

QUEANBEYAN-PALERANG REGIONAL COUNCIL
Planning Certificate issued under
Section 10.7(2&5)
Environmental Planning and Assessment Act 1979

Certificate No.: PL.2021.1601
Your Reference: 202107.00
Date of Issue: 1 April 2021

Mr S Goodsell
2/73 Sheppard Street
HUME NSW 2620

Property Number	349908
Property Address:	Bungendore Park 6-14 Butmaroo Street BUNGENDORE NSW 2621
Legal Description:	Lot 701 DP 1027107

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

Notes:

- (a) The information in this certificate only relates to the real property identifier associated with the property and not to any licence or permissive occupancy that may be attached to and included in the property details contained in the description of the land.
- (b) The *Environmental Planning and Assessment Act 1979* will be referred to in this Certificate as 'the Act'.

Disclaimer:

This certificate contains information provided to Council by third parties and is as current as the latest information available to Council at the time of production of this document. Council does not warrant the accuracy of the information contained within the information provided by third parties and has not independently verified the information. It is strongly recommended that you contact the relevant third parties to confirm the accuracy of the information.

1. Names of relevant instruments and development control plans

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Palerang Local Environmental Plan 2014 and State Environmental Planning Policies (SEPPs) that may apply to the carrying out of development on the land:

- State Environmental Planning Policy No 21 – Caravan Parks
- State Environmental Planning Policy No 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No 36 – Manufactured Home Estates
- State Environmental Planning Policy No 50 – Canal Estate Development
- State Environmental Planning Policy No 55 – Remediation of Land
- State Environmental Planning Policy No 64 – Advertising and Signage
- State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development
- State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Concurrences and Consents) 2018
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Koala Habitat Protection) 2021
- State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007
- State Environmental Planning Policy (Primary Production and Rural Development) 2019
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

www.legislation.nsw.gov.au/#/browse/inForce/EPLs/S

www.legislation.nsw.gov.au/#/view/EPL/2014/623/full

- (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).

Yes: Draft Queanbeyan-Palerang Local Environmental Plan 2020

<http://leptracking.planning.nsw.gov.au/proposal/details.php?rid=6660>

Yes. State Environmental Planning Policies (SEPPs) that have been the subject of community consultation or on public exhibition under the Act that may apply to the carrying out of development on the land:

- Draft State Environmental Planning Policy (Environment)
- Draft State Environmental Planning Policy (Housing Diversity) 2020
- Remediation of Land State Environmental Planning Policy
- State Environmental Planning Policy No 21 — Caravan Parks
- State Environmental Planning Policy No 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No 36 — Manufactured Home Estates
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- State Environmental Planning Policy (Primary Production and Rural Development) 2019
- State Environmental Planning Policy (State and Regional Development) 2011

www.planningportal.nsw.gov.au/draftplans

- (3) The name of each development control plan that applies to the carrying out of development on the land:

Lot 701 DP 1027107

Palerang Development Control Plan 2015

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

2. Zoning and land use under relevant LEPs

- (a) Identity of the zone:

Lot 701 DP 1027107

RE1 Public Recreation

RE1 Public Recreation - *Palerang Local Environmental Plan 2014*

- (b) The purposes for which development may be carried out without development consent:

Extensive agriculture

- (c) The purposes for which development may not be carried out except with development consent:

Aquaculture; Building identification signs; Business identification signs; Caravan parks; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Waste or resource transfer stations; Water recycling facilities

- (d) The purposes for which development is prohibited:

Any development not specified in item (b) or (c)

Note: Demolition of a building or work requires consent under clause 2.7 of the applicable Local Environmental Plan.

Listed below are any additional site specific permitted uses (only with development consent) from the schedule of the relevant Local Environmental Plan cited in clause 1(1) of this certificate. Note that for multi lot titles, the additional uses may apply only to particular lots.

Lot 701 DP 1027107

There are no additional uses permitted on this land.

- (e) Minimum land dimensions for the erection of a dwelling house on the land fixed by development standards applying to the land:

(1) Minimum area

Lot 701 DP 1027107

Not applicable. A new dwelling is prohibited on the land.

Unless the land is within a zone where a dwelling house is not permitted. Refer to clause 2(d)

- (f) Whether the land includes or comprises critical habitat:

Lot 701 DP 1027107

No. None of the land includes or comprises critical habitat.

(g) Whether the land is in a conservation area:

Lot 701 DP 1027107

No. The land is not in a Heritage Conservation Area or a State Conservation Area.

(h) Whether an item of environmental heritage is situated on the land:

Lot 701 DP 1027107

Yes. Council is aware of items of state environmental heritage or local environmental heritage that are located on the land.

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

Whether the land is within any zone under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* or
- (b) A Precinct Plan (within the means of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* or
- (c) A proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

Not applicable.

3. Complying Development

- (1) Whether or not 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*.

Zone - RE1 Public Recreation		Lot 701 DP 1027107
Part No.	Code	Land on which complying development may be carried out
Part 3	Housing Code	Not Applicable
Part 3A	Rural Housing Code	Not Applicable
Part 3B	Low Rise Housing Diversity Code	Not Applicable
Part 3C	Greenfield Housing Code	Not Applicable
Part 3D	Inland Code	Not Applicable
Part 4	Housing Alterations Code	No
Part 4A	General Development Code	No
Part 5	Commercial and Industrial Alterations Code	No
Part 5A	Commercial and Industrial (New Buildings and Additions) Code	Not Applicable
Part 5B	Container Recycling Facilities Code	Not Applicable
Part 6	Subdivisions Code	No
Part 7	Demolition Code	No
Part 8	Fire Safety Code	No

- (2) If 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, the reasons why it may not be carried out under these clauses.

Zone - RE1 Public Recreation		Lot 701 DP 1027107
Part No.	Code	Reason
Part 4	Housing Alterations Code	Is identified as an item of environmental heritage or a heritage item by an environmental planning instrument.
Part 4	Housing Alterations Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014 3.3 (2)(jb)</i> .
Part 4A	General Development Code	Is identified as an item of environmental heritage or a heritage item by an environmental planning instrument.
Part 4A	General Development Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014 3.3 (2)(jb)</i> .
Part 5	Commercial and Industrial Alterations Code	Is identified as an item of environmental heritage or a heritage item by an environmental planning instrument.

Part 5	Commercial and Industrial Alterations Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014</i> 3.3 (2)(jb).
Part 6	Subdivisions Code	Is identified as an item of environmental heritage or a heritage item by an environmental planning instrument.
Part 6	Subdivisions Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014</i> 3.3 (2)(jb).
Part 7	Demolition Code	Is identified as an item of environmental heritage or a heritage item by an environmental planning instrument.
Part 7	Demolition Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014</i> 3.3 (2)(jb).
Part 8	Fire Safety Code	Is identified as an item of environmental heritage or a heritage item by an environmental planning instrument.
Part 8	Fire Safety Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014</i> 3.3 (2)(jb).

4, 4A. Repealed

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. The land is not affected because it is not located in a coastal council.

5. Mine subsidence

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

No. The land is not proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

6. Road widening and road realignment

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

Lot 701 DP 1027107

No. The land is not affected by a road widening or road realignment under the Roads Act 1993.

- (b) Is the land affected by any road widening or road realignment under any environmental planning instrument?

Lot 701 DP 1027107

No. The land is not affected by any road widening or road realignment under any environmental planning instrument.

- (c) Is the land affected by any road widening or road realignment under any resolution of the Council?

Lot 701 DP 1027107

No. The land is not affected by a road widening or road realignment under a resolution of Council.

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

- (a) Is the land affected by a policy adopted by council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Yes. All land in QPRC is affected by policies adopted by the council that restricts the development of the land because of the likelihood of contaminated land and bushfire.

Lot 701 DP 1027107

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

Note: Refer to Clause 11 of this certificate to check if the land is bushfire prone.

- (b) Is the land affected by a policy adopted by any other public authority that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk?

No. Council is not aware of a policy adopted by any other public authority that restricts the development of the land.

7A. 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.

Lot 701 DP 1027107 **Yes. Refer to Palerang Local Environmental Plan 2014, Clause 6.2 and Palerang Development Control Plan 2015 Part B - General Provisions, Section B9 Flood Planning.**

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

Lot 701 DP 1027107 **Yes. Refer to Palerang Local Environmental Plan 2014, Clause 6.2 and Palerang Development Control Plan 2015 Part B - General Provisions, Section B9 Flood Planning.**

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 3.15 of the Act.

Lot 701 DP 1027107 **No. Council is not aware of any environmental planning instrument or proposed environmental planning instrument that makes provision for the acquisition of the land by a public authority.**

9. Contributions plans

The name of each Contributions plan applying to the land.

Lot 701 DP 1027107	Palerang Council Section 94 Development Contributions Plan No. 7 for the Provision of Recreation Facilities at Bungendore.
Lot 701 DP 1027107	Palerang Council Section 94 Development Contributions Plan No. 8 for the Provision of Pathway Network at Bungendore.
Lot 701 DP 1027107	Palerang Council Section 94 Development Contributions Plan No. 9 for Street Upgrading at Bungendore.
Lot 701 DP 1027107	Yarrowlumla Council Section 94 Contributions Plan No. 1 Bungendore.

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

9A. Biodiversity certified land

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

Lot 701 DP 1027107

No. Council has not been notified that the land is biodiversity certified under the Biodiversity Conservation Act 2016.

10. Biodiversity stewardship sites

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

Lot 701 DP 1027107

No. Council has not been notified that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016.

10A. Native vegetation clearing set asides

Whether the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*.

Lot 701 DP 1027107

No. Council has not been notified that the land contains a set aside area or it is registered in the public register under the Local Land Services Act 2013.

11. Bush fire prone land

Whether the land is bush fire prone land.

Lot 701 DP 1027107

No. The land is not bush fire prone as defined in Section 10.3 of the Environmental Planning and Assessment Act 1979.

12. Property Vegetation Plans

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

Lot 701 DP 1027107

No. Council has not been notified of a property vegetation plan under the Native Vegetation Act 2003 that applies to the land.

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

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

No. Council has not been notified of order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

Whether 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.

No. Council has not been advised of any Directions by the Minister under section 75P (2) (c1) of the Act.

15. Site compatibility certificates and conditions for seniors housing

Whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land:

No. Council is not aware of any valid site compatibility certificate (seniors housing) applying to the land.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether there is a valid site compatibility certificate (infrastructure, schools or TAFE establishments), of which council is aware of in respect of proposed development on the land.

No. Council is not aware of any valid site compatibility certificate (infrastructure, schools or TAFE establishments) applying to the land.

17. Site compatibility certificates and conditions for affordable rental housing

Whether there a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land.

No. Council is not aware of any valid site compatibility certificate (affordable rental housing) applying to the land.

18. Paper subdivision information

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

No. Council is not aware of any development plan adopted by a relevant authority or any subdivision Order that applies to a paper subdivision of the land as described in Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificate

Whether there is a current site verification certificate in relation to Division 3 of Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007* that Council is aware of.

No. Council is not aware of any site verification certificate applying to the land.

20. Loose-fill asbestos insulation

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

No. Council is not aware of any residential premises on the land that are affected by loose-fill asbestos insulation (Division 1A of Part 8 of the *Home Building Act 1989*) and that are listed on the NSW register that is required to be maintained under that Division.

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

Some buildings located in the Queanbeyan-Palerang local government area have been identified as containing loose-fill asbestos insulation (sometimes referred to as “Mr Fluffy” insulation), for example, in the roof space. You should make your own enquiries as to the age of the buildings on the land to which this certificate relates. If the land contains a building constructed prior to 1980, Queanbeyan-Palerang Regional Council strongly recommends that any potential purchaser obtains advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land; and, if so, the health risks (if any) this may pose for the building’s occupants. Contact NSW Fair Trading for further information: <https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>

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

21. Affected building notices and building product rectification orders

- (1) Is there any affected building notice of which the council is aware that is in force in respect of the land?
- (2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

No. Council is not aware of the existence of any affected building notice in force, or building product rectification order, or any notice of intention to make a building product rectification order.

22. State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

For land to which *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* applies, whether the land is:

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or
- (b) shown on the *Lighting Intensity and Wind Shear Map* under that Policy, or
- (c) shown on the *Obstacle Limitation Surface Map* under that Policy, or
- (d) in the “public safety area” on the *Public Safety Area Map* under that Policy, or
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the *Wildlife Buffer Zone Map* under that Policy.

Not applicable.

Additional matters prescribed by section 59(2) of the *Contaminated Land Management Act 1997*

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

Lot 701 DP 1027107

No. Council is not aware that the land is significantly contaminated.

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

Lot 701 DP 1027107

No. Council is not aware that the land is subject to a management order.

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

Lot 701 DP 1027107

No. Council is not aware that the land is subject to an approved voluntary management order.

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

Lot 701 DP 1027107

No. Council is not aware that the land is subject to an ongoing maintenance order.

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

Lot 701 DP 1027107

No. Council is not aware that the land is the subject of a site audit statement.

Additional Notes

Aircraft Noise

The land is not located within the Australian Noise Exposure Forecast (ANEF) contour of 20 or greater for the Canberra Airport. Land within an ANEF contour of less than 20 is generally regarded as being 'acceptable' for new residential dwellings and other land uses under *Australian Standard AS2021:2015 Acoustics- Aircraft noise intrusion- Building siting and construction*. Further advice in respect of potential aircraft noise impacts is available from Canberra Airport at: <https://www.canberraairport.com.au/corporate/community/aircraft-noise/>

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

Vegetation Clearing

There are restrictions on the clearing of vegetation on the land.

Refer to:

- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*,
- *Biodiversity Conservation Act 2016*,
- *Local Land Services Act 2013*,
- relevant Development Control Plan [see clause 1(3) of this certificate],
- clause 10A of this certificate if a native vegetation set aside area applies,
- clause 12 of this certificate if a property vegetation plan applies.

Loose Fill Asbestos

If the land to which this certificate relates contains a building constructed prior to 1980, the Council strongly recommends that any potential purchaser obtain advice from an appropriately qualified expert as to whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants. Prospective purchasers may also wish to ask the current owner if the property has previously been inspected under the NSW WorkCover ceiling insulation testing program. Further information about loose fill asbestos insulation (including information about the NSW WorkCover ceiling insulation testing scheme) can be found at:

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

Road Access

Lot 701 DP 1027107

The land is served by a public road which is maintained by Council. Enquiries related to maintenance schedules can be made to Council at:

<https://www.gprc.nsw.gov.au/Services/Roads-and-footpaths>

Development Approvals

The following development approvals or complying development certificates have been issued by Council in the previous five years:

DA.2016.058 – Outdoor Gym
DA.2019.1342 - Pergola

ISSUE DETAILS

Certificate No: PL.2021.1601

Checked: CK.

M J Thompson

Portfolio General Manager

Natural and Built Character

Queanbeyan-Palerang Regional Council



Per.....

1 April 2021

QUEANBEYAN-PALERANG REGIONAL COUNCIL
Planning Certificate issued under
Section 10.7(2&5)
Environmental Planning and Assessment Act 1979

Certificate No.: PL.2021.1603
Your Reference: 202107.00
Date of Issue: 06 April 2021

Mr S Goodsell
2/73 Sheppard Street
HUME NSW 2620

Property Number	352017
Property Address:	Community Centre 2 Majara Street BUNGENDORE NSW 2621
Legal Description:	Lot 12 DP 1139067

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

Notes:

- (a) The information in this certificate only relates to the real property identifier associated with the property and not to any licence or permissive occupancy that may be attached to and included in the property details contained in the description of the land.
- (b) The *Environmental Planning and Assessment Act 1979* will be referred to in this Certificate as 'the Act'.

Disclaimer:

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 - State Environmental Planning Policy (Infrastructure) 2007
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 - State Environmental Planning Policy (Primary Production and Rural Development) 2019
 - State Environmental Planning Policy (State and Regional Development) 2011
 - State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- www.legislation.nsw.gov.au/#/browse/inForce/EPIs/S
www.legislation.nsw.gov.au/#/view/EPI/2014/623/full

- (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).

Yes: Draft Queanbeyan-Palerang Local Environmental Plan 2020

<http://leptracking.planning.nsw.gov.au/proposal/details.php?rid=6660>

Yes. State Environmental Planning Policies (SEPPs) that have been the subject of community consultation or on public exhibition under the Act that may apply to the carrying out of development on the land:

- Draft State Environmental Planning Policy (Environment)
 - Draft State Environmental Planning Policy (Housing Diversity) 2020
 - Remediation of Land State Environmental Planning Policy
 - State Environmental Planning Policy No 21 — Caravan Parks
 - State Environmental Planning Policy No 33 – Hazardous and Offensive Development
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 - State Environmental Planning Policy (State and Regional Development) 2011
- www.planningportal.nsw.gov.au/draftplans

- (3) The name of each development control plan that applies to the carrying out of development on the land:

Lot 12 DP 1139067

Palerang Development Control Plan 2015

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

2. Zoning and land use under relevant LEPs

- (a) Identity of the zone:

Lot 12 DP 1139067

SP2 Infrastructure

SP2 Infrastructure - *Palerang Local Environmental Plan 2014*

- (b) The purposes for which development may be carried out without development consent:

Nil

- (c) The purposes for which development may not be carried out except with development consent:

Aquaculture; Community facilities; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

- (d) The purposes for which development is prohibited:

Any development not specified in item (b) or (c)

Note: Demolition of a building or work requires consent under clause 2.7 of the applicable Local Environmental Plan.

Listed below are any additional site specific permitted uses (only with development consent) from the schedule of the relevant Local Environmental Plan cited in clause 1(1) of this certificate. Note that for multi lot titles, the additional uses may apply only to particular lots.

Lot 12 DP 1139067

There are no additional uses permitted on this land.

- (e) Minimum land dimensions for the erection of a dwelling house on the land fixed by development standards applying to the land:

(1) Minimum area

Lot 12 DP 1139067

Not applicable. A new dwelling is prohibited on the land.

Unless the land is within a zone where a dwelling house is not permitted. Refer to clause 2(d).

- (f) Whether the land includes or comprises critical habitat:

Lot 12 DP 1139067

No. None of the land includes or comprises critical habitat.

(g) Whether the land is in a conservation area:

Lot 12 DP 1139067

No. The land is not in a Heritage Conservation Area or a State Conservation Area.

(h) Whether an item of environmental heritage is situated on the land:

Lot 12 DP 1139067

No. Council is not aware of any items of state environmental heritage or local environmental heritage that are located on the land.

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

Whether the land is within any zone under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* or
- (b) A Precinct Plan (within the means of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* or
- (c) A proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

Not applicable.

3. Complying Development

- (1) Whether or not 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) If 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, the reasons why it may not be carried out under these clauses.

Zone SP2 - Infrastructure		Lot 12 DP 1139067
Part No.	Code	Land on which complying development may be carried out
Part 3	Housing Code	Not Applicable
Part 3A	Rural Housing Code	Not Applicable
Part 3B	Low Rise Housing Diversity Code	Not Applicable
Part 3C	Greenfield Housing Code	Not Applicable
Part 3D	Inland Code	Not Applicable
Part 4	Housing Alterations Code	Not Applicable
Part 4A	General Development Code	Not Applicable
Part 5	Commercial and Industrial Alterations Code	No
Part 5A	Commercial and Industrial (New Buildings and Additions) Code	Not Applicable
Part 5B	Container Recycling Facilities Code	Not Applicable
Part 6	Subdivisions Code	Not Applicable
Part 7	Demolition Code	Not Applicable
Part 8	Fire Safety Code	Not Applicable

4, 4A. Repealed

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. The land is not affected because it is not located in a coastal council.

5. Mine subsidence

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

No. The land is not proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

6. Road widening and road realignment

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

Lot 12 DP 1139067

No. The land is not affected by a road widening or road realignment under the Roads Act 1993.

- (b) Is the land affected by any road widening or road realignment under any environmental planning instrument?

Lot 12 DP 1139067

No. The land is not affected by any road widening or road realignment under any environmental planning instrument.

- (c) Is the land affected by any road widening or road realignment under any resolution of the Council?

Lot 12 DP 1139067

No. The land is not affected by a road widening or road realignment under a resolution of Council.

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

- (a) Is the land affected by a policy adopted by council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Yes. All land in QPRC is affected by policies adopted by the council that restricts the development of the land because of the likelihood of contaminated land and bushfire.

Lot 12 DP 1139067

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

Note: Refer to Clause 11 of this certificate to check if the land is bushfire prone.

- (b) Is the land affected by a policy adopted by any other public authority that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk?

No. Council is not aware of a policy adopted by any other public authority that restricts the development of the land.

7A. 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.

Lot 12 DP 1139067

No. The land is not subject to flood related development controls.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

Lot 12 DP 1139067

No. The land is not subject to flood related development controls.

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 3.15 of the Act.

Lot 12 DP 1139067

No. Council is not aware of any environmental planning instrument or proposed environmental planning instrument that makes provision for the acquisition of the land by a public authority.

9. Contributions plans

The name of each Contributions plan applying to the land.

Lot 12 DP 1139067

Palerang Council Section 94 Development Contributions Plan No. 7 for the Provision of Recreation Facilities at Bungendore.

Lot 12 DP 1139067

Palerang Council Section 94 Development Contributions Plan No. 8 for the Provision of Pathway Network at Bungendore.

Lot 12 DP 1139067

Palerang Council Section 94 Development Contributions Plan No. 9 for Street Upgrading at Bungendore.

Lot 12 DP 1139067

Yarrowlumla Council Section 94 Contributions Plan No. 1 Bungendore.

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

9A. Biodiversity certified land

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

Lot 12 DP 1139067

No. Council has not been notified that the land is biodiversity certified under the Biodiversity Conservation Act 2016.

10. Biodiversity stewardship sites

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

Lot 12 DP 1139067

No. Council has not been notified that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016.

10A. Native vegetation clearing set asides

Whether the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*.

Lot 12 DP 1139067

No. Council has not been notified that the land contains a set aside area or it is registered in the public register under the Local Land Services Act 2013.

11. Bush fire prone land

Whether the land is bush fire prone land.

Lot 12 DP 1139067

No. The land is not bush fire prone as defined in Section 10.3 of the Environmental Planning and Assessment Act 1979.

12. Property Vegetation Plans

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

Lot 12 DP 1139067

No. Council has not been notified of a property vegetation plan under the Native Vegetation Act 2003 that applies to the land.

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

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

No. Council has not been notified of order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

Whether 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.

No. Council has not been advised of any Directions by the Minister under section 75P (2) (c1) of the Act.

15. Site compatibility certificates and conditions for seniors housing

Whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land:

No. Council is not aware of any valid site compatibility certificate (seniors housing) applying to the land.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether there is a valid site compatibility certificate (infrastructure, schools or TAFE establishments), of which council is aware of in respect of proposed development on the land.

No. Council is not aware of any valid site compatibility certificate (infrastructure, schools or TAFE establishments) applying to the land.

17. Site compatibility certificates and conditions for affordable rental housing

Whether there a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land.

No. Council is not aware of any valid site compatibility certificate (affordable rental housing) applying to the land.

18. Paper subdivision information

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

No. Council is not aware of any development plan adopted by a relevant authority or any subdivision Order that applies to a paper subdivision of the land as described in Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificate

Whether there is a current site verification certificate in relation to Division 3 of Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007* that Council is aware of.

No. Council is not aware of any site verification certificate applying to the land.

20. Loose-fill asbestos insulation

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

No. Council is not aware of any residential premises on the land that are affected by loose-fill asbestos insulation (Division 1A of Part 8 of the *Home Building Act 1989*) and that are listed on the NSW register that is required to be maintained under that Division.

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

Some buildings located in the Queanbeyan-Palerang local government area have been identified as containing loose-fill asbestos insulation (sometimes referred to as “Mr Fluffy” insulation), for example, in the roof space. You should make your own enquiries as to the age of the buildings on the land to which this certificate relates. If the land contains a building constructed prior to 1980, Queanbeyan-Palerang Regional Council strongly recommends that any potential purchaser obtains advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land; and, if so, the health risks (if any) this may pose for the building’s occupants. Contact NSW Fair Trading for further information: <https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>

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

21. Affected building notices and building product rectification orders

- (1) Is there any affected building notice of which the council is aware that is in force in respect of the land?
- (2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

No. Council is not aware of the existence of any affected building notice in force, or building product rectification order, or any notice of intention to make a building product rectification order.

22. State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

For land to which *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* applies, whether the land is:

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or
- (b) shown on the *Lighting Intensity and Wind Shear Map* under that Policy, or
- (c) shown on the *Obstacle Limitation Surface Map* under that Policy, or
- (d) in the “public safety area” on the *Public Safety Area Map* under that Policy, or
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the *Wildlife Buffer Zone Map* under that Policy.

Not applicable.

Additional matters prescribed by section 59(2) of the *Contaminated Land Management Act 1997*

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

Lot 12 DP 1139067

No. Council is not aware that the land is significantly contaminated.

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

Lot 12 DP 1139067

No. Council is not aware that the land is subject to a management order.

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

Lot 12 DP 1139067

No. Council is not aware that the land is subject to an approved voluntary management order.

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

Lot 12 DP 1139067

No. Council is not aware that the land is subject to an ongoing maintenance order.

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

Lot 12 DP 1139067

No. Council is not aware that the land is the subject of a site audit statement.

Additional Notes

Aircraft Noise

The land is not located within the Australian Noise Exposure Forecast (ANEF) contour of 20 or greater for the Canberra Airport. Land within an ANEF contour of less than 20 is generally regarded as being 'acceptable' for new residential dwellings and other land uses under *Australian Standard AS2021:2015 Acoustics- Aircraft noise intrusion- Building siting and construction*. Further advice in respect of potential aircraft noise impacts is available from Canberra Airport at: <https://www.canberraairport.com.au/corporate/community/aircraft-noise/>

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

Vegetation Clearing

There are restrictions on the clearing of vegetation on the land.

Refer to:

- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*,
- *Biodiversity Conservation Act 2016*,
- *Local Land Services Act 2013*,
- relevant Development Control Plan [see clause 1(3) of this certificate],
- clause 10A of this certificate if a native vegetation set aside area applies,
- clause 12 of this certificate if a property vegetation plan applies.

Loose Fill Asbestos

If the land to which this certificate relates contains a building constructed prior to 1980, the Council strongly recommends that any potential purchaser obtain advice from an appropriately qualified expert as to whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants. Prospective purchasers may also wish to ask the current owner if the property has previously been inspected under the NSW WorkCover ceiling insulation testing program. Further information about loose fill asbestos insulation (including information about the NSW WorkCover ceiling insulation testing scheme) can be found at:

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

Road Access

Lot 12 DP 1139067

The land is served by a public road which is maintained by Council. Enquiries related to maintenance schedules can be made to Council at:

<https://www.qprc.nsw.gov.au/Services/Roads-and-footpaths>

Development Approvals

Council has no records of development approvals or complying development certificates that have been issued by the previous Council in the previous five years.

ISSUE DETAILS

Certificate No: PL.2021.1603

Checked: CK.

M J Thompson

Portfolio General Manager

Natural and Built Character

Queanbeyan-Palerang Regional Council



Per.....

06 April 2021

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning Certificate issued under Section 10.7(2&5) *Environmental Planning and Assessment Act 1979*

Certificate No.: PL.2021.1604
Your Reference: 202107.00
Date of Issue: 06 April 2021

Mr S Goodsell
 2/73 Sheppard Street
 HUME NSW 2620

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

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

Notes:

- (a) The information in this certificate only relates to the real property identifier associated with the property and not to any licence or permissive occupancy that may be attached to and included in the property details contained in the description of the land.
- (b) The *Environmental Planning and Assessment Act 1979* will be referred to in this Certificate as 'the Act'.

Disclaimer:

This certificate contains information provided to Council by third parties and is as current as the latest information available to Council at the time of production of this document. Council does not warrant the accuracy of the information contained within the information provided by third parties and has not independently verified the information. It is strongly recommended that you contact the relevant third parties to confirm the accuracy of the information.

1. Names of relevant instruments and development control plans

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Palerang Local Environmental Plan 2014 and State Environmental Planning Policies (SEPPs) that may apply to the carrying out of development on the land:

- State Environmental Planning Policy No 21 – Caravan Parks
- State Environmental Planning Policy No 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No 36 – Manufactured Home Estates
- State Environmental Planning Policy No 50 – Canal Estate Development
- State Environmental Planning Policy No 55 – Remediation of Land
- State Environmental Planning Policy No 64 – Advertising and Signage
- State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development
- State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Concurrences and Consents) 2018
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Koala Habitat Protection) 2021
- State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007
- State Environmental Planning Policy (Primary Production and Rural Development) 2019
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

www.legislation.nsw.gov.au/#/browse/inForce/EPIs/S

www.legislation.nsw.gov.au/#/view/EPI/2014/623/full

- (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).

Yes: Draft Queanbeyan-Palerang Local Environmental Plan 2020

<http://leptracking.planning.nsw.gov.au/proposal/details.php?rid=6660>

Yes. State Environmental Planning Policies (SEPPs) that have been the subject of community consultation or on public exhibition under the Act that may apply to the carrying out of development on the land:

- Draft State Environmental Planning Policy (Environment)
- Draft State Environmental Planning Policy (Housing Diversity) 2020
- Remediation of Land State Environmental Planning Policy
- State Environmental Planning Policy No 21 — Caravan Parks
- State Environmental Planning Policy No 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No 36 — Manufactured Home Estates
- State Environmental Planning Policy No 55 — Remediation of Land
- State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development
- State Environmental Planning Policy No 70 — Affordable Housing (Revised Schemes)
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Exempt and Complying Development Code) 2008
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007
- State Environmental Planning Policy (Primary Production and Rural Development) 2019
- State Environmental Planning Policy (State and Regional Development) 2011

www.planningportal.nsw.gov.au/draftplans

- (3) The name of each development control plan that applies to the carrying out of development on the land:

Lot 3 DP 830878

Palerang Development Control Plan 2015

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

2. Zoning and land use under relevant LEPs

- (a) Identity of the zone:

Lot 3 DP 830878

SP2 Infrastructure

SP2 Infrastructure - Palerang Local Environmental Plan 2014

- (b) The purposes for which development may be carried out without development consent:
Nil.

- (c) The purposes for which development may not be carried out except with development consent:
Aquaculture; Community facilities; Roads; the purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

- (d) The purposes for which development is prohibited:
Any development not specified in item (b) or (c).

Note: Demolition of a building or work requires consent under clause 2.7 of the applicable Local Environmental Plan.

Listed below are any additional site specific permitted uses (only with development consent) from the schedule of the relevant Local Environmental Plan cited in clause 1(1) of this certificate. Note that for multi lot titles, the additional uses may apply only to particular lots.

Lot 3 DP 830878

There are no additional uses permitted on this land.

- (e) Minimum land dimensions for the erection of a dwelling house on the land fixed by development standards applying to the land:

Lot 3 DP 830878

Not applicable. A new dwelling is prohibited on the land.

- (f) Whether the land includes or comprises critical habitat:

Lot 3 DP 830878

No. None of the land includes or comprises critical habitat.

- (g) Whether the land is in a conservation area:

Lot 3 DP 830878

No. The land is not in a Heritage Conservation Area or a State Conservation Area.

- (h) Whether an item of environmental heritage is situated on the land:

Lot 3 DP 830878

No. Council is not aware of any items of state environmental heritage or local environmental heritage that are located on the land.

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

Whether the land is within any zone under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* or
- (b) A Precinct Plan (within the means of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* or
- (c) A proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

Not applicable.

3. Complying Development

- (1) Whether or not 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) If 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, the reasons why it may not be carried out under these clauses.

Zone SP2 - Infrastructure		Lot 3 DP 830878
Part No	Code	Land on which complying development may be carried out
Part 3	Housing Code	Not Applicable
Part 3A	Rural Housing Code	Not Applicable
Part 3B	Low Rise Housing Diversity Code	Not Applicable
Part 3C	Greenfield Housing Code	Not Applicable
Part 3D	Inland Code	Not Applicable
Part 4	Housing Alterations Code	Not Applicable
Part 4A	General Development Code	Not Applicable
Part 5	Commercial and Industrial Alterations Code	Not Applicable
Part 5A	Commercial and Industrial (New Buildings and Additions) Code	Not applicable
Part 5B	Container Recycling Facilities Code	Not Applicable
Part 6	Subdivisions Code	Not Applicable
Part 7	Demolition Code	Not Applicable
Part 8	Fire Safety Code	Not Applicable

4, 4A. Repealed

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. The land is not affected because it is not located in a coastal council.

5. Mine subsidence

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

No. The land is not proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

6. Road widening and road realignment

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

Lot 3 DP 830878

No. The land is not affected by a road widening or road realignment under the *Roads Act 1993*.

- (b) Is the land affected by any road widening or road realignment under any environmental planning instrument?

Lot 3 DP 830878

No. The land is not affected by any road widening or road realignment under any environmental planning instrument.

- (c) Is the land affected by any road widening or road realignment under any resolution of the Council?

Lot 3 DP 830878

No. The land is not affected by a road widening or road realignment under a resolution of Council.

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

- (a) Is the land affected by a policy adopted by council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Yes. All land in QPRC is affected by policies adopted by the council that restricts the development of the land because of the likelihood of contaminated land and bushfire.

Lot 3 DP 830878

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

Note: Refer to Clause 11 of this certificate to check if the land is bushfire prone.

- (b) Is the land affected by a policy adopted by any other public authority that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk?

No. Council is not aware of a policy adopted by any other public authority that restricts the development of the land.

7A. 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.

Lot 3 DP 830878

No. The land is not subject to flood related development controls.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

Lot 3 DP 830878

No. The land is not subject to flood related development controls.

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 3.15 of the Act.

Lot 3 DP 830878

No. Council is not aware of any environmental planning instrument or proposed environmental planning instrument that makes provision for the acquisition of the land by a public authority.

9. Contributions plans

The name of each Contributions plan applying to the land.

Lot 3 DP 830878

Palerang Council Section 94 Development Contributions Plan No. 7 for the Provision of Recreation Facilities at Bungendore.

Lot 3 DP 830878

Palerang Council Section 94 Development Contributions Plan No. 8 for the Provision of Pathway Network at Bungendore.

Lot 3 DP 830878

Palerang Council Section 94 Development Contributions Plan No. 9 for Street Upgrading at Bungendore.

Lot 3 DP 830878

Yarrowlumla Council Section 94 Contributions Plan No. 1 Bungendore.

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

9A. Biodiversity certified land

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

Lot 3 DP 830878

No. Council has not been notified that the land is biodiversity certified under the *Biodiversity Conservation Act 2016*.

10. Biodiversity stewardship sites

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

Lot 3 DP 830878

No. Council has not been notified that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the *Biodiversity Conservation Act 2016*.

10A. Native vegetation clearing set asides

Whether the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*.

Lot 3 DP 830878

No. Council has not been notified that the land contains a set aside area or it is registered in the public register under the *Local Land Services Act 2013*.

11. Bush fire prone land

Whether the land is bush fire prone land.

Lot 3 DP 830878

No. The land is not bush fire prone as defined in Section 10.3 of the *Environmental Planning and Assessment Act 1979*.

12. Property Vegetation Plans

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

Lot 3 DP 830878

No. Council has not been notified of a property vegetation plan under the *Native Vegetation Act 2003* that applies to the land.

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

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

No. Council has not been notified of order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

Whether 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.

No. Council has not been advised of any Directions by the Minister under section 75P (2) (c1) of the Act.

15. Site compatibility certificates and conditions for seniors housing

Whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land:

No. Council is not aware of any valid site compatibility certificate (seniors housing) applying to the land.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether there is a valid site compatibility certificate (infrastructure, schools or TAFE establishments), of which council is aware of in respect of proposed development on the land.

No. Council is not aware of any valid site compatibility certificate (infrastructure, schools or TAFE establishments) applying to the land.

17. Site compatibility certificates and conditions for affordable rental housing

Whether there a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land.

No. Council is not aware of any valid site compatibility certificate (affordable rental housing) applying to the land.

18. Paper subdivision information

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

No. Council is not aware of any development plan adopted by a relevant authority or any subdivision Order that applies to a paper subdivision of the land as described in Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificate

Whether there is a current site verification certificate in relation to Division 3 of Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007* that Council is aware of.

No. Council is not aware of any site verification certificate applying to the land.

20. Loose-fill asbestos insulation

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

No. Council is not aware of any residential premises on the land that are affected by loose-fill asbestos insulation (Division 1A of Part 8 of the *Home Building Act 1989*) and that are listed on the NSW register that is required to be maintained under that Division.

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

Some buildings located in the Queanbeyan-Palerang local government area have been identified as containing loose-fill asbestos insulation (sometimes referred to as “Mr Fluffy” insulation), for example, in the roof space. You should make your own enquiries as to the age of the buildings on the land to which this certificate relates. If the land contains a building constructed prior to 1980, Queanbeyan-Palerang Regional Council strongly recommends that any potential purchaser obtains advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land; and, if so, the health risks (if any) this may pose for the building’s occupants. Contact NSW Fair Trading for further information: <https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>.

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

21. Affected building notices and building product rectification orders

- (1) Is there any affected building notice of which the council is aware that is in force in respect of the land?
- (2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

No. Council is not aware of the existence of any affected building notice in force, or building product rectification order, or any notice of intention to make a building product rectification order.

22. State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

For land to which *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* applies, whether the land is:

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or
- (b) shown on the *Lighting Intensity and Wind Shear Map* under that Policy, or
- (c) shown on the *Obstacle Limitation Surface Map* under that Policy, or
- (d) in the “public safety area” on the *Public Safety Area Map* under that Policy, or
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the *Wildlife Buffer Zone Map* under that Policy.

Not applicable.

Additional matters prescribed by section 59(2) of the *Contaminated Land Management Act 1997*

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

Lot 3 DP 830878

No. Council is not aware that the land is significantly contaminated.

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

Lot 3 DP 830878

No. Council is not aware that the land is subject to a management order.

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

Lot 3 DP 830878

No. Council is not aware that the land is subject to an approved voluntary management order.

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

Lot 3 DP 830878

No. Council is not aware that the land is subject to an ongoing maintenance order.

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

Lot 3 DP 830878

No. Council is not aware that the land is the subject of a site audit statement.

Additional Notes

Aircraft Noise

The land is not located within the Australian Noise Exposure Forecast (ANEF) contour of 20 or greater for the Canberra Airport. Land within an ANEF contour of less than 20 is generally regarded as being 'acceptable' for new residential dwellings and other land uses under *Australian Standard AS2021:2015 Acoustics- Aircraft noise intrusion- Building siting and construction*. Further advice in respect of potential aircraft noise impacts is available from Canberra Airport at: <https://www.canberraairport.com.au/corporate/community/aircraft-noise/>

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

Vegetation Clearing

There are restrictions on the clearing of vegetation on the land.

Refer to:

- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*,
- *Biodiversity Conservation Act 2016*,
- *Local Land Services Act 2013*,
- relevant Development Control Plan [clause 1(3) of this certificate],
- clause 10A of this certificate if a native vegetation set aside area applies,
- clause 12 of this certificate if a property vegetation plan applies.

Loose Fill Asbestos

If the land to which this certificate relates contains a building constructed prior to 1980, the Council strongly recommends that any potential purchaser obtain advice from an appropriately qualified expert as to whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants. Prospective purchasers may also wish to ask the current owner if the property has previously been inspected under the NSW WorkCover ceiling insulation testing program. Further information about loose fill asbestos insulation (including information about the NSW WorkCover ceiling insulation testing scheme) can be found at:

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

Road Access

Lot 3 DP 830878

The land is served by a public road which is maintained by Council.

Enquiries related to maintenance schedules can be made to Council at:

<https://www.gprc.nsw.gov.au/Services/Roads-and-footpaths>

Development Approvals

Council has no records of development approvals or complying development certificates that have been issued by the previous Council in the previous five years.

ISSUE DETAILS

Certificate No: PL.2021.1604

Checked: ML

M J Thompson

Portfolio General Manager

Natural and Built Character

Queanbeyan-Palerang Regional Council



Per.....

06 April 2021



QUEANBEYAN-PALERANG REGIONAL COUNCIL
Planning Certificate issued under
Section 10.7(2&5)
Environmental Planning and Assessment Act 1979

Certificate No.: PL.2021.1774
Your Reference: 10.7 (2&5) Certificate
Date of Issue: 22 April 2021

Mecone
 Level 12, 179 Elizabeth Street
 Sydney NSW 2000

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

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

Notes:

- (a) The information in this certificate only relates to the real property identifier associated with the property and not to any licence or permissive occupancy that may be attached to and included in the property details contained in the description of the land.
- (b) The *Environmental Planning and Assessment Act 1979* will be referred to in this Certificate as 'the Act'.

Disclaimer:

This certificate contains information provided to Council by third parties and is as current as the latest information available to Council at the time of production of this document. Council does not warrant the accuracy of the information contained within the information provided by third parties and has not independently verified the information. It is strongly recommended that you contact the relevant third parties to confirm the accuracy of the information.

OFFICES

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 256 Crawford St, Queanbeyan

POSTAL

PO Box 90, Queanbeyan NSW 2620

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 E: council@qprc.nsw.gov.au

1. Names of relevant instruments and development control plans

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Palerang Local Environmental Plan 2014 and State Environmental Planning Policies (SEPPs) that may apply to the carrying out of development on the land:

- *State Environmental Planning Policy No 21 – Caravan Parks*
- *State Environmental Planning Policy No 33 – Hazardous and Offensive Development*
- *State Environmental Planning Policy No 36 – Manufactured Home Estates*
- *State Environmental Planning Policy No 50 – Canal Estate Development*
- *State Environmental Planning Policy No 55 – Remediation of Land*
- *State Environmental Planning Policy No 64 – Advertising and Signage*
- *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development*
- *State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)*
- *State Environmental Planning Policy (Affordable Rental Housing) 2009*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Concurrences and Consents) 2018*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy (Koala Habitat Protection) 2021*
- *State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007*
- *State Environmental Planning Policy (Primary Production and Rural Development) 2019*
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*

www.legislation.nsw.gov.au/#/browse/inForce/EPIs/S

www.legislation.nsw.gov.au/#/view/EPI/2014/623/full

- (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).

Yes: Draft Queanbeyan-Palerang Local Environmental Plan 2020

<http://leptracking.planning.nsw.gov.au/proposal/details.php?rid=6660>

Yes. State Environmental Planning Policies (SEPPs) that have been the subject of community consultation or on public exhibition under the Act that may apply to the carrying out of development on the land:

- Draft State Environmental Planning Policy (Environment)
- Draft State Environmental Planning Policy (Housing Diversity) 2020
- Remediation of Land State Environmental Planning Policy
- State Environmental Planning Policy No 21 — Caravan Parks
- State Environmental Planning Policy No 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No 36 — Manufactured Home Estates
- State Environmental Planning Policy No 55 — Remediation of Land
- State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development
- State Environmental Planning Policy No 70 — Affordable Housing (Revised Schemes)
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Exempt and Complying Development Code) 2008
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007
- State Environmental Planning Policy (Primary Production and Rural Development) 2019
- State Environmental Planning Policy (State and Regional Development) 2011

www.planningportal.nsw.gov.au/draftplans

- (3) The name of each development control plan that applies to the carrying out of development on the land:

Lot 13 DP 1139067

Palerang Development Control Plan 2015

Lot 14 DP 1139067

Palerang Development Control Plan 2015

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

2. Zoning and land use under relevant LEPs

- (a) Identity of the zone:

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

SP2 Infrastructure - Palerang Local Environmental Plan 2014

- (b) The purposes for which development may be carried out without development consent:

Nil

- (c) The purposes for which development may not be carried out except with development consent:

Aquaculture; Community facilities; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

- (d) The purposes for which development is prohibited:

Any development not specified in item (b) or (c)

Note: Demolition of a building or work requires consent under clause 2.7 of the applicable Local Environmental Plan.

Listed below are any additional site specific permitted uses (only with development consent) from the schedule of the relevant Local Environmental Plan cited in clause 1(1) of this certificate. Note that for multi lot titles, the additional uses may apply only to particular lots.

Lot 13 DP 1139067	Development for the purpose of seniors housing is permitted with development consent.
Lot 14 DP 1139067	Development for the purpose of seniors housing is permitted with development consent.

- (e) Minimum land dimensions for the erection of a dwelling house on the land fixed by development standards applying to the land:

(1) Minimum area

Lot 13 DP 1139067	Not applicable. A new dwelling is prohibited on the land.
Lot 14 DP 1139067	Not applicable. A new dwelling is prohibited on the land.

Unless the land is within a zone where a dwelling house is not permitted. Refer to clause 2(d)

- (f) Whether the land includes or comprises critical habitat:

Lot 13 DP 1139067	No. None of the land includes or comprises critical habitat.
Lot 14 DP 1139067	No. None of the land includes or comprises critical habitat.

(g) Whether the land is in a conservation area:

Lot 13 DP 1139067	No. The land is not in a Heritage Conservation Area or a State Conservation Area.
Lot 14 DP 1139067	No. The land is not in a Heritage Conservation Area or a State Conservation Area.

(h) Whether an item of environmental heritage is situated on the land:

Lot 13 DP 1139067	No. Council is not aware of any items of state environmental heritage or local environmental heritage that are located on the land.
Lot 14 DP 1139067	No. Council is not aware of any items of state environmental heritage or local environmental heritage that are located on the land.

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

Whether the land is within any zone under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* or
- (b) A Precinct Plan (within the means of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* or
- (c) A proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

Not applicable.

3. Complying Development

- (1) Whether or not 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) If 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, the reasons why it may not be carried out under these clauses.

Zone SP2 - Infrastructure		Lot 13 DP 1139067 Lot 14 DP 1139067
Part No.	Code	Land on which complying development may be carried out
Part 3	Housing Code	Not Applicable
Part 3A	Rural Housing Code	Not Applicable
Part 3B	Low Rise Housing Diversity Code	Not Applicable
Part 3C	Greenfield Housing Code	Not Applicable
Part 3D	Inland Code	Not Applicable
Part 4	Housing Alterations Code	Not Applicable
Part 4A	General Development Code	Not Applicable
Part 5	Commercial and Industrial Alterations Code	Not Applicable
Part 5A	Commercial and Industrial (New Buildings and Additions) Code	Yes
Part 5B	Container Recycling Facilities Code	Not Applicable
Part 6	Subdivisions Code	Not Applicable
Part 7	Demolition Code	Not Applicable
Part 8	Fire Safety Code	Not Applicable

4, 4A. Repealed

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. The land is not affected because it is not located in a coastal council.

5. Mine subsidence

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

No. The land is not proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

6. Road widening and road realignment

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

Lot 13 DP 1139067

No. The land is not affected by a road widening or road realignment under the Roads Act 1993.

Lot 14 DP 1139067

No. The land is not affected by a road widening or road realignment under the Roads Act 1993.

- (b) Is the land affected by any road widening or road realignment under any environmental planning instrument?

Lot 13 DP 1139067

No. The land is not affected by any road widening or road realignment under any environmental planning instrument.

Lot 14 DP 1139067

No. The land is not affected by any road widening or road realignment under any environmental planning instrument.

- (c) Is the land affected by any road widening or road realignment under any resolution of the Council?

Lot 13 DP 1139067

No. The land is not affected by a road widening or road realignment under a resolution of Council.

Lot 14 DP 1139067

No. The land is not affected by a road widening or road realignment under a resolution of Council.

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

- (a) Is the land affected by a policy adopted by council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Yes. All land in QPRC is affected by policies adopted by the council that restricts the development of the land because of the likelihood of contaminated land and bushfire.

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

Note: Refer to Clause 11 of this certificate to check if the land is bushfire prone.

- (b) Is the land affected by a policy adopted by any other public authority that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk?

No. Council is not aware of a policy adopted by any other public authority that restricts the development of the land.

7A. 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.

Lot 13 DP 1139067	No. The land is not subject to flood related development controls.
Lot 14 DP 1139067	No. The land is not subject to flood related development controls.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

Lot 13 DP 1139067	No. The land is not subject to flood related development controls.
Lot 14 DP 1139067	No. The land is not subject to flood related development controls.

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 3.15 of the Act.

Lot 13 DP 1139067	No. Council is not aware of any environmental planning instrument or proposed environmental planning instrument that makes provision for the acquisition of the land by a public authority.
Lot 14 DP 1139067	No. Council is not aware of any environmental planning instrument or proposed environmental planning instrument that makes provision for the acquisition of the land by a public authority.

9. Contributions plans

The name of each Contributions plan applying to the land.

Lot 13 DP 1139067	Palerang Council Section 94 Development Contributions Plan No. 7 for the Provision of Recreation Facilities at Bungendore.
Lot 13 DP 1139067	Palerang Council Section 94 Development Contributions Plan No. 8 for the Provision of Pathway Network at Bungendore.
Lot 13 DP 1139067	Palerang Council Section 94 Development Contributions Plan No. 9 for Street Upgrading at Bungendore.
Lot 13 DP 1139067	Yarrowlumla Council Section 94 Contributions Plan No. 1 Bungendore.
Lot 14 DP 1139067	Palerang Council Section 94 Development Contributions Plan No. 7 for the Provision of Recreation Facilities at Bungendore.
Lot 14 DP 1139067	Palerang Council Section 94 Development Contributions Plan No. 8 for the Provision of Pathway Network at Bungendore.
Lot 14 DP 1139067	Palerang Council Section 94 Development Contributions Plan No. 9 for Street Upgrading at Bungendore.
Lot 14 DP 1139067	Yarrowlumla Council Section 94 Contributions Plan No. 1 Bungendore.

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

9A. Biodiversity certified land

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

Lot 13 DP 1139067	No. Council has not been notified that the land is biodiversity certified under the Biodiversity Conservation Act 2016.
Lot 14 DP 1139067	No. Council has not been notified that the land is biodiversity certified under the Biodiversity Conservation Act 2016.

10. Biodiversity stewardship sites

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

Lot 13 DP 1139067	No. Council has not been notified that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016.
Lot 14 DP 1139067	No. Council has not been notified that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016.

10A. Native vegetation clearing set asides

Whether the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*.

Lot 13 DP 1139067	No. Council has not been notified that the land contains a set aside area or it is registered in the public register under the Local Land Services Act 2013.
Lot 14 DP 1139067	No. Council has not been notified that the land contains a set aside area or it is registered in the public register under the Local Land Services Act 2013.

11. Bush fire prone land

Whether the land is bush fire prone land.

Lot 13 DP 1139067	No. The land is not bush fire prone as defined in Section 10.3 of the Environmental Planning and Assessment Act 1979.
Lot 14 DP 1139067	No. The land is not bush fire prone as defined in Section 10.3 of the Environmental Planning and Assessment Act 1979.

12. Property Vegetation Plans

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

Lot 13 DP 1139067	No. Council has not been notified of a property vegetation plan under the Native Vegetation Act 2003 that applies to the land.
Lot 14 DP 1139067	No. Council has not been notified of a property vegetation plan under the Native Vegetation Act 2003 that applies to the land.

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

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

No. Council has not been notified of order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

Whether 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.

No. Council has not been advised of any Directions by the Minister under section 75P (2) (c1) of the Act.

15. Site compatibility certificates and conditions for seniors housing

Whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land:

No. Council is not aware of any valid site compatibility certificate (seniors housing) applying to the land.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether there is a valid site compatibility certificate (infrastructure, schools or TAFE establishments), of which council is aware of in respect of proposed development on the land.

No. Council is not aware of any valid site compatibility certificate (infrastructure, schools or TAFE establishments) applying to the land.

17. Site compatibility certificates and conditions for affordable rental housing

Whether there a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land.

No. Council is not aware of any valid site compatibility certificate (affordable rental housing) applying to the land.

18. Paper subdivision information

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

No. Council is not aware of any development plan adopted by a relevant authority or any subdivision Order that applies to a paper subdivision of the land as described in Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificate

Whether there is a current site verification certificate in relation to Division 3 of Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007* that Council is aware of.

No. Council is not aware of any site verification certificate applying to the land.

20. Loose-fill asbestos insulation

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

No. Council is not aware of any residential premises on the land that are affected by loose-fill asbestos insulation (Division 1A of Part 8 of the *Home Building Act 1989*) and that are listed on the NSW register that is required to be maintained under that Division.

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

Some buildings located in the Queanbeyan-Palerang local government area have been identified as containing loose-fill asbestos insulation (sometimes referred to as “Mr Fluffy” insulation), for example, in the roof space. You should make your own enquiries as to the age of the buildings on the land to which this certificate relates. If the land contains a building constructed prior to 1980, Queanbeyan-Palerang Regional Council strongly recommends that any potential purchaser obtains advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land; and, if so, the health risks (if any) this may pose for the building’s occupants. Contact NSW Fair Trading for further information: <https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>

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

21. Affected building notices and building product rectification orders

- (1) Is there any affected building notice of which the council is aware that is in force in respect of the land?
- (2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

No. Council is not aware of the existence of any affected building notice in force, or building product rectification order, or any notice of intention to make a building product rectification order.

22. State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

For land to which *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* applies, whether the land is:

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or
- (b) shown on the *Lighting Intensity and Wind Shear Map* under that Policy, or
- (c) shown on the *Obstacle Limitation Surface Map* under that Policy, or
- (d) in the “public safety area” on the *Public Safety Area Map* under that Policy, or
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the *Wildlife Buffer Zone Map* under that Policy.

Not applicable.

Additional matters prescribed by section 59(2) of the *Contaminated Land Management Act 1997*

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

Lot 13 DP 1139067	No. Council is not aware that the land is significantly contaminated.
Lot 14 DP 1139067	No. Council is not aware that the land is significantly contaminated.

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

Lot 13 DP 1139067	No. Council is not aware that the land is subject to a management order.
Lot 14 DP 1139067	No. Council is not aware that the land is subject to a management order.

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

Lot 13 DP 1139067	No. Council is not aware that the land is subject to an approved voluntary management order.
Lot 14 DP 1139067	No. Council is not aware that the land is subject to an approved voluntary management order.

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

Lot 13 DP 1139067	No. Council is not aware that the land is subject to an ongoing maintenance order.
Lot 14 DP 1139067	No. Council is not aware that the land is subject to an ongoing maintenance order.

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

Lot 13 DP 1139067	No. Council is not aware that the land is the subject of a site audit statement.
Lot 14 DP 1139067	No. Council is not aware that the land is the subject of a site audit statement.

Additional Notes

Aircraft Noise

The land is not located within the Australian Noise Exposure Forecast (ANEF) contour of 20 or greater for the Canberra Airport. Land within an ANEF contour of less than 20 is generally regarded as being 'acceptable' for new residential dwellings and other land uses under *Australian Standard AS2021:2015 Acoustics- Aircraft noise intrusion- Building siting and construction*. Further advice in respect of potential aircraft noise impacts is available from Canberra Airport at: <https://www.canberraairport.com.au/corporate/community/aircraft-noise/>

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

Vegetation Clearing

There are restrictions on the clearing of vegetation on the land.

Refer to:

- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*,
- *Biodiversity Conservation Act 2016*,
- *Local Land Services Act 2013*,
- relevant Development Control Plan [see clause 1(3) of this certificate],
- clause 10A of this certificate if a native vegetation set aside area applies,
- clause 12 of this certificate if a property vegetation plan applies.

Loose Fill Asbestos

If the land to which this certificate relates contains a building constructed prior to 1980, the Council strongly recommends that any potential purchaser obtain advice from an appropriately qualified expert as to whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants. Prospective purchasers may also wish to ask the current owner if the property has previously been inspected under the NSW WorkCover ceiling insulation testing program. Further information about loose fill asbestos insulation (including information about the NSW WorkCover ceiling insulation testing scheme) can be found at:

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

Road Access

Lot 13 DP 1139067

The land is served by a public road which is maintained by Council. Enquiries related to maintenance schedules can be made to Council at:

Lot 14 DP 1139067

The land is served by a public road which is maintained by Council. Enquiries related to maintenance schedules can be made to Council at:

<https://www.qprc.nsw.gov.au/Services/Roads-and-footpaths>

Aircraft Noise

The land is not located within the Australian Noise Exposure Forecast (ANEF) contour of 20 or greater for the Canberra Airport. Land within an ANEF contour of less than 20 is generally regarded as being 'acceptable' for new residential dwellings and other land uses under *Australian Standard AS2021:2015 Acoustics- Aircraft noise intrusion- Building siting and construction*. Further advice in respect of potential aircraft noise impacts is available from Canberra Airport at: <https://www.canberraairport.com.au/corporate/community/aircraft-noise/>

Development Approvals

Council has no records of development approvals or complying development certificates that have been issued by the previous Council in the previous five years.

ISSUE DETAILS

Certificate No: PL.2021.1774

Checked: CK.

M J Thompson

Portfolio General Manager

Natural and Built Character

Queanbeyan-Palerang Regional Council



Per

22 April 2021

QUEANBEYAN-PALERANG REGIONAL COUNCIL
Planning Certificate issued under
Section 10.7(2&5)
Environmental Planning and Assessment Act 1979

Certificate No.: PL.2021.1775
Your Reference: 10.7 (2&5) Certificate
Date of Issue: 22 April 2021

Mecone
Level 12, 179 Elizabeth Street
Sydney NSW 2000

Property Number	351480
Property Address:	The Common 18 Turallo Terrace BUNGENDORE NSW 2621
Legal Description:	Lot 701 DP 96240

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

Notes:

- (a) The information in this certificate only relates to the real property identifier associated with the property and not to any licence or permissive occupancy that may be attached to and included in the property details contained in the description of the land.
- (b) The *Environmental Planning and Assessment Act 1979* will be referred to in this Certificate as 'the Act'.

Disclaimer:

This certificate contains information provided to Council by third parties and is as current as the latest information available to Council at the time of production of this document. Council does not warrant the accuracy of the information contained within the information provided by third parties and has not independently verified the information. It is strongly recommended that you contact the relevant third parties to confirm the accuracy of the information.

1. Names of relevant instruments and development control plans

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

Palerang Local Environmental Plan 2014 and State Environmental Planning Policies (SEPPs) that may apply to the carrying out of development on the land:

- *State Environmental Planning Policy No 21 – Caravan Parks*
- *State Environmental Planning Policy No 33 – Hazardous and Offensive Development*
- *State Environmental Planning Policy No 36 – Manufactured Home Estates*
- *State Environmental Planning Policy No 50 – Canal Estate Development*
- *State Environmental Planning Policy No 55 – Remediation of Land*
- *State Environmental Planning Policy No 64 – Advertising and Signage*
- *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development*
- *State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)*
- *State Environmental Planning Policy (Affordable Rental Housing) 2009*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Concurrences and Consents) 2018*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy (Koala Habitat Protection) 2021*
- *State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007*
- *State Environmental Planning Policy (Primary Production and Rural Development) 2019*
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*

www.legislation.nsw.gov.au/#/browse/inForce/EPIs/S

www.legislation.nsw.gov.au/#/view/EPI/2014/623/full

- (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).

Yes: Draft Queanbeyan-Palerang Local Environmental Plan 2020

<http://leptracking.planning.nsw.gov.au/proposal/details.php?rid=6660>

Yes. State Environmental Planning Policies (SEPPs) that have been the subject of community consultation or on public exhibition under the Act that may apply to the carrying out of development on the land:

- Draft State Environmental Planning Policy (Environment)
- Draft State Environmental Planning Policy (Housing Diversity) 2020
- Remediation of Land State Environmental Planning Policy
- State Environmental Planning Policy No 21 — Caravan Parks
- State Environmental Planning Policy No 33 – Hazardous and Offensive Development
- State Environmental Planning Policy No 36 — Manufactured Home Estates
- State Environmental Planning Policy No 55 — Remediation of Land
- State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development
- State Environmental Planning Policy No 70 — Affordable Housing (Revised Schemes)
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Exempt and Complying Development Code) 2008
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007
- State Environmental Planning Policy (Primary Production and Rural Development) 2019
- State Environmental Planning Policy (State and Regional Development) 2011

www.planningportal.nsw.gov.au/draftplans

- (3) The name of each development control plan that applies to the carrying out of development on the land:

Lot 701 DP 96240

Palerang Development Control Plan 2015

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

2. Zoning and land use under relevant LEPs

- (a) Identity of the zone:

Lot 701 DP 96240

RE1 Public Recreation

RE1 Public Recreation - *Palerang Local Environmental Plan 2014*

- (b) The purposes for which development may be carried out without development consent:

Extensive agriculture

- (c) The purposes for which development may not be carried out except with development consent:

Aquaculture; Building identification signs; Business identification signs; Caravan parks; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Waste or resource transfer stations; Water recycling facilities

- (d) The purposes for which development is prohibited:

Any development not specified in item (b) or (c)

Note: Demolition of a building or work requires consent under clause 2.7 of the applicable Local Environmental Plan.

Listed below are any additional site specific permitted uses (only with development consent) from the schedule of the relevant Local Environmental Plan cited in clause 1(1) of this certificate. Note that for multi lot titles, the additional uses may apply only to particular lots.

Lot 701 DP 96240

There are no additional uses permitted on this land.

- (e) Minimum land dimensions for the erection of a dwelling house on the land fixed by development standards applying to the land:

(1) Minimum area

Lot 701 DP 96240

Not applicable. A new dwelling is prohibited on the land.

Unless the land is within a zone where a dwelling house is not permitted. Refer to clause 2(d).

- (f) Whether the land includes or comprises critical habitat:

Lot 701 DP 96240

No. None of the land includes or comprises critical habitat.

(g) Whether the land is in a conservation area:

Lot 701 DP 96240

No. The land is not in a Heritage Conservation Area or a State Conservation Area.

(h) Whether an item of environmental heritage is situated on the land:

Lot 701 DP 96240

Yes. Council is aware of items of state environmental heritage or local environmental heritage that are located on the land.

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

Whether the land is within any zone under:

- (a) Part 3 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* or
- (b) A Precinct Plan (within the means of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* or
- (c) A proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

Not applicable.

3. Complying Development

- (1) Whether or not 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*.

Zone RE1 - Public Recreation		Lot 701 DP 96240
Part No.	Code	Land on which complying development may be carried out
Part 3	Housing Code	Not Applicable
Part 3A	Rural Housing Code	Not Applicable
Part 3B	Low Rise Housing Diversity Code	Not Applicable
Part 3C	Greenfield Housing Code	Not Applicable
Part 3D	Inland Code	Not Applicable
Part 4	Housing Alterations Code	No
Part 4A	General Development Code	No
Part 5	Commercial and Industrial Alterations Code	No
Part 5A	Commercial and Industrial (New Buildings and Additions) Code	Not Applicable
Part 5B	Container Recycling Facilities Code	Not Applicable
Part 6	Subdivisions Code	No
Part 7	Demolition Code	No
Part 8	Fire Safety Code	No

- (2) If 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, the reasons why it may not be carried out under these clauses.

Zone RE1 - Public Recreation		Lot 701 DP 96240
Part No.	Code	Reason
Part 4	Housing Alterations Code	Is identified as an item of environmental heritage or a heritage item by an environmental planning instrument.
Part 4	Housing Alterations Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014 3.3 (2)(jb)</i> .
Part 4	Housing Alterations Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014 3.3 (2)(jc)</i> .
Part 4A	General Development Code	Is identified as an item of environmental heritage or a heritage item by an environmental planning instrument.
Part 4A	General Development Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014 3.3 (2)(jb)</i> .

Part 4A	General Development Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014 3.3 (2)(jc)</i> .
Part 5	Commercial and Industrial Alterations Code	Is identified as an item of environmental heritage or a heritage item by an environmental planning instrument.
Part 5	Commercial and Industrial Alterations Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014 3.3 (2)(jb)</i> .
Part 5	Commercial and Industrial Alterations Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014 3.3 (2)(jc)</i> .
Part 6	Subdivisions Code	Is identified as an item of environmental heritage or a heritage item by an environmental planning instrument.
Part 6	Subdivisions Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014 3.3 (2)(jb)</i> .
Part 6	Subdivisions Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014 3.3 (2)(jc)</i> .
Part 7	Demolition Code	Is identified as an item of environmental heritage or a heritage item by an environmental planning instrument.
Part 7	Demolition Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development – <i>Palerang Local Environmental Plan 2014 3.3 (2)(jb)</i> .
Part 7	Demolition Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014 3.3 (2)(jc)</i> .
Part 8	Fire Safety Code	Is identified as an item of environmental heritage or a heritage item by an environmental planning instrument.
Part 8	Fire Safety Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014 3.3 (2)(jb)</i> .
Part 8	Fire Safety Code	Part of the land is identified by an environmental planning instrument as being environmentally sensitive land for exempt and complying development - <i>Palerang Local Environmental Plan 2014 3.3 (2)(jc)</i> .

4, 4A. Repealed

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. The land is not affected because it is not located in a coastal council.

5. Mine subsidence

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

No. The land is not proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

6. Road widening and road realignment

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

Lot 701 DP 96240

No. The land is not affected by a road widening or road realignment under the *Roads Act 1993*.

- (b) Is the land affected by any road widening or road realignment under any environmental planning instrument?

Lot 701 DP 96240

No. The land is not affected by any road widening or road realignment under any environmental planning instrument.

- (c) Is the land affected by any road widening or road realignment under any resolution of the Council?

Lot 701 DP 96240

No. The land is not affected by a road widening or road realignment under a resolution of Council.

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

- (a) Is the land affected by a policy adopted by council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

Yes. All land in QPRC is affected by policies adopted by the council that restricts the development of the land because of the likelihood of contaminated land and bushfire.

Lot 701 DP 96240

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

Note: Refer to Clause 11 of this certificate to check if the land is bushfire prone.

- (b) Is the land affected by a policy adopted by any other public authority that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk?

**Yes. Council is aware of a policy adopted by a public authority that restricts the development of the land due to the risk of bushfire.
Refer to clause 11 of this certificate.**

7A. 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.

Lot 701 DP 96240

Yes. Refer to Palerang Local Environmental Plan 2014, Clause 6.2 and Palerang Development Control Plan 2015 Part B - General Provisions, Section B9 Flood Planning.

- (2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

Lot 701 DP 96240

Yes. Refer to Palerang Local Environmental Plan 2014, Clause 6.2 and Palerang Development Control Plan 2015 Part B - General Provisions, Section B9 Flood Planning.

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 3.15 of the Act.

Lot 701 DP 96240	No. Council is not aware of any environmental planning instrument or proposed environmental planning instrument that makes provision for the acquisition of the land by a public authority.
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9. Contributions plans

The name of each Contributions plan applying to the land.

Lot 701 DP 96240	Palerang Council Section 94 Development Contributions Plan No. 7 for the Provision of Recreation Facilities at Bungendore.
Lot 701 DP 96240	Palerang Council Section 94 Development Contributions Plan No. 8 for the Provision of Pathway Network at Bungendore.
Lot 701 DP 96240	Palerang Council Section 94 Development Contributions Plan No. 9 for Street Upgrading at Bungendore.
Lot 701 DP 96240	Yarrowlumla Council Section 94 Contributions Plan No. 1 Bungendore.

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

9A. Biodiversity certified land

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

Lot 701 DP 96240	No. Council has not been notified that the land is biodiversity certified under the Biodiversity Conservation Act 2016.
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10. Biodiversity stewardship sites

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

Lot 701 DP 96240	No. Council has not been notified that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016.
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10A. Native vegetation clearing set asides

Whether the land contains a set aside area under section 60ZC of the *Local Land Services Act 2013*.

Lot 701 DP 96240	No. Council has not been notified that the land contains a set aside area or it is registered in the public register under the Local Land Services Act 2013.
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11. Bush fire prone land

Whether the land is bush fire prone land.

Lot 701 DP 96240

**Yes. The land is partly bush fire prone as defined in Section 10.3 of the Environmental Planning and Assessment Act 1979.
Refer to the relevant Development Control Plan [see clause1(3) of this certificate].**

12. Property Vegetation Plans

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

Lot 701 DP 96240

No. Council has not been notified of a property vegetation plan under the Native Vegetation Act 2003 that applies to the land.

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

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

No. Council has not been notified of order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

14. Directions under Part 3A

Whether 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.

No. Council has not been advised of any Directions by the Minister under section 75P (2) (c1) of the Act.

15. Site compatibility certificates and conditions for seniors housing

Whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land:

No. Council is not aware of any valid site compatibility certificate (seniors housing) applying to the land.

16. Site compatibility certificates for infrastructure, schools or TAFE establishments

Whether there is a valid site compatibility certificate (infrastructure, schools or TAFE establishments), of which council is aware of in respect of proposed development on the land.

No. Council is not aware of any valid site compatibility certificate (infrastructure, schools or TAFE establishments) applying to the land.

17. Site compatibility certificates and conditions for affordable rental housing

Whether there a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land.

No. Council is not aware of any valid site compatibility certificate (affordable rental housing) applying to the land.

18. Paper subdivision information

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

No. Council is not aware of any development plan adopted by a relevant authority or any subdivision Order that applies to a paper subdivision of the land as described in Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

19. Site verification certificate

Whether there is a current site verification certificate in relation to Division 3 of Part 4AA of the *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007* that Council is aware of.

No. Council is not aware of any site verification certificate applying to the land.

20. Loose-fill asbestos insulation

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

No. Council is not aware of any residential premises on the land that are affected by loose-fill asbestos insulation (Division 1A of Part 8 of the *Home Building Act 1989*) and that are listed on the NSW register that is required to be maintained under that Division.

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

Some buildings located in the Queanbeyan-Palerang local government area have been identified as containing loose-fill asbestos insulation (sometimes referred to as “Mr Fluffy” insulation), for example, in the roof space. You should make your own enquiries as to the age of the buildings on the land to which this certificate relates. If the land contains a building constructed prior to 1980, Queanbeyan-Palerang Regional Council strongly recommends that any potential purchaser obtains advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land; and, if so, the health risks (if any) this may pose for the building’s occupants. Contact NSW Fair Trading for further information: <https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>

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

21. Affected building notices and building product rectification orders

- (1) Is there any affected building notice of which the council is aware that is in force in respect of the land?
- (2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

No. Council is not aware of the existence of any affected building notice in force, or building product rectification order, or any notice of intention to make a building product rectification order.

22. State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

For land to which *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* applies, whether the land is:

- (a) in an ANEF or ANEC contour of 20 or greater as referred to in clause 19 of that Policy, or
- (b) shown on the *Lighting Intensity and Wind Shear Map* under that Policy, or
- (c) shown on the *Obstacle Limitation Surface Map* under that Policy, or
- (d) in the “public safety area” on the *Public Safety Area Map* under that Policy, or
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the *Wildlife Buffer Zone Map* under that Policy.

Not applicable.

Additional matters prescribed by section 59(2) of the *Contaminated Land Management Act 1997*

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

Lot 701 DP 96240

No. Council is not aware that the land is significantly contaminated.

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

Lot 701 DP 96240

No. Council is not aware that the land is subject to a management order.

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

Lot 701 DP 96240

No. Council is not aware that the land is subject to an approved voluntary management order.

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

Lot 701 DP 96240

No. Council is not aware that the land is subject to an ongoing maintenance order.

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

Lot 701 DP 96240

No. Council is not aware that the land is the subject of a site audit statement.

Additional Notes

Aircraft Noise

The land is not located within the Australian Noise Exposure Forecast (ANEF) contour of 20 or greater for the Canberra Airport. Land within an ANEF contour of less than 20 is generally regarded as being 'acceptable' for new residential dwellings and other land uses under *Australian Standard AS2021:2015 Acoustics- Aircraft noise intrusion- Building siting and construction*. Further advice in respect of potential aircraft noise impacts is available from Canberra Airport at: <https://www.canberraairport.com.au/corporate/community/aircraft-noise/>

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

Vegetation Clearing

There are restrictions on the clearing of vegetation on the land.

Refer to:

- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*,
- *Biodiversity Conservation Act 2016*,
- *Local Land Services Act 2013*,
- relevant Development Control Plan [see clause 1(3) of this certificate],
- clause 10A of this certificate if a native vegetation set aside area applies,
- clause 12 of this certificate if a property vegetation plan applies.

Loose Fill Asbestos

If the land to which this certificate relates contains a building constructed prior to 1980, the Council strongly recommends that any potential purchaser obtain advice from an appropriately qualified expert as to whether loose fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants. Prospective purchasers may also wish to ask the current owner if the property has previously been inspected under the NSW WorkCover ceiling insulation testing program. Further information about loose fill asbestos insulation (including information about the NSW WorkCover ceiling insulation testing scheme) can be found at:

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

Road Access

Lot 701 DP 96240

The land is served by a public road which is maintained by Council. Enquiries related to maintenance schedules can be made to Council at:

<https://www.gprc.nsw.gov.au/Services/Roads-and-footpaths>

Aircraft Noise

The land is not located within the Australian Noise Exposure Forecast (ANEF) contour of 20 or greater for the Canberra Airport. Land within an ANEF contour of less than 20 is generally regarded as being 'acceptable' for new residential dwellings and other land uses under *Australian Standard AS2021:2015 Acoustics- Aircraft noise intrusion- Building siting and construction*. Further advice in respect of potential aircraft noise impacts is available from Canberra Airport at:

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

Development Approvals

Council has no records of development approvals or complying development certificates that have been issued by the previous Council in the previous five years.

ISSUE DETAILS

Certificate No: PL.2021.1775

Checked: CK.

M J Thompson

Portfolio General Manager

Natural and Built Character

Queanbeyan-Palerang Regional Council



Per

22 April 2021