Aquaculture

Gazetted 25.8.00

The aims and objectives of this Policy are:

- a) to encourage sustainable aquaculture, including sustainable oyster aquaculture, in the State, namely, aquaculture development which uses, conserves and enhances the community's resources so that the total quality of life now and in the future can be preserved and enhanced, and
- b) to make aquaculture development permissible in certain zones under the Standard Instrument, as identified in the NSW Land Based Sustainable Aquaculture Strategy, and
- c) to set out the minimum site location and operational requirements for permissible aquaculture development (the minimum performance criteria), and
- d) to establish a graduated environmental assessment regime for aquaculture development based on the applicable level of environmental risk associated with site and operational factors (including risks related to climate change, in particular, rising sea levels), and
- e) to apply the Policy to land-based aquaculture development and oyster aquaculture development in the State and to include facility for extension of the Policy to natural water-based aquaculture.

SEPP No. 64 - Advertising and Signage

Gazetted 16.3.01.

Aims to establish uniform codes for advertising and signage and to provide time limited consents for display of certain advertisements.

SEPP No. 65-Design Quality of Residential Flat Development

Gazetted 26.7.02.

Provides design criteria for residential flat development of three storeys or greater.

SEPP (Housing for Seniors or People with a Disability) 2004

Gazetted 31.3.04 (SEPP Seniors Living).

Encourages the development of high quality accommodation for our ageing population and for people who have disabilities – housing that is in keeping with the local neighbourhood.

SEPP (Major Development) 2005

Gazetted on 25.5.05 (SEPP State Significant Development) 2005.

Defines what development is state significant development and determined by the Minister for Infrastructure and Planning. The policy repeals SEPP 34 and 38, as well as provisions in numerous other planning instruments, declarations and directions.

SEPP (Building Sustainability Index: BASIX) 2004

Gazetted 25.6.04.

This Policy applies to:

- a) a proposed BASIX affected building for which the regulations under the Act require a BASIX certificate to accompany an application for a development consent, complying development certificate or construction certificate, and
- b) a BASIX affected building the subject of a development consent, complying development certificate or construction certificate that, pursuant to the regulations under the Act, is subject to a BASIX commitment.

BASIX affected building means:

- a) a dwelling-house (that is, a building comprising one dwelling and nothing else but ancillary structures to the dwelling) or
- b) a dual occupancy building (that is, a building comprising two dwellings and nothing else but structures ancillary to those dwellings), or
- c) a guest house, boarding house, lodging house or hostel (including a backpackers hostel), being a building with a gross floor area of less than 300 square metres, but does not include:
- d) one of 3 or more dwelling-houses (comprising a single development) to be erected on land the subject of a development application or development consent for subdivision under:
 - i. the Strata Schemes (Freehold Development) Act 1973, and
 - ii. the Strata Schemes (Leasehold Development) Act 1986,so as to create a separate lot for each such dwelling-house, or
- e) one of 2 or more dual occupancy buildings (comprising a single development) to be erected on land the subject of a development application or development consent for the subdivision under:
 - i. the Strata Schemes (Freehold Development) Act 1973, and
 - ii. the Strata Schemes (Leasehold Development) Act 1986,

so as to create a separate lot for each such building.

SEPP (Mining, Petroleum Production and Extractive Industries) 2007
Gazetted 16.07.07

The SEPP applies State-wide. The SEPP aims to provide for the proper management and development of mining, petroleum production and extractive material resources; to facilitate the orderly use and development of areas where the resources are located; and, to establish appropriate planning controls to encourage sustainable management of these resources.

SEPP (Infrastructure) 2007
Gazetted 21.12.07.

The aim of this Policy is to facilitate the effective delivery of infrastructure across the State by:

- a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and
- b) providing greater flexibility in the location of infrastructure and service facilities, and
- c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and
- d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and
- e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and
- f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.

SEPP (Rural Lands) 2008

Gazetted 09.05.08

Aims of Policy

The aims of this Policy are as follows:

- a) to facilitate the orderly and economic use and development of rural lands for rural and related purposes,
- b) to identify the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State,
- c) to implement measures designed to reduce land use conflicts,
- d) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,
- e) to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.

SEPP (Temporary Structures) 2007

Gazetted 28.9.07

Aims of Policy

The aims of this Policy are as follows:

- a) to ensure that suitable provision is made for ensuring the safety of persons using temporary structures or places of public entertainment,
- b) to encourage the protection of the environment at the location, and in the vicinity, of places of public entertainment or temporary structures by (among other things) managing noise, parking and traffic impacts and ensuring heritage protection,
- c) to specify the circumstances in which the erection and use of temporary structures are complying development or exempt development,
- d) to promote opportunities for buildings (including temporary structures) to be used as places of public entertainment by specifying the circumstances in which that use is complying development or exempt development,
- e) to promote the creation of jobs in the public entertainment industry,
- f) to increase access for members of the public to public entertainment.

SEPP (Exempt and Complying Development Codes) 2008

Gazetted 12.12.08.

Aims of Policy

This Policy aims to provide streamlined assessment processes for development that complies with specified development standards by:

- a) providing exempt and complying development codes that have State-wide application, and
- b) identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent, and
- c) identifying, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*, and
- d) enabling the progressive extension of the types of development in this Policy, and
- e) providing transitional arrangements for the introduction of the State-wide codes, including the amendment of other environmental planning instruments.

SEPP (Affordable Rental Housing) 2009

Gazetted 31.07.09

The aims of this Policy are as follows:

- a) to provide a consistent planning regime for the provision of affordable rental housing,
- b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards,
- c) to facilitate the retention and mitigate the loss of existing affordable rental housing,
- d) to employ 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,
- e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing,
- f) to support local business centres by providing affordable rental housing for workers close to places of work,
- g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.

SEPP (Urban Renewal) 2010

Gazetted 15.12.10

Aims of Policy

The aims of this Policy are as follows:

- a) to establish the process for assessing and identifying sites as urban renewal precincts,
- b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,
- c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.

State Environmental Planning Policy (State and Regional Development) 2011 Published: 28.9.2011

The aims of this Policy are to identify development that is State significant development, to identify development that is State significant infrastructure and critical State significant infrastructure and to confer functions on joint regional planning panels to determine development application.

10 What are the zone objectives?**(1) Zone No 1 (a) (General Rural Zone)**

The objectives of this zone are as follows:

- a) to protect the agricultural potential of rural land and to prevent the fragmentation of viable rural holdings,
- b) to prevent premature and sporadic subdivisions and to ensure consolidation of urban areas, thus enhancing the prospect of the economic provision of public services,
- c) to prevent the subdivision of land on the fringe of urban areas into small allotments that may prejudice the proper layout of future urban areas,
- d) to ensure that development occurs only on land which is suitable for, and economically capable of, the proposed development and so as not to create conflicting uses,
- e) to allow the use of land within the zone for agricultural purposes and for a range of other appropriate purposes, while minimising conflict between them,
- f) to restrict the establishment of inappropriate traffic-generating uses along arterial and main road frontages,
- g) to ensure sound management of land which has an extractive or mining industry potential and to ensure that development does not adversely affect the potential of any existing or future extractive industry,
- h) to permit the development of industries that are appropriately located in the rural environment,
- i) to ensure that any effect development will have on threatened plant and animal species or regionally significant grassland and grassy woodland communities is taken into account.

(2) Zone No 1 (d) (Rural Residential Zone)

The objectives of this zone are as follows:

- a) to provide the opportunity for development of integrated rural residential communities,
- b) to promote an innovative and flexible approach to rural residential development,
- c) to ensure that development is compatible with the environmental capabilities of the land and to encourage the conservation and enhancement of natural resources by means of appropriate land management techniques,
- d) to assist in meeting the demand for rural residential development where it is consistent with the conservation of rural, agricultural, heritage and natural landscape qualities,
- e) to ensure that attractive views from main roads and other vantage points are protected and enhanced,
- f) to ensure that adequate provision has been made for water supply and disposal of effluent,
- g) to ensure that development does not create unreasonable demands, now or in the future, for the provision or extension of public amenities or services,
- h) to ensure that traffic-generating development is suitably located so as not to adversely affect the safety and efficiency of roads,
- i) to ensure that development will not lead to excessive soil erosion or run-off,

- j) to ensure that the form, siting and colours of buildings, building materials and landscaping complement the natural scenic quality of land within this zone,
- k) to ensure that any effect development will have on threatened plant and animal species or regionally significant grassland and grassy woodland communities is taken into account,
- l) to ensure that sites of Aboriginal archaeological significance in the zone are identified and protected.

(3) Zone No 1 (f) (State Forest Zone)

The objectives of this zone are as follows:

- a) to identify land within the local government area of Yarrawlumla dedicated as a State forest under the Forestry Act 1916,
- b) to encourage the use of that land for the purposes permitted under that Act so as to provide employment opportunities in forestry and the timber industry and to promote the use and enjoyment of that land but, in all cases, having regard to the likely effect of forestry works on the environment within the local government area of Yarrawlumla.

(4) Zone No 1 (g) (Rural Small Holdings Zone)

The objectives of this zone are as follows:

- a) to provide opportunities for rural residential living in localities in close proximity to existing villages and urban areas where services are readily and economically accessible,
- b) to protect and enhance the scenic quality and rural character of those localities,
- c) to ensure that traffic-generating developments are suitably located so as not to adversely affect the safety and efficiency of roads,
- d) to ensure that the form, siting and colours of buildings, building materials and landscaping complement the natural scenic quality of those localities,
- e) to ensure that, where development is to be located on or near ridgetops, it will not significantly intrude into the skyline or detract from the scenic amenity of the locality.

(5) Zone No 2 (v) (Village Zone)

The objectives of this zone are as follows:

- a) to set aside areas in which a range of residential accommodation and urban facilities can be provided for the rural community,
- b) to recognise the natural and physical features of each village and to prevent development in unsuitable areas, such as flood-prone land,
- c) to control village development so as to achieve the most efficient use of existing utility services (such as water supply and sewerage services), roads and streets.

(6) Zone No 5 (a) (Water Catchment Zone)

The objective of this zone is to restrict development of land to such uses as are compatible with the water catchment area identified by this zone.

(7) Zone No 6 (a) (Recreation Zone)

The objective of this zone is to set aside areas in which recreation facilities for the general use of the community can be provided.

(8) Zone No 8 (a) (National Park Zone)

The objective of this zone is to identify national parks and nature reserves administered by the National Parks and Wildlife Service and to facilitate use of those lands for the purposes of the National Parks and Wildlife Act 1974.

(9) Zone No 7 (e) (Environmental Protection Zone)

The objectives of this zone are as follows:

- a) to protect various localities which are environmentally sensitive and which enhance the visual amenity of the local government area of Yarrawlumla,
- b) to protect various localities which are of scientific or social significance.

11 What development is allowed or prohibited by zoning?

- 1) Subject to clauses 12-15, the Table to this clause sets out for each zone:
 - a) Development that may be carried out without development consent, by the letter “W” corresponding to that development, and
 - b) Development that may be carried out only with development consent, by the letter “C” corresponding to that development, and
 - c) Development that is prohibited, by the letter “P” corresponding to that development.
- 2) Consent may also be granted for land uses not specifically identified in the Table, if the use is consistent, in the consent authority’s opinion, with the objectives of this plan and the objectives of the zone within which the land on which the use will be carried out is situated.
- 3) Development that is prescribed as designated development by the Environmental Planning and Assessment Regulation 2000 may be carried out only with development consent even if it is incidental or ancillary to development that does not require consent.
- 4 Subclause (3) does not apply to development carried out by public authorities.

Table

Development for the purpose of:	1 (a)	1 (d)	1 (f)	1 (g)	2 (v)	5 (a)	6 (a)	7 (e)	8 (a)
Abattoirs	C	P	P	P	P	P	P	P	P
Advertisements	C	C	P	C	C	C	C	C	P
Advertising Structures	C	C	P	C	C	C	C	C	P
Agriculture – General Farming	W	W	P	W	P	P	P	W	P
Agriculture – Intensive Animal Husbandry	C	C	P	P	P	P	P	P	P
Agriculture – Intensive Livestock Keeping	C	P	P	P	P	P	P	P	P
Agriculture – Intensive Plant Cultivation	C	C	P	P	P	P	P	P	P
Aircraft Facilities	C	P	P	P	P	P	P	P	P
Airline Terminals	C	P	P	P	P	P	P	P	P
Animal Boarding Establishments	C	P	P	P	P	P	P	P	P
Animal Breeding or Training Establishments	C	C	P	C	C	P	P	C	P
Aquaculture	C	C	P	P	P	P	P	C	P
Bed and Breakfast	C	C	P	C	C	P	P	C	P
Boarding Houses	P	P	P	P	C	P	P	P	P
Brothels	P	P	P	P	C	P	P	P	P
Bulk Stores	P	P	P	P	C	P	P	P	P
Bulky Goods Salesrooms or Showrooms	P	P	P	P	C	P	P	P	P
Bus Depots	C	C	P	P	C	P	P	P	P
Bus Stations	P	P	P	P	C	P	P	P	P
Bush Fire Hazard Reduction	W	W	W	W	W	W	W	W	P
Caravan Parks	P	P	P	P	C	P	P	P	P
Cemeteries – Private	C	C	P	P	P	P	P	P	P
Cemeteries – Private Burial Site	W	W	P	P	P	P	P	P	P
Cemeteries – Public	C	C	P	P	C	P	P	P	P
Child Care Centres	C	C	P	C	C	P	P	P	P
Churches	C	C	P	C	C	P	P	P	P
Clubs	C	C	P	C	C	P	P	P	P
Commercial Premises	P	P	P	P	C	P	P	P	P
Community Facilities	C	C	P	C	C	P	C	C	P
Dual Occupancies	C	C	P	P	C	P	P	P	P
Dwelling Houses	C	C	P	C	C	P	P	C	P
Earthworks	C	C	C	C	C	C	C	C	P
Education Establishments	P	P	P	P	C	P	P	P	P
Entertainment Facilities	C	C	P	C	C	P	P	P	P
Exhibition Homes	P	C	P	P	C	P	P	P	P
Extractive Industries	C	P	P	P	P	P	P	P	P
Feed Lots	C	P	P	P	P	P	P	P	P
Forestry	C	C	W	P	P	P	P	P	P
Garaging of Plant and Trucks	W	W	P	C	C	P	P	C	P
Generating Works	C	P	P	P	C	P	P	P	P
Group Homes	P	P	P	P	C	P	P	P	P
Health Consulting Rooms	P	P	P	P	C	P	P	P	P
Helipads	C	P	P	P	C	P	P	P	P

Heliports	P	P	P	P	C	P	P	P	P
High Technology Industries	P	P	P	P	C	P	P	P	P
Hire Establishments	P	P	P	P	C	P	P	P	P
Home Activities	C	C	P	C	C	P	P	C	P
Home Occupations	W	W	P	W	W	P	P	W	P
Hospitals	P	P	P	P	C	P	P	P	P
Hotels	P	P	P	P	C	P	P	P	P
Housing for Aged or Disabled Persons	P	C	P	C	C	P	P	P	P
Industries	P	P	P	P	P	P	P	P	P
Institutions	C	P	P	P	C	P	P	P	P
Junk Yards	C	P	P	P	C	P	P	P	P
Landfill	C	C	C	C	C	C	C	C	P
Light Industries	P	P	P	P	C	P	P	P	P
Liquid Fuel Depots	C	P	P	P	C	P	P	P	P
Manufactured Home Estates	P	P	P	P	C	P	P	P	P
Markets	P	P	P	P	C	P	P	P	P
Materials Recycling Facilities	C	P	P	P	C	P	P	P	P
Medical Centres	P	P	P	P	C	P	P	P	P
Mines	C	P	P	P	P	P	P	P	P
Mineral Sand Mines	C	P	P	P	P	P	P	P	P
Motels	C	P	P	P	C	P	P	P	P
Motor Showrooms	P	P	P	P	C	P	P	P	P
Offensive or Hazardous Industries	P	P	P	P	P	P	P	P	P
Paintball Establishments	P	P	P	P	P	P	P	P	P
Parking Stations	P	P	P	P	C	P	P	P	P
Passenger Transport Terminals	C	P	P	P	C	P	P	P	P
Periodic Public Entertainment	C	C	P	C	C	P	P	P	P
Piggeries	C	P	P	P	P	P	P	P	P
Places of Assembly	C	C	P	P	C	P	P	P	P
Places of Public Worship	C	C	P	C	C	P	P	P	P
Plant Depots	C	P	P	P	C	P	P	P	P
Public Buildings	P	P	P	P	C	P	P	P	P
Public Utility Undertakings	C	C	C	C	C	C	C	C	P
Reception Establishments	C	P	P	P	C	P	P	P	P
Recreation Areas	C	C	P	C	C	P	C	P	P
Recreation Establishments	C	C	P	P	C	P	P	P	P
Recreation Facilities	P	P	P	P	C	P	P	P	P
Refreshment Rooms	C	C	C	C	C	P	P	C	P
Residential Flat Buildings	P	P	P	P	C	P	P	P	P
Restaurants	P	P	P	P	C	P	P	P	P
Retail Plant Nurseries	C	C	P	P	C	P	P	C	P
Retail Wineries	C	C	P	P	P	P	P	P	P
Roads	C	C	C	C	C	C	C	C	P
Roadside Stalls	C	C	P	P	C	P	P	C	P
Road Transport Terminals	C	P	P	P	C	P	P	P	P
Rural Home Industries	C	C	P	C	P	P	P	P	P
Rural Industries	C	C	P	C	P	P	P	P	P
Rural Tourist Facilities	C	P	P	P	P	P	P	P	P
Rural Workers' Dwellings	C	P	P	P	P	P	P	P	P

Sawmills	C	P	P	P	P	P	P	P	P
Service Stations	C	P	P	P	C	P	P	P	P
Shops	P	P	P	P	C	P	P	P	P
Stock and Sale Yards	C	P	P	P	P	P	P	P	P
Stores, Convenience	C	C	P	C	C	P	P	P	P
Stores, General	C	C	P	C	C	P	P	P	P
Stores, Produce	C	P	P	P	C	P	P	P	P
Telecommunications Facilities	C	C	C	C	C	C	C	C	P
Tourist Facilities	C	C	C	C	P	P	P	P	P
Transport Depots	C	P	P	P	P	P	P	P	P
Transport Terminals	C	P	P	P	P	P	P	P	P
Tree Farming	W	W	P	W	P	P	P	C	P
Units for Aged Persons	P	P	P	P	C	P	P	P	P
Utility Installations	C	C	C	C	C	C	C	C	P
Vehicle Body Repair Workshops	P	P	P	P	C	P	P	P	P
Vehicle Repair Stations	P	P	P	P	C	P	P	P	P
Veterinary Hospitals	C	P	P	P	C	P	P	P	P
Warehouses or Distribution Centres	P	P	P	P	C	P	P	P	P

Note

C = development consent required

W = allowed without consent

P = prohibited development

12 What activities do not require consent and are not prohibited by this plan?

- a) Nothing in this plan prohibits or requires development consent for:
- b) The use of the Crown of buildings that were in existence on the commencement of this plan and that were under the control of the Crown at that date, or

Any activity listed in Schedule 3.

Refer to Schedule 3 below.

15 Development of land near adjoining zone boundaries

- 1) Where land is located within 50 metres of a boundary between two zones, consent may be granted to development on the land that is permissible in the adjoining zone.
- 2) Consent may not be granted to the carrying out of development allowed by subclause (1) unless the consent authority is satisfied that the carrying out of the development is desirable due to planning, design, servicing or similar requirements relating to the development of the land concerned and will not adversely affect the relevant planning objectives or the amenity of the locality.
- 3) The provisions of subclauses (1) and (2) do not apply to Murrumbidgee River corridor land or any land within Zone No 7 (e).

Yarrowlumla Local Environmental Plan 2002**Schedule 3 Activities not requiring consent and not prohibited by plan**

(Clause 12)

- 1 The carrying out by persons carrying on railway undertakings on land comprised in their undertakings of:
 - a) any development required in connection with the movement of traffic by rail, including the construction, reconstruction, alteration, maintenance and repair of ways, works and plant, and
 - b) the erection within the limits of a railway station, of buildings for any purpose, but excluding:
 - c) the construction of new railways, railway stations and bridges over roads, or
 - d) the erection, reconstruction and alteration of buildings for purposes other than railway undertaking purposes outside the limits of a railway station and the reconstruction or alteration, so as materially to affect their design, of railway stations or bridges, or
 - e) the formation or alteration of any means of access to a road, or
 - f) the erection, reconstruction and alteration of buildings for purposes other than railway purposes, where such buildings have direct access to a public place.

- 2 The carrying out by persons carrying on public utility undertakings, being water, sewerage, drainage, electricity or gas undertakings, of any of the following development, being development required for the purpose of their undertakings:
- a) development of any description at or below the surface of the ground,
 - b) the installation of any plant inside a building or the installation or erection within the premises of a generating station or substation established before the appointed day of any plant or other structures or erections required in connection with the station or substation,
 - c) the installation or erection of any plant or other structures or erections by way of addition to or replacement or extension of plant or structures or erections already installed or erected, including the installation in an electrical transmission line of substations, feeder-pillars or transformer housing, but not including the erection of overhead lines for the supply of electricity or pipes above the surface of the ground for the supply of water, or the installation of substations, feeder-pillars or transformer housings of stone, concrete or brickworks,
 - d) the provision of overhead service lines in pursuance of any statutory power to provide a supply of electricity,
 - e) the erection of service reservoirs on land acquired or in process of being acquired for the purpose before the appointed day, provided reasonable notice of the proposed erection is given to the Council, or
 - f) any other development, except:
 - i) the erection of buildings, the installation or erection of plant or other structures or erections and the reconstruction or alteration, so as materially to affect their design or external appearance, of buildings, or
 - ii) the formation or alteration of any means of access to a road.
- 3 The carrying out of any development required in connection with the construction, reconstruction, improvement, maintenance or repair of any road, except the widening, realignment or relocation of such road.
- 4 The carrying out of any activity authorised under the [National Parks and Wildlife Act 1974](#) by or on behalf of the National Parks and Wildlife Service on land under its control.
- 5 The carrying out of any forestry work by the Forestry Commission, a school forest trust empowered under relevant Acts to undertake afforestation, roading, protection, cutting and marketing of timber, and other forestry purposes under such Acts or on any Crown land temporarily reserved from sale as a timber reserve under the [Forestry Act 1916](#).
- 6 The carrying out by a rural lands protection board of any development required for the improvement and maintenance of travelling stock and water reserves, except:
- a) the erection of buildings and the reconstruction or alteration of buildings so as materially to affect their design or purposes, or
 - b) any development designed to change the use or purpose of any such reserve.
- 7 The carrying out or causing to be carried out by a council engaged in flood mitigation works or by the Department of Land and Water Conservation of any work for the purposes of soil conservation, irrigation, afforestation, reafforestation, flood mitigation, water conservation or river improvement in pursuance of the provisions of the [Water Act 1912](#), the [Farm Water Supplies Act 1946](#), the [Soil Conservation Act 1938](#) or the [Water Management Act 2000](#), except:
- a) the erection of buildings, the installation or erection of plant or other structures or erections and the reconstruction or alteration of buildings so as materially to affect their design or external appearance,
 - b) the formation or alteration of any means of access to a road.

General Rural Zone No 1(a)

Minimum area of 80 hectares or:

- Be a vacant 1995 holding on which a dwelling house could have been lawfully erected immediately before this appointed day, or
- Be a lot in a subdivision consented to in accordance with clause 18 and 19 (see over), or
- Be a lot in a subdivision which was consented to or approved by the Council before the appointed date and which met the requirements for erecting a dwelling house that applied at the date the subdivision was consented to or approved.

Rural Residential Zone No 1(d)

Minimum area 8 hectares unless that land is an allotment created under clauses 18 and 20 (see over) of the Yarrowlumla Local Environmental Plan 2002 or the land is a lot in a subdivision consented to or approved by Council before the appointed day (12 June 2002) and which met the requirements for erecting a dwelling houses that applied at the date the subdivision was consented to or approved.

Environmental Protection Zone No 7(e)

Minimum area of 80 hectares or:

- Be a lot in a subdivision consented to in accordance with clauses 18 and 23 (see over), or
- Be a lot in a subdivision which was consented to or approved by the Council before the appointed day and which met the requirements for erecting a dwelling house that applied at the date the subdivision was consented to or approved.

17 When is consent required for the subdivision of land?

Consent must be obtained for all subdivision other than the following:

- a) subdivisions that only effect minor boundary adjustments which do not create any additional allotments and which do not alter the area of any allotment more than 10%, or
- b) subdivisions only for the purpose of road widening.

18 What must be considered before consenting to a subdivision of land in the Rural Zones and the Environment Protection Zone?

- 1) Consent must not be granted to a subdivision of land within Zone No 1(a), 1(d), 1(g) or 7(e) unless the consent authority is satisfied that:
 - a) The density of the allotments proposed to be created reflects the land capability (including soil resources and soil stability), natural constraints and hazards of the land to be subdivided, and
 - b) A range and mixture of allotment sizes will be provided, and
 - c) Essential services, including access roads, and electricity and telephone services, can be economically provided, and
 - d) A site specific investigation of land capability and hydraulic/nutrient balance (undertaken by a person with qualifications satisfactory to the Council) ascertains that the land has adequate capability for on-site effluent disposal and that such disposal will not adversely affect water quality on adjoining land through either surface or sub-surface flows, and
 - e) Where 5 allotments or more are proposed to be created, each allotment will be provided with a reticulated non-potable water supply from a communal source, being one or more dams or bores (or dams and bores), subject to the total volume of water provided being within the limits of the maximum harvestable rights dam capacity and current Department of Land and Water Conservation policy relating to ground water access which last applied to the land prior to subdivision, and
 - f) Where less than 5 allotments are proposed to be created or the provisions of a reticulated non-potable water supply system is proved to be not practicable, an adequate non-potable water supply will be available to each allotment, being either:
 - i) A dam on each allotment with a capacity of at least 0.75 megalitre and a catchment area of at least 8 hectares, or
 - ii) A ground water supply with a flow rate of 0.5 litre per second to provide a minimum annual supply of 0.75 megalitre, subject to the total volume of water provided being within the limits of the maximum harvestable rights dam capacity and current Department of Land and Water Conservation policy relating to ground water access which last applied to the land prior to subdivision, and
 - g) The proposed locations of dwellings conform to the topography of the land, complement each other and take into account the visual impact of the development on the amenity of the area, and
 - h) Having regard to a site assessment carried out by a person with qualifications satisfactory to the Council, the development will not adversely impact on flora and fauna, including regionally significant species and communities, or the Aboriginal cultural heritage, including "Aboriginal objects" of the locality, and
 - i) Each proposed allotment has a depth to width ratio not exceeding 4:1, and
 - j) Each proposed allotment having an area of less than 16 hectares has frontage to a road other than a main or arterial road, and
 - k) Where the land proposed to be subdivided is identified as Class 1, 2 or 3 on the map prepared by the Department of Agriculture and held in the office of the Council, the agriculture potential of the land has been taken into account in the subdivision design and the size of the proposed allotments is appropriate for ongoing agricultural use, and
 - l) If the land proposed to be subdivided is Murrumbidgee River corridor land, the matters listed in clause 43 have been taken into account in the subdivision design.

- 2) Consent must not be granted to a subdivision of land within Zone No 1(a) where:
 - a) The development will lead to the clustering of more than 5 allotments having an area of less than 80 hectares, or
 - b) In the opinion of the consent authority, the subdivision will adversely impact on the agricultural operation of the holding or neighbouring properties.
- 3) Consent must not be granted to a subdivision of land within Zone 7(e) unless the consent authority is satisfied that subsequent development of the subdivided land will not detrimentally impact on the scientific, environmental or social significance or visual amenity of the area.

19) What are the allotment size requirements that apply to subdivision in the General Rural Zone?

- 1) Consent may be granted to the subdivision of land within Zone No 1(a) only if the consent authority is satisfied that:
 - a) Each allotment proposed to be created by the subdivision will have an area of not less than 8 hectares, and
 - b) The average area of all lots into which the land comprising each 1995 holding affected by the subdivision is divided will not be less than 80 hectares at any time, and
 - c) Where lots having an area of less than 80 hectares are proposed to be created, the total number of allotments having an area of less than 80 hectares created through successive subdivisions of the land comprising each 1995 holding affected by the subdivision will not exceed 5, and
 - d) Each proposed allotment will have a frontage to a main or arterial road will have a frontage to that road of not less than 200 metres or one entry point to that road for vehicles, and
 - e) Each proposed allotment which will have a frontage to a lake or river will have a frontage to that lake or river of not less than 200 metres, and
 - f) The land to which the development application applies has not previously been subdivided in accordance with this clause, unless it is the land nominated by the owner to the Council as the residue lot in the last subdivision which involved the land.
- 2) Despite subclause (1) (b), consent may be granted to the subdivision of a 1995 holding between 88 hectares and 159 hectares in area so as to create 2 allotments if the subdivision was permissible immediately prior to the gazettal of Yarrowlunla Local Environmental Plan 1993 (Amendment No 6).
- 3) Land identified as Class 1, 2 or 3 on the map prepared by the Department of Agriculture and held in the office of the Council is not to be subdivided so as to create an allotment of less than 16 hectares.
- 4) Consent may be granted to the subdivision of land within Zone No 1(a) to create an allotment of any size that will be used otherwise than for the purpose of agriculture or a dwelling (the proposed use being development that may be carried out under Part 2), if:
 - a) In the opinion of the consent authority, the area of the allotment to be created is appropriate for the development for which it is intended to be used, and
 - b) Where the land is identified as Class 1, 2 or 3 on the map prepared by the Department of Agriculture and held in the office of the Council, the consent authority is satisfied that there is no reasonable alternative to using the allotment for the proposed development.

20) What are the allotment size requirements that apply to subdivision in the Rural Residential Zone?

1) Land within Zone No 1(d)

Consent must not be granted to a subdivision of land within Zone No 1(d) otherwise than in accordance with subclauses (2) – (5).

- 2)** Consent may be granted to such a subdivision if the consent authority is satisfied that:
 - a) Allotments having an area of less than 16 hectares proposed to be created by the subdivision will have an average area of not less than 6 hectares, and
 - b) None of the allotments proposed to be created by the subdivision will have an area of less than 2 hectares, and
 - c) Allotments having an area of less than 4 hectares will comprise not more than 15 per cent of the land being subdivided, and
 - d) Any allotment having an area of less than 4 hectares will not adjoin or be adjacent to any other allotment having an area of less than 4 hectares, and
 - e) Each allotment having an area of less than 4 hectares will have frontage to a public road other than a main or arterial road.
- 3)** The Council must not grant consent to a subdivision of land within Zone No 1(d) if the land has been previously subdivided in accordance with this clause or clause 13A of Yarrowlumla Local Environmental Plan 1993.
- 4)** The Council must not grant consent to a subdivision of an allotment of land with an area of 16 hectares or less within Zone No 1(d) if the allotment has been previously subdivided in accordance with clause 13 (4) of Yarrowlumla Local Environmental Plan 1993, clause 14 (4) of Yarrowlumla Local Environmental Plan 1986 or clause 11B (3) or 11C of Interim Development Order No 1 – Shire of Yarrowlumla.
- 5)** Despite subclause (3), consent may be granted to the subdivision of land within Zone No 1 (d) to create an allotment of any size that will be used otherwise than for the purpose of agriculture or a dwelling (the proposed use being development that may be carried out under Part 2), if:
 - a) In the opinion of the consent authority, the area of an allotment to be created is appropriate for the development for which it is intended to be used, and
 - b) Where the land is identified as Class 1, 2 or 3 on the map prepared by the Department of Agriculture and held in the office of the Council, the consent authority is satisfied that there is no reasonable alternative to using the allotment for the proposed development.
- 6) Land within Zone No 1(g)**

Consent may be granted to a subdivision of land within Zone No 1(g) if the subdivision will create a title for an existing dwelling by excising an allotment from the land on which it is situated.

23) What are the allotment size requirements that apply to subdivision in Zone 7(e)?

- 1)** Allotments proposed in Zone 7(e) must meet the following standards:
 - a) Where there is a dwelling on the land, the allotment on which it will be situated must have an area of not less than 80 hectares,
 - b) Where the allotment will be created for the purpose of erecting a dwelling, the allotment must have an area of not less than 80 hectares.
- 2)** Consent must be granted to a subdivision of land within Zone No 7(e) to create an allotment of any size that will be used otherwise than for the purpose of agriculture or a dwelling (the proposed use being development that can be carried out under Part 2), if:
 - a) The area of an allotment to be created is appropriate for the development for which it is intended to be used, and
 - b) Where the land is identified as Class 1, 2 or 3 on the map prepared by the Department of Agriculture and held in the office of the Council, there is no reasonable alternative to using the allotment for the proposed development.

Contaminated Land Management

Introduction

This policy applies to all development and outlines requirements relating to the use and/or development of land that is or may potentially be contaminated. This policy should be read in conjunction with *State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land*, and the relevant *Queanbeyan Local Environmental Plan* clause relating to earthworks.

Objectives

- (1) Enable Council to more adequately identify record and manage known and potentially contaminated land.
- (2) Provide direction for Council in the gathering and assessment of information in relation to previous land use activities that may have resulted in contamination.
- (3) Assist Council in the discharge of its functions and responsibilities in relation to existing and potential land contamination with reasonable care and due diligence to minimise potential risk to both public health and the environment.
- (4) Inform the community, particularly those interested or involved in the planning and development process, of Council's procedures relating to existing or potential land contamination.
- (5) Ensure that all stakeholders are aware of their responsibilities for the ongoing management of contaminated land.

Relationship to Other Plans, Council Policies and the Like

State Environmental Planning Policy 55 – Remediation of Land must be referred to in conjunction with this element.

Duty to Report Contamination

The *Contaminated Land Management Act 1997* requires persons to notify the Environment Protection Authority (EPA) if they become aware that their activities have contaminated land so as to present a significant risk of harm to human health or the environment. Clause 60(3) of the *Contaminated Land Management Act 1997* states that a person is required to notify the EPA if:

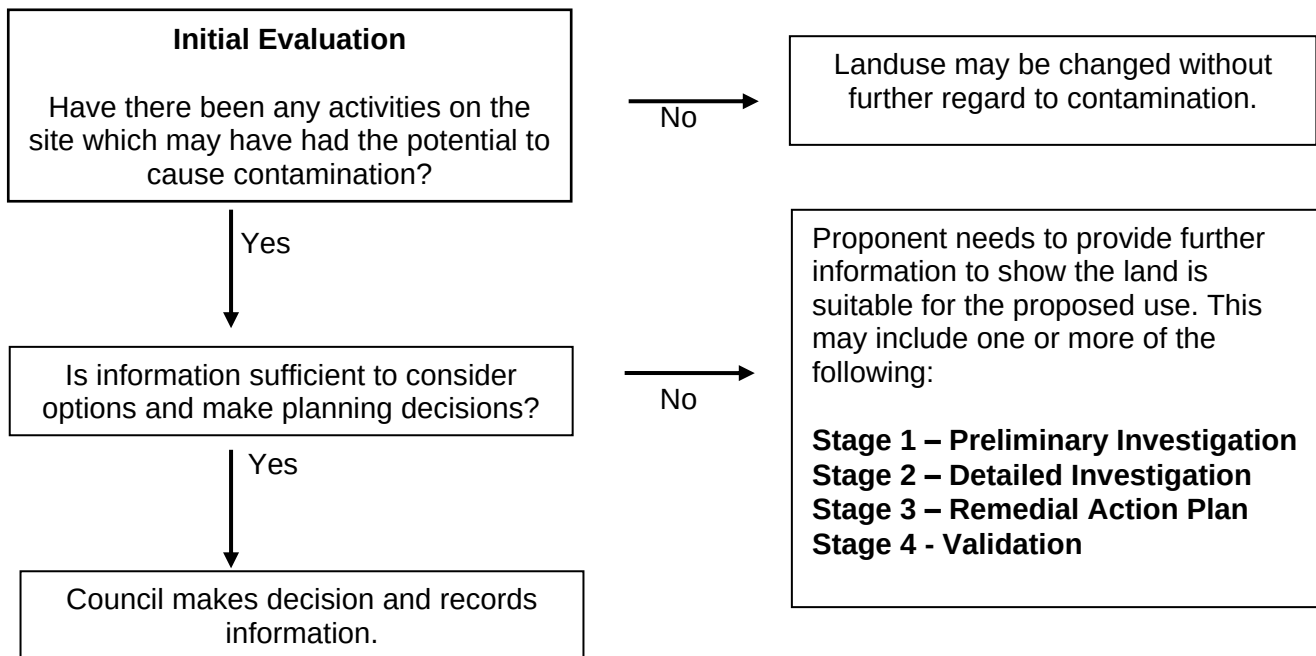
- i. The substance contaminating the land (the contaminant) or any by-product of the contaminant has entered or will foreseeably enter neighbouring land, the atmosphere, groundwater or surface water;
- ii. the regulations prescribe for the purposes of this subparagraph, or the guidelines specify, a level of the contaminant or by-product in the neighbouring land, atmosphere, groundwater or surface water;
- iii. the level of the contaminant or by-product after that entry is, or will foreseeably be, above the level prescribed or specified and will foreseeably continue to remain above that level.

Council's Decision Making Process

In determining all rezoning, subdivision and development applications, Council must consider the possibility of land contamination and the implications it has for any proposed or permissible future uses of the land.

If contamination is, or may be present, the proponent must investigate the site and provide Council with the information it needs to carry out its planning functions. Figure 1 below outlines process when Council is assessing potential impacts of contamination on a site.

Figure 1 Contaminated Land



Note: The information contained in this Schedule is an excerpt from Council's policy on contaminated land management and is intended only as an overview.

For further information please refer to Part 2.4 – Contaminated Land Management of the Queanbeyan Development Control Plan 2012 and State Environmental Planning Policy No. 55 – Remediation of Land.



PO Box 90 (257 Crawford Street) Queanbeyan 2620
Section 149 Planning Certificate No.180-2014

Section 149(2) Planning Certificate

Applicant's Name: Anna Mohen	Certificate No: 180 - 2014
Applicant's Address: Level 2, 60 Marcus Clarke Street Canberra ACT 2600	Fee: 133.00
Email: anna.mohen@aecom.com	Fee Receipt No: 1377633
Address:	Your Reference: SOUTH JERRABOMBERRA:3726

DESCRIPTION OF LAND

House No. or Name:	101B Alderson Place, TRALEE NSW 2620
Lot, Unit or Portion No, DP or SP:	LOT 148 DP 754912, LOT 176 DP 754912
Owner:	Ms Anne Patricia Forrest
Owner Address:	5 Stokes Street GRIFFITH ACT 2603

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.	Queanbeyan Local Environmental Plan 1998 (as amended) Yarrowlumla Local Environmental Plan 2002 State Environmental Planning Policies Refer to attached Schedule 3 for SEPPs.
(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).	None Apply
(3) The name of each development control plan that applies to the carrying out of development on the land.	Queanbeyan Development Control Plan 2012 Refer to attached Schedule 3
(4) <i>In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.</i>	

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

(a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),	Current Zoning <u>Queanbeyan Local Environmental Plan 1998 (as amended)</u> 1 (a) Rural A 7 (b) Environmental Protection B <u>Yarrowlumla Local Environmental Plan 2002</u> 7(e) Environmental Protection Zone
(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,	Refer to attached Schedule 4
(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,	Refer to attached Schedule 4
(d) the purposes for which the instrument provides that development is prohibited within the zone,	Refer to attached Schedule 4
(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,	YES Refer to attached Schedule 5
(f) whether the land includes or comprises critical habitat,	NO
(g) whether the land is in a conservation area (however described),	NO
(h) whether an item of environmental heritage (however described) is situated on the land.	NO

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under: (a) Part 3 of the <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP)</i>, or (b) a Precinct Plan (within the meaning of the 2006 SEPP), or (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act, the particulars referred to in clause 2 (a)–(h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).	NO The land is not within any zone under Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 or a Precinct Plan or proposed Precinct Plan.
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3. Complying Development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses. (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.	Complying development cannot be carried out on part of the land under all of the codes being the: • General Housing Code; • Rural Housing Code; • Housing Alterations Code; • General Development Code; • Commercial and Industrial Alterations Code; • Commercial and Industrial (New Buildings and Additions) Code; • Subdivision Code; and • Demolition Code, as part of the land is affected by one or more of the provisions of clause 1.17A (1) (c) to (e), (2), (3) (4), and 1.18 (1) (c3) of <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>, being land that is zoned 7 (b) Environmental Protection B and 7(e) Environmental Protection Zone is an environmentally sensitive area.
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4. Coastal protection

Whether or not the land is affected by the operation of section 38 or 39 of the <i>Coastal Protection Act 1979</i>, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.	NO
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4A. Certain information relating to beaches and coasts

(1) In relation to a coastal council—whether an order has been made under Part 4D of the <i>Coastal Protection Act 1979</i> in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.	NO
(2) In relation to a coastal council: (a) whether the council has been notified under section 55X of the <i>Coastal Protection Act 1979</i> that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and (b) if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.	NO

4B. Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

In relation to a coastal council—whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).	NO
Note. “Existing coastal protection works” are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993 .	

5. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the <i>Mine Subsidence Compensation Act 1961</i> .	NO
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6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the <i>Roads Act 1993</i> , or	NO
(b) any environmental planning instrument, or	NO
(c) any resolution of the council.	NO

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

Whether or not the land is affected by a policy:

(a) adopted by the council, or (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding.)	YES All land within the Queanbeyan Local Government Area is affected by policies adopted by the council relating to contaminated land and bushfire prone land as described below. CONTAMINATED LAND Council has adopted by resolution a policy on contaminated land. This policy is triggered when rezoning or land use changes are proposed on lands which have previously been used for certain purposes which could have involved the use of contaminants. As at the date of the Certificate this land has not been assessed by Council either by considering its past use or the results from systematic testing. Accordingly, it is not known whether or not consideration of Clause 2.4 – Contaminated Land Management of Queanbeyan Development Control Plan 2012 and the application of provisions under relevant State Legislation is warranted. Refer to attached Schedule 7. BUSHFIRE On land that is bushfire prone certain development may require further consideration under Section 79BA or Section 91 of the Environmental Planning and Assessment Act 1979, and under Section 100B of the Rural Fires Act 1997 with respect to bushfire matters. Refer to Question 11 to see if the land is bush fire prone.
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7 A. Flood related development controls information

(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.	NO
(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.	NO
(3) <i>Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.</i>	

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.	NO
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9. Contributions plans

The name of each contributions plan applying to the land.	Queanbeyan City Council Section 94 Contributions Plan 2011 Effective from 16 March 2012
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9A. Biodiversity certified land

If the land is biodiversity certified land (within the meaning of Part 7AA of the <i>Threatened Species Conservation Act 1995</i>), a statement to that effect.	NO
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10. Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the <i>Threatened Species Conservation Act 1995</i> relates, a statement to that effect (but only if the council has been notified of the existence of an agreement by the Director-General of the Department of Environment, Climate Change and Water).	NO
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11. Bush fire prone land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.	The land is partially shown as bushfire prone land in accordance with the Environmental Planning and Assessment Act 1979.
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12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the <i>Native Vegetation Act 2003</i> applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).	NO
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13. Orders under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the <i>Trees (Disputes Between Neighbours) Act 2006</i> to carry out work in relation to a tree on the land (but only if the council has been notified of the order).	NO
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14. Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.	NO
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15. Site compatibility certificates and conditions for seniors housing

If the land is land to which <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> applies:	
(a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land, and if there is a certificate, the statement is to include: (i) the period for which the certificate is valid, and (ii) that a copy may be obtained from the head office of the Department of Planning, and (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.	NO Council is not aware of the existence of a current site compatibility certificate for the land.

16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (a) the period for which the certificate is valid, and (b) that a copy may be obtained from the head office of the Department of Planning.	NO Council is not aware of the existence of a current site compatibility certificate for the land.
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17. Site compatibility certificates and conditions for affordable rental housing

A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include: (a) the period for which the certificate is current, and (b) that a copy may be obtained from the head office of the Department of Planning. A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> that have been imposed as a condition of consent to a development application in respect of the land.	NO Council is not aware of the existence of a current site compatibility certificate for the land.
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18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.	NO As at the date of the Certificate Council is not aware of the existence of a development plan adopted by a relevant authority that applies to the land or is proposed to be subject to a consent ballot.
(2) The date of any subdivision order that applies to the land.	NO As at the date of the Certificate Council is not aware of any subdivision order that applies to the land.
(3) <i>Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.</i>	

19. Site verification certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include: (a) the matter certified by the certificate, and (b) the date on which the certificate ceases to be current (if any), and (c) that a copy may be obtained from the head office of the Department of Planning. Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.	NO Council is not aware of the existence of a current site verification certificate for the land.
Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:	
(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act —if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,	NO
(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act —if it is subject to such an order at the date when the certificate is issued,	NO
(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act —if it is the subject of such an approved proposal at the date when the certificate is issued,	NO
(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act —if it is subject to such an order at the date when the certificate is issued,	NO

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Section 149 Planning Certificate No.180-2014

(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act —if a copy of such statement has been provided at any time to the local authority issuing the certificate.	NO
Note. Section 26 of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009 provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.	
Note. This certificate utilises data and information from third party sources for some responses, such as (but not necessarily limited to): NSW Office of Environment and Heritage (9A,10); NSW Roads and Maritime Services (Q.6 a); NSW Rural Fire Service (Q.11); Murrumbidgee Catchment Management Authority (Q.12); NSW Land and Environment Court (Q.13); NSW Department of Planning and Infrastructure (Q.14-19); and the NSW Environment Protection Authority (Note re; <i>Contaminated Land Management Act 1997</i>).	
Information reproduced is provided from the latest information supplied to Council, however should be verified and checked with these agencies prior to relying on this information.	

Planning Certificate No.: 180-2014

Checked: A P

Date: 24-April -2014

M J THOMPSON
GROUP MANAGER
SUSTAINABILITY AND BETTER LIVING

Per 

Any request for further information in connection with the above should be marked for the attention of
SUSTAINABILITY AND BETTER LIVING
QUEANBEYAN CITY COUNCIL
Telephone: (02) 6285 6244
Fax: (02) 6298 4677

Section 149(5) Planning Certificate

DESCRIPTION OF LAND

House No. or Name: 101B Alderson Place, TRALEE NSW 2620
Lot, Unit or Portion No, DP or SP: LOT 148 DP 754912, LOT 176 DP 754912
Owner: Ms Anne Patricia Forrest
Owner Address: 5 Stokes Street
GRIFFITH ACT 2603

a) Has the Council information which would indicate that the land is subject to the risk of flooding or tidal inundation?	REPLY NO
b) Has the Council information which would indicate that the land is subject to slip or subsidence?	REPLY NO
c) Is the land affected by a residential district proclamation?	REPLY NO
d) Is the land affected by a tree preservation order?	REPLY YES Refer to clauses 35-38 of Yarrawlumla Local Environmental Plan 2002 YES Refer to clause 8 of Queanbeyan Local Environmental Plan 1998 (as amended)
e) Is the land affected by any road widening or road realignments under section 262 of the Local Government Act, under any environmental planning instrument or under any resolution of the Council?	REPLY NO

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f) Is the land affected by any resolution of the Council to seek amendment to any environmental planning instrument or draft environmental planning instrument applying to the land?	REPLY YES Council resolved on 26 September 2007 to prepare a Draft Local Environmental Plan for land identified on Map 1 of the report which includes land subject to this certificate. Council resolved on the 24 June 2009 to prepare draft Local Environmental Plans for land Coloured on Map 4 which includes land subject to this certificate. Council resolved on 22 May 2013 to prepare a planning proposal for land identified on Map 1 which includes land subject to this certificate.
g) Is the subject property located either wholly or partially under a flight path and is within the 20-25 ANEF contour?	REPLY NO

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.

Planning Certificate No.: 180-2014

M J THOMPSON
GROUP MANAGER
SUSTAINABILITY AND BETTER LIVING

Checked: A P

Date: 24-April -2014

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DEVELOPMENT CONTROL PLANS

The following Development Control Plans can be viewed on Council's web site at www.qcc.nsw.gov.au

QUEANBEYAN DEVELOPMENT CONTROL PLAN 2012

The purpose of this development control plan is to provide detailed provisions relating to matters of environmental planning significance for Queanbeyan to be taken into consideration by Queanbeyan City Council when exercising its environmental assessment and planning functions under the *Environmental Planning and Assessment Act 1979*.

GOOGONG DEVELOPMENT CONTROL PLAN

This development control plan provides background, objectives, controls and design criteria to achieve desirable development outcomes in line with Council's vision for the new town of Googong.

STATE ENVIRONMENTAL PLANNING POLICIES

State environmental planning policies (SEPPs) deal with issues significant to the State and people of New South Wales. They are made by the Minister for Planning and may be exhibited in draft form for public comment before being gazetted as a legal document.

This list is intended for use as a summary guide only. Please refer to the relevant policy for full details. Further information is available from the NSW Department of Planning and Infrastructure. <http://www.planning.nsw.gov.au/>

SEPP No. 1 — Development Standards

Gazetted 17.10.80.

Makes development standards more flexible. It allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

SEPP No. 4 — Development Without Consent and Miscellaneous Complying Development

Gazetted 4.12.81.

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. The types of development covered are outlined in the policy.

SEPP No. 6 — Number of Storeys in a Building

Gazetted 10.12.82

Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

SEPP No. 21 — Caravan Parks

Gazetted 24.4.92. Replaces SEPP No. 21 — Moveable Dwellings gazetted 28.11.86.

Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the *Local Government Act 1993*, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation.

The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

SEPP No. 22 — Shops and Commercial Premises

Gazetted 9.1.87.

Permits within a business zone, a change of use from one kind of shop to another or one kind of commercial premises to another, even if the change of use is prohibited under an environmental planning instrument. Development consent must be obtained and the consent authority satisfied that the change of use will have no, or only minor, environmental effect.

SEPP No. 30 — Intensive Agriculture

Gazetted 8.12.89.

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.

SEPP No. 32 — Urban Consolidation (Redevelopment of Urban Land)

Gazetted 15.11.91

States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy:

- focuses on the redevelopment of urban land that is no longer required for the purpose it is currently zoned or used
- encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy.

Councils will continue to be responsible for the majority of rezonings. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban redevelopment. Where a site is rezoned by an REP, the Minister will be the consent authority.

SEPP No. 33 — Hazardous and Offensive Development

Gazetted 13.3.92

Provides new definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment'. The definitions apply to all planning instruments, existing and future. The new definitions enable decisions to approve or refuse a development to be based on the merit of proposal. The consent authority must carefully consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are 'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of councils as consent authorities, land zoning, or the designated development provisions of the *Environmental Planning and Assessment Act 1979*.

SEPP No. 36 — Manufactured Home Estates

Gazetted 16.7.93.

Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. The policy applies to Gosford, Wyong and all local government areas outside the Sydney Region. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approved development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

SEPP No 44—Koala Habitat Protection

Gazetted 6.1.1995.

This Policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline:

- a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and
- b) by encouraging the identification of areas of core koala habitat, and
- c) by encouraging the inclusion of areas of core koala habitat in environment protection zones.

SEPP No. 50 – Canal Estate Development

Gazetted 10.11.97

This Policy aims to prohibit canal estate development as described in this Policy in order to ensure that the environment is not adversely affected by the creation of new developments of this kind.

SEPP No. 55 - Remediation of Land

Gazetted 28.8.98.

Introduces statewide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared *Managing Land Contamination: Planning Guidelines*.

SEPP No.62 – Sustainable Aquaculture

Gazetted 25.8.00

The aims and objectives of this Policy are:

- a) to encourage sustainable aquaculture, including sustainable oyster aquaculture, in the State, namely, aquaculture development which uses, conserves and enhances the community's resources so that the total quality of life now and in the future can be preserved and enhanced, and
- b) to make aquaculture development permissible in certain zones under the Standard Instrument, as identified in the NSW Land Based Sustainable Aquaculture Strategy, and
- c) to set out the minimum site location and operational requirements for permissible aquaculture development (the minimum performance criteria), and
- d) to establish a graduated environmental assessment regime for aquaculture development based on the applicable level of environmental risk associated with site and operational factors (including risks related to climate change, in particular, rising sea levels), and
- e) to apply the Policy to land-based aquaculture development and oyster aquaculture development in the State and to include facility for extension of the Policy to natural water-based aquaculture.

SEPP No. 64 - Advertising and Signage

Gazetted 16.3.01.

Aims to establish uniform codes for advertising and signage and to provide time limited consents for display of certain advertisements.

SEPP No. 65-Design Quality of Residential Flat Development

Gazetted 26.7.02.

Provides design criteria for residential flat development of three storeys or greater.

SEPP (Housing for Seniors or People with a Disability) 2004

Gazetted 31.3.04 (SEPP Seniors Living).

Encourages the development of high quality accommodation for our ageing population and for people who have disabilities – housing that is in keeping with the local neighbourhood.

SEPP (Major Development) 2005

Gazetted on 25.5.05 (SEPP State Significant Development) 2005.

Defines what development is state significant development and determined by the Minister for Infrastructure and Planning. The policy repeals SEPP 34 and 38, as well as provisions in numerous other planning instruments, declarations and directions.

SEPP (Building Sustainability Index: BASIX) 2004

Gazetted 25.6.04.

This Policy applies to:

- a) a proposed BASIX affected building for which the regulations under the Act require a BASIX certificate to accompany an application for a development consent, complying development certificate or construction certificate, and
- b) a BASIX affected building the subject of a development consent, complying development certificate or construction certificate that, pursuant to the regulations under the Act, is subject to a BASIX commitment.

BASIX affected building means:

- a) a dwelling-house (that is, a building comprising one dwelling and nothing else but ancillary structures to the dwelling) or
- b) a dual occupancy building (that is, a building comprising two dwellings and nothing else but structures ancillary to those dwellings), or
- c) a guest house, boarding house, lodging house or hostel (including a backpackers hostel), being a building with a gross floor area of less than 300 square metres, but does not include:
- d) one of 3 or more dwelling-houses (comprising a single development) to be erected on land the subject of a development application or development consent for subdivision under:
 - i. the Strata Schemes (Freehold Development) Act 1973, and
 - ii. the Strata Schemes (Leasehold Development) Act 1986,so as to create a separate lot for each such dwelling-house, or
- e) one of 2 or more dual occupancy buildings (comprising a single development) to be erected on land the subject of a development application or development consent for the subdivision under:
 - i. the Strata Schemes (Freehold Development) Act 1973, and
 - ii. the Strata Schemes (Leasehold Development) Act 1986,

so as to create a separate lot for each such building.

SEPP (Mining, Petroleum Production and Extractive Industries) 2007
Gazetted 16.07.07

The SEPP applies State-wide. The SEPP aims to provide for the proper management and development of mining, petroleum production and extractive material resources; to facilitate the orderly use and development of areas where the resources are located; and, to establish appropriate planning controls to encourage sustainable management of these resources.

SEPP (Infrastructure) 2007
Gazetted 21.12.07.

The aim of this Policy is to facilitate the effective delivery of infrastructure across the State by:

- a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and
- b) providing greater flexibility in the location of infrastructure and service facilities, and
- c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and
- d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and
- e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and
- f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.

SEPP (Rural Lands) 2008

Gazetted 09.05.08

Aims of Policy

The aims of this Policy are as follows:

- a) to facilitate the orderly and economic use and development of rural lands for rural and related purposes,
- b) to identify the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State,
- c) to implement measures designed to reduce land use conflicts,
- d) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,
- e) to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.

SEPP (Temporary Structures) 2007

Gazetted 28.9.07

Aims of Policy

The aims of this Policy are as follows:

- a) to ensure that suitable provision is made for ensuring the safety of persons using temporary structures or places of public entertainment,
- b) to encourage the protection of the environment at the location, and in the vicinity, of places of public entertainment or temporary structures by (among other things) managing noise, parking and traffic impacts and ensuring heritage protection,
- c) to specify the circumstances in which the erection and use of temporary structures are complying development or exempt development,
- d) to promote opportunities for buildings (including temporary structures) to be used as places of public entertainment by specifying the circumstances in which that use is complying development or exempt development,
- e) to promote the creation of jobs in the public entertainment industry,
- f) to increase access for members of the public to public entertainment.

SEPP (Exempt and Complying Development Codes) 2008

Gazetted 12.12.08.

Aims of Policy

This Policy aims to provide streamlined assessment processes for development that complies with specified development standards by:

- a) providing exempt and complying development codes that have State-wide application, and
- b) identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent, and
- c) identifying, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the *Environmental Planning and Assessment Act 1979*, and
- d) enabling the progressive extension of the types of development in this Policy, and
- e) providing transitional arrangements for the introduction of the State-wide codes, including the amendment of other environmental planning instruments.

SEPP (Affordable Rental Housing) 2009

Gazetted 31.07.09

The aims of this Policy are as follows:

- a) to provide a consistent planning regime for the provision of affordable rental housing,
- b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards,
- c) to facilitate the retention and mitigate the loss of existing affordable rental housing,
- d) to employ 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,
- e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing,
- f) to support local business centres by providing affordable rental housing for workers close to places of work,
- g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.

SEPP (Urban Renewal) 2010

Gazetted 15.12.10

Aims of Policy

The aims of this Policy are as follows:

- a) to establish the process for assessing and identifying sites as urban renewal precincts,
- b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,
- c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.

State Environmental Planning Policy (State and Regional Development) 2011 Published: 28.9.2011

The aims of this Policy are to identify development that is State significant development, to identify development that is State significant infrastructure and critical State significant infrastructure and to confer functions on joint regional planning panels to determine development application.

(1) Objectives of the zone

The objectives of Zone 7 (b) (the Environmental Protection B zone) are:

- a) to identify and provide for the protection of privately owned land which is environmentally sensitive and of visual significance, and
- b) to maintain the intrinsic scientific, scenic, habitat and educational values of natural and semi-natural environments, and
- c) to protect river, creek and gully ecosystems, and
- d) to protect threatened species.

(2) Development allowed without development consent

Development for the purpose of:

Bushfire Hazard Reduction

Maintenance associated with the protection of known endangered flora and fauna and their habitat.

(3) Development allowed only with development consent

Development for the purpose of:

Recreation Facilities
Utility Installations
Utility Undertakings
Demolition
Subdivision

(4) Development which is prohibited

Any development not included in subclause (2) or (3).

11 Exceptions to the General Development Control Clauses

Regardless of Parts 2–10, development for the purpose of the following is allowed with consent of the Council on the following land:

- a) Lots 1 and 3, DP 811433 or 57–73 Yass Road
 - a motel,
- b) Lots 1 and 2, DP 835570 and Lot 2, DP 229837 or 2–4 Yass Road
 - fast food take-away restaurants and motor showrooms,
- c) Lot 2, DP 739287 or 50 Canberra Avenue
 - commercial premises,
- d) SP 33253 or 50–54 Yass Road
 - a bottle shop,
- e) Lot 441, DP 623510 or 53 Tharwa Road
 - a motel,
- f) Lot 2, DP 40101 or 34–36 Erin Street
 - a scout hall,
- g) Lots 1 and 2, DP 815925 or 84–88 Macquoid Street
 - a service station,
- h) Lots 1 and 2, DP 810937 or 2–8 Morisset Street
 - commercial premises or a medical centre,
- i) Lot 2, DP 827417 or Bayside Court, Jerrabomberra
 - a club,
- j) Lot 270, DP 550830 or 49–51 Uriarra Road
 - a glassworks,
- k) Pt Lot 2, DP 828793 or 43 Henderson Street
 - a scout hall,
- l) Crown land reserved for Cemetery or 250 Lanyon Drive
 - sale of flowers,
- m) Lot 1, DP 714829 or 34 Queenbar Road
 - amusement centre and veterinary hospital, and
 - a building with a floor space ratio of no more than 2:1,
- n) Lot 24, DP 568688 or 3 Young Street
 - multi-dwelling housing to a height of no more than 7 storeys,
- o) Lot 771, DP 838886 or 1 Firethorn Place, Jerrabomberra
 - shops and restaurants with maximum floor space areas of 316 square metres, and
 - arts and crafts gallery,
- p) Lot 2, SP 30211 or Unit 2, 5–9 High Street
 - recreation facility,

- q) Lot 118, DP 710557 or 5 Cantle Place
 - home printing business in association with the residential use of the land,
- r) Lot 2, DP 860213 or 30A Queenbar Road
 - amusement centre and veterinary hospital, and
 - a building with a floor space ratio of no more than 2:1.
- s) Lot D, DP 154554 or 64 Morisset Street
 - office, shop or restaurant,
- t) Lot 4, DP 8396 or 77 Uriarra Road
 - general garden maintenance equipment – sales, hire and repairs,
- u) Lot 2, DP 828685 or 135 Uriarra Road
 - commercial premises/shop,
- v) Lots 1-6, SP 40615 or 1 Buttle Street
 - commercial premises.
- w) Lot 3, DP 835901 or 80 Morisset Street, Queanbeyan
 - restaurant, reception centre, commercial premises and educational establishment (not involving overnight accommodation).
- x) Part Lots 110 and 124, DP 754881 being 501 Cooma Road, Googong and part Lot 1, DP 808393 being 505 Cooma Road, Googong, as shown edged heavy black on Sheet 2 of the map marked “Queanbeyan Local Environmental Plan 1998 (Amendment No 43)”:
 - extractive industry involving:
 - placing an overburden and relocation of the primary crusher and water management works on part Lot 110, DP 754881 and part Lot 1, DP 808393, and
 - construction of a workshop and water management works on part Lot 124, DP 754881

(1) Objectives of the zone

The objectives of Zone 1 (a) (the Rural A zone) are:

- a) to enable the continuation of restricted forms of agricultural land use and occupancy, and
- b) to ensure that the type and intensity of development will not prejudice the likely future uses of the land for either environmental protection, open space or urban purposes.

(2) Development allowed without development consent

Exempt development.

(3) Development allowed only with development consent

Development for the purpose of:

Agriculture
Caravan Parks
Community Facilities
Dams
Dwelling-houses
Home Activities
Helipads
Recreation Facilities
Retail Plant Nurseries
Roads
Roadside Stalls
Rural Industries
Stock and Sale Yards
Utility Installations
Utility Undertakings
Veterinary Hospitals
Demolition
Subdivision

(4) Development which is prohibited

Any development not included in subclause (2) or (3).

Exceptions to the General Development Control Clauses

Regardless of Parts 2–10, development for the purpose of the following is allowed with consent of the Council on the following land:

- a) Lots 1 and 3, DP 811433 or 57–73 Yass Road
 - a motel,
- b) Lots 1 and 2, DP 835570 and Lot 2, DP 229837 or 2–4 Yass Road
 - fast food take-away restaurants and motor showrooms,
- c) Lot 2, DP 739287 or 50 Canberra Avenue
 - commercial premises,
- d) SP 33253 or 50–54 Yass Road
 - a bottle shop,
- e) Lot 441, DP 623510 or 53 Tharwa Road
 - a motel,
- f) Lot 2, DP 40101 or 34–36 Erin Street
 - a scout hall,
- g) Lots 1 and 2, DP 815925 or 84–88 Macquoid Street
 - a service station,
- h) Lots 1 and 2, DP 810937 or 2–8 Morisset Street
 - commercial premises or a medical centre,
- i) Lot 2, DP 827417 or Bayside Court, Jerrabomberra
 - a club,
- j) Lot 270, DP 550830 or 49–51 Uriarra Road
 - a glassworks,
- k) Pt Lot 2, DP 828793 or 43 Henderson Street
 - a scout hall,
- l) Crown land reserved for Cemetery or 250 Lanyon Drive
 - sale of flowers,
- m) Lot 1, DP 714829 or 34 Queenbar Road
 - amusement centre and veterinary hospital, and
 - a building with a floor space ratio of no more than 2:1,
- n) Lot 24, DP 568688 or 3 Young Street
 - multi-dwelling housing to a height of no more than 7 storeys,
- o) Lot 771, DP 838886 or 1 Firethorn Place, Jerrabomberra
 - shops and restaurants with maximum floor space areas of 316 square metres, and
 - arts and crafts gallery,

- p) Lot 2, SP 30211 or Unit 2, 5–9 High Street
 - recreation facility,
- q) Lot 118, DP 710557 or 5 Cattle Place
 - home printing business in association with the residential use of the land,
- r) Lot 2, DP 860213 or 30A Queenbar Road
 - amusement centre and veterinary hospital, and
 - a building with a floor space ratio of no more than 2:1.
- s) Lot D, DP 154554 or 64 Morisset Street
 - office, shop or restaurant,
- t) Lot 4, DP 8396 or 77 Uriarra Road
 - general garden maintenance equipment – sales, hire and repairs,
- u) Lot 2, DP 828685 or 135 Uriarra Road
 - commercial premises/shop,
- v) Lots 1-6, SP 40615 or 1 Buttle Street
 - commercial premises.
- w) Lot 3, DP 835901 or 80 Morisset Street, Queanbeyan
 - restaurant, reception centre, commercial premises and educational establishment (not involving overnight accommodation).
- x) Part Lots 110 and 124, DP 754881 being 501 Cooma Road, Googong and part Lot 1, DP 808393 being 505 Cooma Road, Googong, as shown edged heavy black on Sheet 2 of the map marked “Queanbeyan Local Environmental Plan 1998 (Amendment No 43)”:
 - extractive industry involving:
 - placing an overburden and relocation of the primary crusher and water management works on part Lot 110, DP 754881 and part Lot 1, DP 808393, and
 - construction of a workshop and water management works on part Lot 124, DP 754881.

10 What are the zone objectives?**(1) Zone No 1 (a) (General Rural Zone)**

The objectives of this zone are as follows:

- a) to protect the agricultural potential of rural land and to prevent the fragmentation of viable rural holdings,
- b) to prevent premature and sporadic subdivisions and to ensure consolidation of urban areas, thus enhancing the prospect of the economic provision of public services,
- c) to prevent the subdivision of land on the fringe of urban areas into small allotments that may prejudice the proper layout of future urban areas,
- d) to ensure that development occurs only on land which is suitable for, and economically capable of, the proposed development and so as not to create conflicting uses,
- e) to allow the use of land within the zone for agricultural purposes and for a range of other appropriate purposes, while minimising conflict between them,
- f) to restrict the establishment of inappropriate traffic-generating uses along arterial and main road frontages,
- g) to ensure sound management of land which has an extractive or mining industry potential and to ensure that development does not adversely affect the potential of any existing or future extractive industry,
- h) to permit the development of industries that are appropriately located in the rural environment,
- i) to ensure that any effect development will have on threatened plant and animal species or regionally significant grassland and grassy woodland communities is taken into account.

(2) Zone No 1 (d) (Rural Residential Zone)

The objectives of this zone are as follows:

- a) to provide the opportunity for development of integrated rural residential communities,
- b) to promote an innovative and flexible approach to rural residential development,
- c) to ensure that development is compatible with the environmental capabilities of the land and to encourage the conservation and enhancement of natural resources by means of appropriate land management techniques,
- d) to assist in meeting the demand for rural residential development where it is consistent with the conservation of rural, agricultural, heritage and natural landscape qualities,
- e) to ensure that attractive views from main roads and other vantage points are protected and enhanced,
- f) to ensure that adequate provision has been made for water supply and disposal of effluent,
- g) to ensure that development does not create unreasonable demands, now or in the future, for the provision or extension of public amenities or services,
- h) to ensure that traffic-generating development is suitably located so as not to adversely affect the safety and efficiency of roads,
- i) to ensure that development will not lead to excessive soil erosion or run-off,

- j) to ensure that the form, siting and colours of buildings, building materials and landscaping complement the natural scenic quality of land within this zone,
- k) to ensure that any effect development will have on threatened plant and animal species or regionally significant grassland and grassy woodland communities is taken into account,
- l) to ensure that sites of Aboriginal archaeological significance in the zone are identified and protected.

(3) Zone No 1 (f) (State Forest Zone)

The objectives of this zone are as follows:

- a) to identify land within the local government area of Yarrawlumla dedicated as a State forest under the Forestry Act 1916,
- b) to encourage the use of that land for the purposes permitted under that Act so as to provide employment opportunities in forestry and the timber industry and to promote the use and enjoyment of that land but, in all cases, having regard to the likely effect of forestry works on the environment within the local government area of Yarrawlumla.

(4) Zone No 1 (g) (Rural Small Holdings Zone)

The objectives of this zone are as follows:

- a) to provide opportunities for rural residential living in localities in close proximity to existing villages and urban areas where services are readily and economically accessible,
- b) to protect and enhance the scenic quality and rural character of those localities,
- c) to ensure that traffic-generating developments are suitably located so as not to adversely affect the safety and efficiency of roads,
- d) to ensure that the form, siting and colours of buildings, building materials and landscaping complement the natural scenic quality of those localities,
- e) to ensure that, where development is to be located on or near ridgetops, it will not significantly intrude into the skyline or detract from the scenic amenity of the locality.

(5) Zone No 2 (v) (Village Zone)

The objectives of this zone are as follows:

- a) to set aside areas in which a range of residential accommodation and urban facilities can be provided for the rural community,
- b) to recognise the natural and physical features of each village and to prevent development in unsuitable areas, such as flood-prone land,
- c) to control village development so as to achieve the most efficient use of existing utility services (such as water supply and sewerage services), roads and streets.

(6) Zone No 5 (a) (Water Catchment Zone)

The objective of this zone is to restrict development of land to such uses as are compatible with the water catchment area identified by this zone.

(7) Zone No 6 (a) (Recreation Zone)

The objective of this zone is to set aside areas in which recreation facilities for the general use of the community can be provided.

(8) Zone No 7 (e) (Environmental Protection Zone)

The objectives of this zone are as follows:

- a) to protect various localities which are environmentally sensitive and which enhance the visual amenity of the local government area of Yarrawluma,
- b) to protect various localities which are of scientific or social significance.

(9) Zone No 8 (a) (National Park Zone)

The objective of this zone is to identify national parks and nature reserves administered by the National Parks and Wildlife Service and to facilitate use of those lands for the purposes of the National Parks and Wildlife Act 1974.

11 What development is allowed or prohibited by zoning?

- 1) Subject to clauses 12-15, the Table to this clause sets out for each zone:
 - a) Development that may be carried out without development consent, by the letter “W” corresponding to that development, and
 - b) Development that may be carried out only with development consent, by the letter “C” corresponding to that development, and
 - c) Development that is prohibited, by the letter “P” corresponding to that development.
- 2) Consent may also be granted for land uses not specifically identified in the Table, if the use is consistent, in the consent authority’s opinion, with the objectives of this plan and the objectives of the zone within which the land on which the use will be carried out is situated.
- 3) Development that is prescribed as designated development by the Environmental Planning and Assessment Regulation 2000 may be carried out only with development consent even if it is incidental or ancillary to development that does not require consent.
- 4 Subclause (3) does not apply to development carried out by public authorities.

Table

Development for the purpose of:	1 (a)	1 (d)	1 (f)	1 (g)	2 (v)	5 (a)	6 (a)	7 (e)	8 (a)
Abattoirs	C	P	P	P	P	P	P	P	P
Advertisements	C	C	P	C	C	C	C	C	P
Advertising Structures	C	C	P	C	C	C	C	C	P
Agriculture – General Farming	W	W	P	W	P	P	P	W	P
Agriculture – Intensive Animal Husbandry	C	C	P	P	P	P	P	P	P
Agriculture – Intensive Livestock Keeping	C	P	P	P	P	P	P	P	P
Agriculture – Intensive Plant Cultivation	C	C	P	P	P	P	P	P	P
Aircraft Facilities	C	P	P	P	P	P	P	P	P
Airline Terminals	C	P	P	P	P	P	P	P	P
Animal Boarding Establishments	C	P	P	P	P	P	P	P	P
Animal Breeding or Training Establishments	C	C	P	C	C	P	P	C	P
Aquaculture	C	C	P	P	P	P	P	C	P
Bed and Breakfast	C	C	P	C	C	P	P	C	P
Boarding Houses	P	P	P	P	C	P	P	P	P
Brothels	P	P	P	P	C	P	P	P	P
Bulk Stores	P	P	P	P	C	P	P	P	P
Bulky Goods Salesrooms or Showrooms	P	P	P	P	C	P	P	P	P
Bus Depots	C	C	P	P	C	P	P	P	P
Bus Stations	P	P	P	P	C	P	P	P	P
Bush Fire Hazard Reduction	W	W	W	W	W	W	W	W	P
Caravan Parks	P	P	P	P	C	P	P	P	P
Cemeteries – Private	C	C	P	P	P	P	P	P	P
Cemeteries – Private Burial Site	W	W	P	P	P	P	P	P	P
Cemeteries – Public	C	C	P	P	C	P	P	P	P
Child Care Centres	C	C	P	C	C	P	P	P	P
Churches	C	C	P	C	C	P	P	P	P
Clubs	C	C	P	C	C	P	P	P	P
Commercial Premises	P	P	P	P	C	P	P	P	P
Community Facilities	C	C	P	C	C	P	C	C	P
Dual Occupancies	C	C	P	P	C	P	P	P	P
Dwelling Houses	C	C	P	C	C	P	P	C	P
Earthworks	C	C	C	C	C	C	C	C	P
Education Establishments	P	P	P	P	C	P	P	P	P
Entertainment Facilities	C	C	P	C	C	P	P	P	P
Exhibition Homes	P	C	P	P	C	P	P	P	P
Extractive Industries	C	P	P	P	P	P	P	P	P
Feed Lots	C	P	P	P	P	P	P	P	P
Forestry	C	C	W	P	P	P	P	P	P
Garaging of Plant and Trucks	W	W	P	C	C	P	P	C	P
Generating Works	C	P	P	P	C	P	P	P	P
Group Homes	P	P	P	P	C	P	P	P	P
Health Consulting Rooms	P	P	P	P	C	P	P	P	P
Helipads	C	P	P	P	C	P	P	P	P

Heliports	P	P	P	P	C	P	P	P	P
High Technology Industries	P	P	P	P	C	P	P	P	P
Hire Establishments	P	P	P	P	C	P	P	P	P
Home Activities	C	C	P	C	C	P	P	C	P
Home Occupations	W	W	P	W	W	P	P	W	P
Hospitals	P	P	P	P	C	P	P	P	P
Hotels	P	P	P	P	C	P	P	P	P
Housing for Aged or Disabled Persons	P	C	P	C	C	P	P	P	P
Industries	P	P	P	P	P	P	P	P	P
Institutions	C	P	P	P	C	P	P	P	P
Junk Yards	C	P	P	P	C	P	P	P	P
Landfill	C	C	C	C	C	C	C	C	P
Light Industries	P	P	P	P	C	P	P	P	P
Liquid Fuel Depots	C	P	P	P	C	P	P	P	P
Manufactured Home Estates	P	P	P	P	C	P	P	P	P
Markets	P	P	P	P	C	P	P	P	P
Materials Recycling Facilities	C	P	P	P	C	P	P	P	P
Medical Centres	P	P	P	P	C	P	P	P	P
Mines	C	P	P	P	P	P	P	P	P
Mineral Sand Mines	C	P	P	P	P	P	P	P	P
Motels	C	P	P	P	C	P	P	P	P
Motor Showrooms	P	P	P	P	C	P	P	P	P
Offensive or Hazardous Industries	P	P	P	P	P	P	P	P	P
Paintball Establishments	P	P	P	P	P	P	P	P	P
Parking Stations	P	P	P	P	C	P	P	P	P
Passenger Transport Terminals	C	P	P	P	C	P	P	P	P
Periodic Public Entertainment	C	C	P	C	C	P	P	P	P
Piggeries	C	P	P	P	P	P	P	P	P
Places of Assembly	C	C	P	P	C	P	P	P	P
Places of Public Worship	C	C	P	C	C	P	P	P	P
Plant Depots	C	P	P	P	C	P	P	P	P
Public Buildings	P	P	P	P	C	P	P	P	P
Public Utility Undertakings	C	C	C	C	C	C	C	C	P
Reception Establishments	C	P	P	P	C	P	P	P	P
Recreation Areas	C	C	P	C	C	P	C	P	P
Recreation Establishments	C	C	P	P	C	P	P	P	P
Recreation Facilities	P	P	P	P	C	P	P	P	P
Refreshment Rooms	C	C	C	C	C	P	P	C	P
Residential Flat Buildings	P	P	P	P	C	P	P	P	P
Restaurants	P	P	P	P	C	P	P	P	P
Retail Plant Nurseries	C	C	P	P	C	P	P	C	P
Retail Wineries	C	C	P	P	P	P	P	P	P
Roads	C	C	C	C	C	C	C	C	P
Roadside Stalls	C	C	P	P	C	P	P	C	P
Road Transport Terminals	C	P	P	P	C	P	P	P	P
Rural Home Industries	C	C	P	C	P	P	P	P	P
Rural Industries	C	C	P	C	P	P	P	P	P
Rural Tourist Facilities	C	P	P	P	P	P	P	P	P
Rural Workers' Dwellings	C	P	P	P	P	P	P	P	P

Sawmills	C	P	P	P	P	P	P	P	P
Service Stations	C	P	P	P	C	P	P	P	P
Shops	P	P	P	P	C	P	P	P	P
Stock and Sale Yards	C	P	P	P	P	P	P	P	P
Stores, Convenience	C	C	P	C	C	P	P	P	P
Stores, General	C	C	P	C	C	P	P	P	P
Stores, Produce	C	P	P	P	C	P	P	P	P
Telecommunications Facilities	C	C	C	C	C	C	C	C	P
Tourist Facilities	C	C	C	C	P	P	P	P	P
Transport Depots	C	P	P	P	P	P	P	P	P
Transport Terminals	C	P	P	P	P	P	P	P	P
Tree Farming	W	W	P	W	P	P	P	C	P
Units for Aged Persons	P	P	P	P	C	P	P	P	P
Utility Installations	C	C	C	C	C	C	C	C	P
Vehicle Body Repair Workshops	P	P	P	P	C	P	P	P	P
Vehicle Repair Stations	P	P	P	P	C	P	P	P	P
Veterinary Hospitals	C	P	P	P	C	P	P	P	P
Warehouses or Distribution Centres	P	P	P	P	C	P	P	P	P

Note

C = development consent required

W = allowed without consent

P = prohibited development

12 What activities do not require consent and are not prohibited by this plan?

- a) Nothing in this plan prohibits or requires development consent for:
- b) The use of the Crown of buildings that were in existence on the commencement of this plan and that were under the control of the Crown at that date, or

Any activity listed in Schedule 3.

Refer to Schedule 3 below.

15 Development of land near adjoining zone boundaries

- 1) Where land is located within 50 metres of a boundary between two zones, consent may be granted to development on the land that is permissible in the adjoining zone.
- 2) Consent may not be granted to the carrying out of development allowed by subclause (1) unless the consent authority is satisfied that the carrying out of the development is desirable due to planning, design, servicing or similar requirements relating to the development of the land concerned and will not adversely affect the relevant planning objectives or the amenity of the locality.
- 3) The provisions of subclauses (1) and (2) do not apply to Murrumbidgee River corridor land or any land within Zone No 7 (e).

Yarrowlumla Local Environmental Plan 2002**Schedule 3 Activities not requiring consent and not prohibited by plan**

(Clause 12)

- 1 The carrying out by persons carrying on railway undertakings on land comprised in their undertakings of:
 - a) any development required in connection with the movement of traffic by rail, including the construction, reconstruction, alteration, maintenance and repair of ways, works and plant, and
 - b) the erection within the limits of a railway station, of buildings for any purpose, but excluding:
 - c) the construction of new railways, railway stations and bridges over roads, or
 - d) the erection, reconstruction and alteration of buildings for purposes other than railway undertaking purposes outside the limits of a railway station and the reconstruction or alteration, so as materially to affect their design, of railway stations or bridges, or
 - e) the formation or alteration of any means of access to a road, or
 - f) the erection, reconstruction and alteration of buildings for purposes other than railway purposes, where such buildings have direct access to a public place.

- 2 The carrying out by persons carrying on public utility undertakings, being water, sewerage, drainage, electricity or gas undertakings, of any of the following development, being development required for the purpose of their undertakings:
- a) development of any description at or below the surface of the ground,
 - b) the installation of any plant inside a building or the installation or erection within the premises of a generating station or substation established before the appointed day of any plant or other structures or erections required in connection with the station or substation,
 - c) the installation or erection of any plant or other structures or erections by way of addition to or replacement or extension of plant or structures or erections already installed or erected, including the installation in an electrical transmission line of substations, feeder-pillars or transformer housing, but not including the erection of overhead lines for the supply of electricity or pipes above the surface of the ground for the supply of water, or the installation of substations, feeder-pillars or transformer housings of stone, concrete or brickworks,
 - d) the provision of overhead service lines in pursuance of any statutory power to provide a supply of electricity,
 - e) the erection of service reservoirs on land acquired or in process of being acquired for the purpose before the appointed day, provided reasonable notice of the proposed erection is given to the Council, or
 - f) any other development, except:
 - i) the erection of buildings, the installation or erection of plant or other structures or erections and the reconstruction or alteration, so as materially to affect their design or external appearance, of buildings, or
 - ii) the formation or alteration of any means of access to a road.
- 3 The carrying out of any development required in connection with the construction, reconstruction, improvement, maintenance or repair of any road, except the widening, realignment or relocation of such road.
- 4 The carrying out of any activity authorised under the National Parks and Wildlife Act 1974 by or on behalf of the National Parks and Wildlife Service on land under its control.
- 5 The carrying out of any forestry work by the Forestry Commission, a school forest trust empowered under relevant Acts to undertake afforestation, roading, protection, cutting and marketing of timber, and other forestry purposes under such Acts or on any Crown land temporarily reserved from sale as a timber reserve under the Forestry Act 1916.
- 6 The carrying out by a rural lands protection board of any development required for the improvement and maintenance of travelling stock and water reserves, except:
- a) the erection of buildings and the reconstruction or alteration of buildings so as materially to affect their design or purposes, or
 - b) any development designed to change the use or purpose of any such reserve.
- 7 The carrying out or causing to be carried out by a council engaged in flood mitigation works or by the Department of Land and Water Conservation of any work for the purposes of soil conservation, irrigation, afforestation, reafforestation, flood mitigation, water conservation or river improvement in pursuance of the provisions of the Water Act 1912, the Farm Water Supplies Act 1946, the Soil Conservation Act 1938 or the Water Management Act 2000, except:
- a) the erection of buildings, the installation or erection of plant or other structures or erections and the reconstruction or alteration of buildings so as materially to affect their design or external appearance,
 - b) the formation or alteration of any means of access to a road.

General Rural Zone No 1(a)

Minimum area of 80 hectares or:

- Be a vacant 1995 holding on which a dwelling house could have been lawfully erected immediately before this appointed day, or
- Be a lot in a subdivision consented to in accordance with clause 18 and 19 (see over), or
- Be a lot in a subdivision which was consented to or approved by the Council before the appointed date and which met the requirements for erecting a dwelling house that applied at the date the subdivision was consented to or approved.

Rural Residential Zone No 1(d)

Minimum area 8 hectares unless that land is an allotment created under clauses 18 and 20 (see over) of the Yarrowlumla Local Environmental Plan 2002 or the land is a lot in a subdivision consented to or approved by Council before the appointed day (12 June 2002) and which met the requirements for erecting a dwelling houses that applied at the date the subdivision was consented to or approved.

Environmental Protection Zone No 7(e)

Minimum area of 80 hectares or:

- Be a lot in a subdivision consented to in accordance with clauses 18 and 23 (see over), or
- Be a lot in a subdivision which was consented to or approved by the Council before the appointed day and which met the requirements for erecting a dwelling house that applied at the date the subdivision was consented to or approved.

17 When is consent required for the subdivision of land?

Consent must be obtained for all subdivision other than the following:

- a) subdivisions that only effect minor boundary adjustments which do not create any additional allotments and which do not alter the area of any allotment more than 10%, or
- b) subdivisions only for the purpose of road widening.

18 What must be considered before consenting to a subdivision of land in the Rural Zones and the Environment Protection Zone?

- 1) Consent must not be granted to a subdivision of land within Zone No 1(a), 1(d), 1(g) or 7(e) unless the consent authority is satisfied that:
 - a) The density of the allotments proposed to be created reflects the land capability (including soil resources and soil stability), natural constraints and hazards of the land to be subdivided, and
 - b) A range and mixture of allotment sizes will be provided, and
 - c) Essential services, including access roads, and electricity and telephone services, can be economically provided, and
 - d) A site specific investigation of land capability and hydraulic/nutrient balance (undertaken by a person with qualifications satisfactory to the Council) ascertains that the land has adequate capability for on-site effluent disposal and that such disposal will not adversely affect water quality on adjoining land through either surface or sub-surface flows, and
 - e) Where 5 allotments or more are proposed to be created, each allotment will be provided with a reticulated non-potable water supply from a communal source, being one or more dams or bores (or dams and bores), subject to the total volume of water provided being within the limits of the maximum harvestable rights dam capacity and current Department of Land and Water Conservation policy relating to ground water access which last applied to the land prior to subdivision, and
 - f) Where less than 5 allotments are proposed to be created or the provisions of a reticulated non-potable water supply system is proved to be not practicable, an adequate non-potable water supply will be available to each allotment, being either:
 - i) A dam on each allotment with a capacity of at least 0.75 megalitre and a catchment area of at least 8 hectares, or
 - ii) A ground water supply with a flow rate of 0.5 litre per second to provide a minimum annual supply of 0.75 megalitre, subject to the total volume of water provided being within the limits of the maximum harvestable rights dam capacity and current Department of Land and Water Conservation policy relating to ground water access which last applied to the land prior to subdivision, and
 - g) The proposed locations of dwellings conform to the topography of the land, complement each other and take into account the visual impact of the development on the amenity of the area, and
 - h) Having regard to a site assessment carried out by a person with qualifications satisfactory to the Council, the development will not adversely impact on flora and fauna, including regionally significant species and communities, or the Aboriginal cultural heritage, including "Aboriginal objects" of the locality, and
 - i) Each proposed allotment has a depth to width ratio not exceeding 4:1, and
 - j) Each proposed allotment having an area of less than 16 hectares has frontage to a road other than a main or arterial road, and
 - k) Where the land proposed to be subdivided is identified as Class 1, 2 or 3 on the map prepared by the Department of Agriculture and held in the office of the Council, the agriculture potential of the land has been taken into account in the subdivision design and the size of the proposed allotments is appropriate for ongoing agricultural use, and
 - l) If the land proposed to be subdivided is Murrumbidgee River corridor land, the matters listed in clause 43 have been taken into account in the subdivision design.

- 2) Consent must not be granted to a subdivision of land within Zone No 1(a) where:
 - a) The development will lead to the clustering of more than 5 allotments having an area of less than 80 hectares, or
 - b) In the opinion of the consent authority, the subdivision will adversely impact on the agricultural operation of the holding or neighbouring properties.
- 3) Consent must not be granted to a subdivision of land within Zone 7(e) unless the consent authority is satisfied that subsequent development of the subdivided land will not detrimentally impact on the scientific, environmental or social significance or visual amenity of the area.

19) What are the allotment size requirements that apply to subdivision in the General Rural Zone?

- 1) Consent may be granted to the subdivision of land within Zone No 1(a) only if the consent authority is satisfied that:
 - a) Each allotment proposed to be created by the subdivision will have an area of not less than 8 hectares, and
 - b) The average area of all lots into which the land comprising each 1995 holding affected by the subdivision is divided will not be less than 80 hectares at any time, and
 - c) Where lots having an area of less than 80 hectares are proposed to be created, the total number of allotments having an area of less than 80 hectares created through successive subdivisions of the land comprising each 1995 holding affected by the subdivision will not exceed 5, and
 - d) Each proposed allotment will have a frontage to a main or arterial road will have a frontage to that road of not less than 200 metres or one entry point to that road for vehicles, and
 - e) Each proposed allotment which will have a frontage to a lake or river will have a frontage to that lake or river of not less than 200 metres, and
 - f) The land to which the development application applies has not previously been subdivided in accordance with this clause, unless it is the land nominated by the owner to the Council as the residue lot in the last subdivision which involved the land.
- 2) Despite subclause (1) (b), consent may be granted to the subdivision of a 1995 holding between 88 hectares and 159 hectares in area so as to create 2 allotments if the subdivision was permissible immediately prior to the gazettal of Yarrowlunla Local Environmental Plan 1993 (Amendment No 6).
- 3) Land identified as Class 1, 2 or 3 on the map prepared by the Department of Agriculture and held in the office of the Council is not to be subdivided so as to create an allotment of less than 16 hectares.
- 4) Consent may be granted to the subdivision of land within Zone No 1(a) to create an allotment of any size that will be used otherwise than for the purpose of agriculture or a dwelling (the proposed use being development that may be carried out under Part 2), if:
 - a) In the opinion of the consent authority, the area of the allotment to be created is appropriate for the development for which it is intended to be used, and
 - b) Where the land is identified as Class 1, 2 or 3 on the map prepared by the Department of Agriculture and held in the office of the Council, the consent authority is satisfied that there is no reasonable alternative to using the allotment for the proposed development.

20) What are the allotment size requirements that apply to subdivision in the Rural Residential Zone?

1) Land within Zone No 1(d)

Consent must not be granted to a subdivision of land within Zone No 1(d) otherwise than in accordance with subclauses (2) – (5).

2) Consent may be granted to such a subdivision if the consent authority is satisfied that:

- a) Allotments having an area of less than 16 hectares proposed to be created by the subdivision will have an average area of not less than 6 hectares, and
- b) None of the allotments proposed to be created by the subdivision will have an area of less than 2 hectares, and
- c) Allotments having an area of less than 4 hectares will comprise not more than 15 per cent of the land being subdivided, and
- d) Any allotment having an area of less than 4 hectares will not adjoin or be adjacent to any other allotment having an area of less than 4 hectares, and
- e) Each allotment having an area of less than 4 hectares will have frontage to a public road other than a main or arterial road.

3) The Council must not grant consent to a subdivision of land within Zone No 1(d) if the land has been previously subdivided in accordance with this clause or clause 13A of Yarrowlumla Local Environmental Plan 1993.

4) The Council must not grant consent to a subdivision of an allotment of land with an area of 16 hectares or less within Zone No 1(d) if the allotment has been previously subdivided in accordance with clause 13 (4) of Yarrowlumla Local Environmental Plan 1993, clause 14 (4) of Yarrowlumla Local Environmental Plan 1986 or clause 11B (3) or 11C of Interim Development Order No 1 – Shire of Yarrowlumla.

5) Despite subclause (3), consent may be granted to the subdivision of land within Zone No 1 (d) to create an allotment of any size that will be used otherwise than for the purpose of agriculture or a dwelling (the proposed use being development that may be carried out under Part 2), if:

- a) In the opinion of the consent authority, the area of an allotment to be created is appropriate for the development for which it is intended to be used, and
- b) Where the land is identified as Class 1, 2 or 3 on the map prepared by the Department of Agriculture and held in the office of the Council, the consent authority is satisfied that there is no reasonable alternative to using the allotment for the proposed development.

6) Land within Zone No 1(g)

Consent may be granted to a subdivision of land within Zone No 1(g) if the subdivision will create a title for an existing dwelling by excising an allotment from the land on which it is situated.

23) What are the allotment size requirements that apply to subdivision in Zone 7(e)?

1) Allotments proposed in Zone 7(e) must meet the following standards:

- a) Where there is a dwelling on the land, the allotment on which it will be situated must have an area of not less than 80 hectares,
- b) Where the allotment will be created for the purpose of erecting a dwelling, the allotment must have an area of not less than 80 hectares.

2) Consent must be granted to a subdivision of land within Zone No 7(e) to create an allotment of any size that will be used otherwise than for the purpose of agriculture or a dwelling (the proposed use being development that can be carried out under Part 2), if:

- a) The area of an allotment to be created is appropriate for the development for which it is intended to be used, and
- b) Where the land is identified as Class 1, 2 or 3 on the map prepared by the Department of Agriculture and held in the office of the Council, there is no reasonable alternative to using the allotment for the proposed development.

26 Subdivision of residential land—minimum area requirements

- (1) The Council may grant development consent for the subdivision of land within a residential zone only if each allotment on which a dwelling-house, dual occupancy housing or integrated housing will be situated after the subdivision meets the following minimum area requirements:
- Minimum Area for each Allotment (in square metres):
- 600 square metres for each dwelling-house on land within Zone 2 (a), 2 (b), 2 (c) or 2 (d)
 - 1000 square metres for each dwelling-house on land within 2 (e)
 - 450 square metres for each dwelling in integrated housing
 - 600 square metres for each dwelling in dual occupancy housing on land within Zone 2 (a)
 - 300 square metres for each dwelling in dual occupancy housing on land within Zone 2 (b), 2 (c) or 2 (d).
- (2) Regardless of subclause (1), the Council must not grant development consent for the subdivision of land edged in heavy black on sheet 2 of the special sites map in Schedule 2 of Queanbeyan Local Environmental Plan 1998 unless it is satisfied that the minimum area of each allotment created pursuant to this clause will be 4000 square metres for each dwelling-house or for each dwelling in the case of multi-dwelling housing.
- (3) Where dual occupancy housing has been created or erected, or is proposed to be created or erected, on land within Zone 2 (a), the creation of separate lots illustrated by a proposed strata plan relating to the building is prohibited.
- (4) Regardless of subclause (1), the Council must not grant development consent for the subdivision of the land within Zone 2 (e) that is shown cross hatched on the map marked "Queanbeyan Local Environmental Plan 1998 (Amendment No 23)" in Queanbeyan Local Environmental Plan 1998 unless the Council is satisfied that the minimum area of each allotment will be 3000 square metres for each dwelling-house.

18 Subdivision of Rural Land—Minimum and Average Area Requirements

The Council may grant development consent for subdivision of land within a rural zone only when each allotment created by the subdivision meets the minimum and average area requirements of the following table:

Table

Zone:	Minimum Area:	Average Area:
Zone 1 (a) (within a scenic protection area)	40 hectares	—
Zone 1 (a) (not within a scenic protection area)	80 hectares	—
Zone 1 (c) (not shown on the subdivision control map in Schedule 3)	0.8 hectare	—
Zone 1 (c) (shown edged heavy black on sheet 1 of the subdivision control map in Schedule 3)	—	2 hectares

39 Subdivision of Industrial Land—Minimum Area Requirements

The Council may grant development consent for the subdivision of land within an industrial zone only if each allotment to be created has an area of not less than 1500 square metres.

Contaminated Land Management

Introduction

This policy applies to all development and outlines requirements relating to the use and/or development of land that is or may potentially be contaminated. This policy should be read in conjunction with *State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land*, and the relevant *Queanbeyan Local Environmental Plan* clause relating to earthworks.

Objectives

- (1) Enable Council to more adequately identify record and manage known and potentially contaminated land.
- (2) Provide direction for Council in the gathering and assessment of information in relation to previous land use activities that may have resulted in contamination.
- (3) Assist Council in the discharge of its functions and responsibilities in relation to existing and potential land contamination with reasonable care and due diligence to minimise potential risk to both public health and the environment.
- (4) Inform the community, particularly those interested or involved in the planning and development process, of Council's procedures relating to existing or potential land contamination.
- (5) Ensure that all stakeholders are aware of their responsibilities for the ongoing management of contaminated land.

Relationship to Other Plans, Council Policies and the Like

State Environmental Planning Policy 55 – Remediation of Land must be referred to in conjunction with this element.

Duty to Report Contamination

The *Contaminated Land Management Act 1997* requires persons to notify the Environment Protection Authority (EPA) if they become aware that their activities have contaminated land so as to present a significant risk of harm to human health or the environment. Clause 60(3) of the *Contaminated Land Management Act 1997* states that a person is required to notify the EPA if:

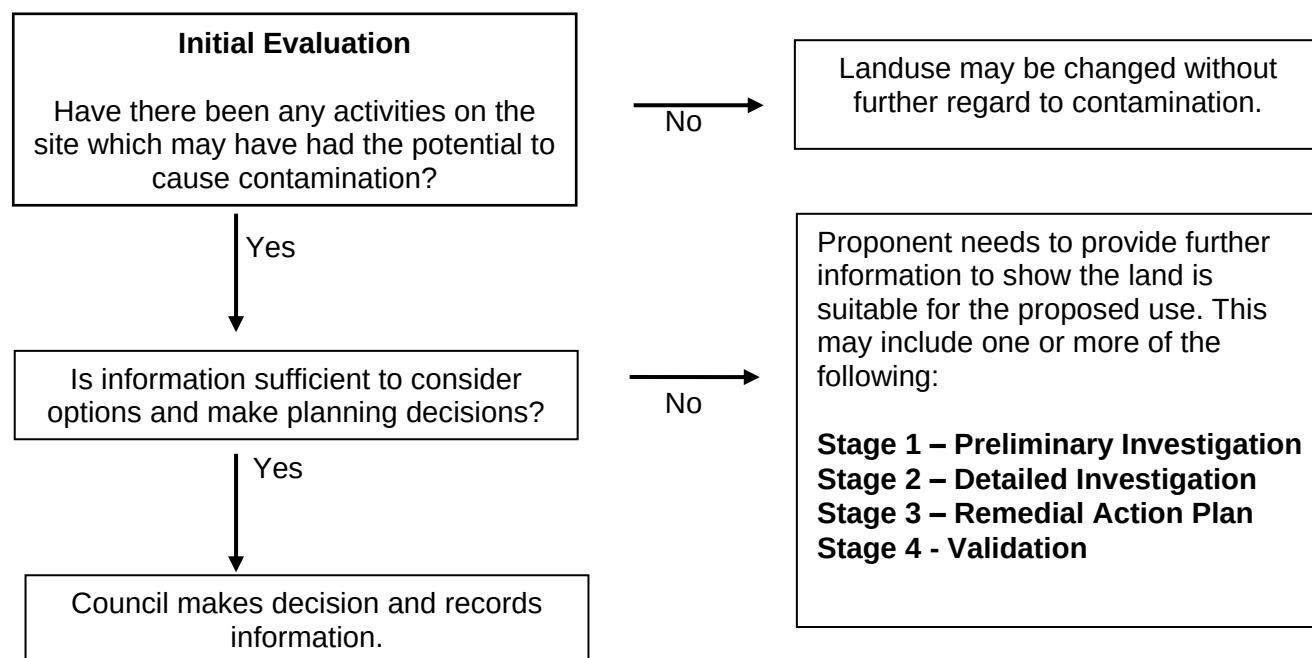
- i. The substance contaminating the land (the contaminant) or any by-product of the contaminant has entered or will foreseeably enter neighbouring land, the atmosphere, groundwater or surface water;
- ii. the regulations prescribe for the purposes of this subparagraph, or the guidelines specify, a level of the contaminant or by-product in the neighbouring land, atmosphere, groundwater or surface water;
- iii. the level of the contaminant or by-product after that entry is, or will foreseeably be, above the level prescribed or specified and will foreseeably continue to remain above that level.

Council's Decision Making Process

In determining all rezoning, subdivision and development applications, Council must consider the possibility of land contamination and the implications it has for any proposed or permissible future uses of the land.

If contamination is, or may be present, the proponent must investigate the site and provide Council with the information it needs to carry out its planning functions. Figure 1 below outlines process when Council is assessing potential impacts of contamination on a site.

Figure 1 Contaminated Land



Note: The information contained in this Schedule is an excerpt from Council's policy on contaminated land management and is intended only as an overview.

For further information please refer to Part 2.4 – Contaminated Land Management of the Queanbeyan Development Control Plan 2012 and State Environmental Planning Policy No. 55 – Remediation of Land.

