



**Douglas Partners**  
Geotechnics | Environment | Groundwater

Report on  
Preliminary Site Investigation (Contamination)

New High School in Jerrabomberra  
Part Lot 1 DP1263364, Jerrabomberra

Prepared for  
NSW Department of Education - School Infrastructure  
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Integrated Practical Solutions



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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
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Reviewer	 for Dean Woods	16 September 2021



## Executive Summary

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed development. It is understood that the report will be used to support the schematic design and detailed design phases, complete necessary due diligence and for inclusion in planning application submissions for the proposed development.

Development details were only in the preliminary stage at the time of the assessment, however, it is understood that the development of the site will most likely comprise the construction of a future school with buildings, pavements and sports field and courts. DP also understands at this point in time, it is likely that there will be site cuts and material will need to be removed off-site and may be subject to a waste classification or Virgin Excavated Natural Material Assessment (VENM).

The PSI included the following scope of works:

- Preparation of a list of Potential Areas of Environmental Concern (PAEC) through investigation of the site by the following methods:
  - Review of local topographic, soil, geological, salinity and acid sulfate soils mapping;
  - Review of available historical aerial photography for the site to identify land uses and changes in the land that may indicate a potential for contamination;
  - Search of the NSW EPA contaminated land records to determine the existence of statutory notices current on any parts of the site, or adjacent land, under the Contaminated Land Management Act (1997) and licences (if any) under the Protection of the Environment Operations Act (1997);
  - NSW Office of Water groundwater bore search;
  - Summary of current and historic titles and Deposited Plans to identify previous owners that may indicate potentially contaminating activities that may have occurred on site; and
  - Review of readily available Council records and Section 10.7 (formerly Section 149) certificate.
- Development of a preliminary conceptual site model (CSM); and
- Preparation of this Preliminary Site Investigation report.

The historical aerial photographs indicated that the site has remained as undeveloped open land. It is considered likely that the site may have been used for grazing in the past. The 2020 Aerial Photograph indicated that the western and northern boundaries of the site had been disturbed as part of the Northern Entry Road (NER) construction site. The photograph also indicated ground disturbance associated with a trench excavation, an unsealed access road and stockpile placement within the southern area of the site had occurred. During the site walkover, no evidence of staining or odorous soils, underground fuel storage tanks or above fuel storage tanks and no evidence of potential asbestos containing materials were noted during the site inspection, although it is noted that DP's scope did not include a hazardous building materials assessment.

Potential sources and areas of contamination were identified on the basis of the available site information and site walkover. Based on the findings of the investigation, it is considered that the likelihood of gross chemical contamination to be present on the site is low.

Based on the assessment findings, it is considered that the site can be rendered suitable for the proposed school, subject to the following recommended investigations being undertaken, including:

- Should the stockpile remain within the proposed school site, an intrusive investigation should be undertaken to delineate the extent and quality of the stockpile; and
- An intrusive investigation should be undertaken across the site where excavations are likely to occur which will provide preliminary waste classification and / or VENM advice.

DP also recommends that the following measures are undertaken at the site during any future development works:

- A Construction Environment Management Plan (CEMP) should also be prepared including an 'unexpected finds protocol' and implemented during the works (i.e. hydrocarbon staining and/odours observed during works);
- An asbestos finds protocol should be prepared and implemented during construction work (to be included in the CEMP);
- Should suspected asbestos be encountered at the site, the affected area should be fenced off and assessed by an NSW licensed asbestos assessor; and
- Should any fill material be required to be disposed off-site, the material must be assessed in accordance with NSW EPA Waste Classification Guidelines Part 1 Classifying Waste (2014) and assigned a waste classification prior to off-site disposal.



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## Report on Preliminary Site Investigation (Contamination)

### New High School in Jerrabomberra

### Part Lot 1 DP1263364, Jerrabomberra

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## 1. Introduction

This Preliminary Site Investigation (Contamination) (PSI) accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) in support of an application for a State Significant Development (SSD No 24461956). The SSDA is for a new high school located at Jerrabomberra.

This report addresses the Secretary's Environmental Assessment Requirements (SEARs), notably:

SEARs Requirement	Response
19. Contamination	
Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. This must include the following prepared by certified consultants recognised by the NSW Environment Protection Authority.	<p>Preliminary Site Investigation and recommendations for further site investigations, if required.</p> <p>The following key guidelines were consulted in the preparation of this report:</p> <ul style="list-style-type: none"><li>• NEPC <i>National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]</i> (NEPC, 2013);</li><li>• NSW EPA <i>Guidelines for Consultants Reporting on Contaminated Land</i> (NSW EPA, 2020); and</li><li>• NSW Department of Urban Affairs and Planning, <i>Managing Land Contamination Planning Guidelines SEPP 55–Remediation of Land</i>, 1998.</li></ul>

## 2. Proposal

The proposed development is for the construction of a new high school in Jerrabomberra. The proposal will meet community demand and to ensure new learning facilities are co-located near existing open space infrastructure. The proposal generally includes the following works:

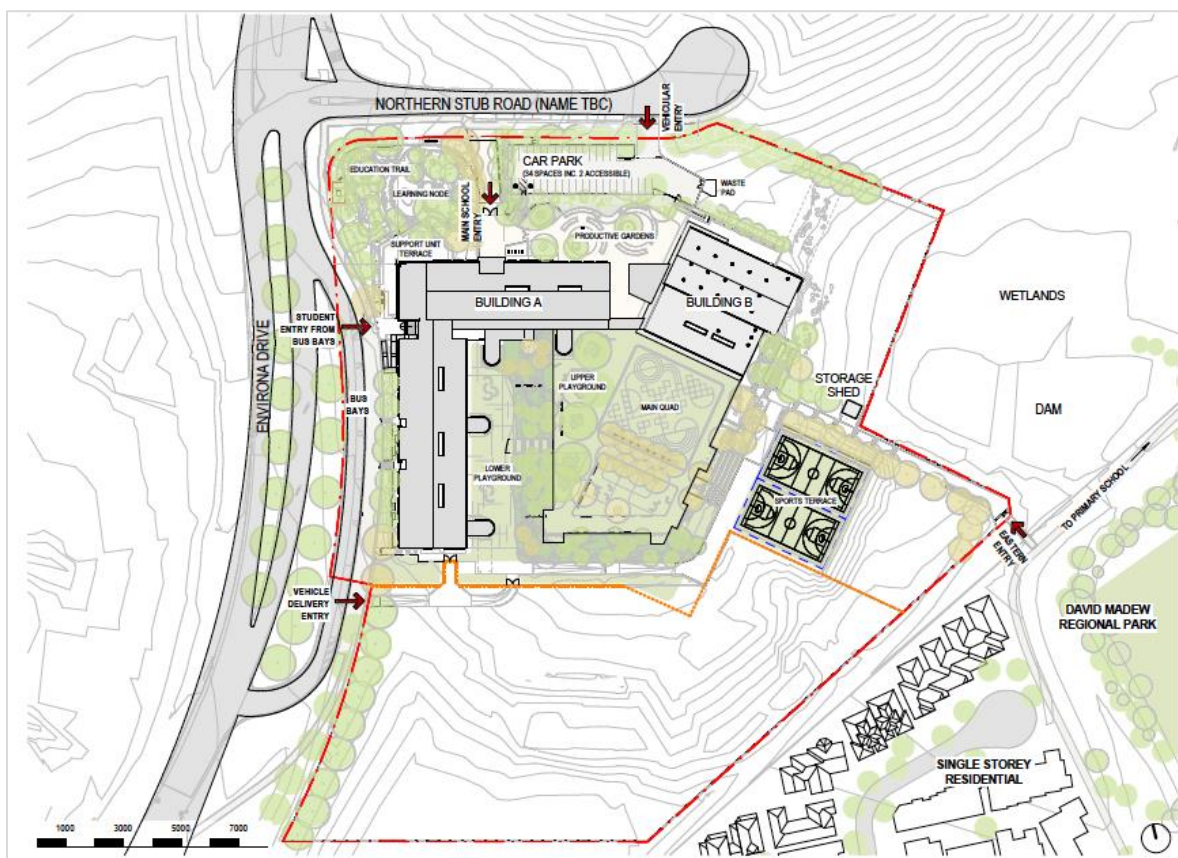
- Site preparation;
- Construction of a series of buildings up to three storeys including administration/staff areas, library, hall and general learning spaces;
- Construction of new walkways, central plaza and outdoor games courts;

- Construction of a new at-grade car park; and
- Associated site landscaping and open space.

The proposal has been designed to accommodate approximately 500 students with Stream 3 teaching spaces, however the core facilities will be future proofed to a Stream 5 to enable possible future expansion to meet projected demand.

The proposal will include site preparation works, such as clearing and levelling to accommodate the proposed buildings and play areas. The proposal will involve the construction of a series of buildings housing general learning spaces, administration and staff wings, outdoor learning areas, a library and assembly hall.

The proposal will include construction of a new driveway and hardstand with access proposed off the northern stub road east of Environa Drive. Pedestrian access is proposed off Environa Drive and the northern stub road.



**Figure 1: Proposed site plan**  
Source: TKD Architects

### 3. Site Description

The proposed development is located within the South Jerrabomberra Innovation Precinct, also referred as the Poplars Innovation Hub, in the local government area of Queanbeyan-Palerang Regional Council. The school site- is part of an existing lot (Lot 1 in DP 1263364), which is approximately 65.49ha in area and will be characterised by a mix of business park and open space uses and a new north-south connector road named Environa Drive.

Delivery of the Precinct is underway with Environa Drive currently under construction. Most of the-lot, however, remains undeveloped.

The school site is subject to a proposed lot (Lot 2 in DP 1263364), which was approved by Council under DA332-2015 on 10 March 2021 but is not yet registered. The approved lot is irregular in shape, is largely cleared and is approximately 4.5ha in area. A small dam is located adjacent to the south eastern boundary of the site, which forms part of a broader wetland.

The site is located in excellent proximity to existing open space facilities. It adjoins David Madew Regional Park to the south east and is located 100m east of an existing recreational field associated with Jerrabomberra Public School.

A description of the site is provided in the table below.

**Table 1: New High School in Jerrabomberra Site Description**

Item	Description
Site address	School address yet to be determined however, it is located within the Jerrabomberra Innovation Precinct at 300 Lanyon Drive, Jerrabomberra.
Legal description	Lot 1 in DP 1263364 (existing) Lot 2 in DP 1263364 (proposed, but not registered)
Total area	Lot 1 – 65.49ha Lot 2 – 4.5ha
Frontages	The site provides frontage to Environa Drive and the northern stub road, both currently under construction.
Existing use	The site is undeveloped and contains a series of small vegetation clusters scattered across the site.
Existing access	Existing access is via an informal unsealed driveway off Tomsitt Drive along the northern boundary of the existing lot.  The site will be accessed via Environa Drive and a secondary access road (North Road), which is currently under construction.
Context	Land to the south is primarily residential in nature. Jerrabomberra Public School and David Madew Regional Park are located to the east/south-east, while land to the west is undeveloped and features Jerrabomberra Creek.  The site is located within the South Jerrabomberra Innovation Precinct, which is currently under construction.



	<p>The areas north and west of the site are currently undeveloped but the site is currently undergoing a transition from rural to business park uses.</p> <p>Development further north on the opposite side of Tompsitt Drive and along Edwin Land Parkway includes retail and commercial uses.</p> <p>Development immediately to the south includes existing low density residential development. Land in the south west has been identified for future low density residential, light industrial and business park uses.</p>
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**Figure 2: Site aerial depicting the land subject to the proposed High School.**  
Source: TKD Architects

#### 4. General

The objective of the PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the

proposed development. It is understood that the report will be used to support the schematic design and detailed design phases, complete necessary due diligence and for inclusion in planning application submissions for the proposed development. The site is shown on Drawing 1, Appendix A and the investigation was undertaken in accordance with DP's proposal CAN200440 dated 18 December 2020. It should be noted that the information contained in Sections 1 – 3 of this report has been provided by the client as a preamble and DP has been required to reproduce these paragraphs in this report.

DP has also undertaken a desktop geotechnical assessment concurrently with this contamination investigation, which has been reported separately.

This report must be read in conjunction with all appendices including the notes provided in Appendix B.

## 5. Background

From Douglas Partners' (DP) records, one geotechnical investigation has been completed by DP within the site and two geotechnical investigations have been completed by DP in the vicinity of the site which includes:

- Geotechnical Investigation for a proposed STEM secondary school, with 13 test pits excavated within the proposed school site; (DP, 2019a);
- Geotechnical Investigation for a proposed innovation hub, with three test pits excavated approximately 100 m north of the proposed school site (DP, 2019b); and
- Geotechnical Investigation for a proposed industrial estate, with two test pits excavated approximately 250 m southwest of the proposed school site (DP, 2020).

A brief summary of the subsurface conditions encountered during these investigations are provided below.

### 5.1 DP 2019a

The investigation comprised the excavation of thirteen test pits using a ~5 tonne excavator and a ~36 tonne excavator within the site of the proposed school. These pits generally encountered silty sand topsoil to 0.1 m to 0.25 m depth, underlain by stiff/hard sandy silt or sand with varying amounts of silt, clay and gravel to depths of 0.3 m to 2.2 m, underlain by very stiff to hard, clay with varying amounts of silt, sand and gravel to depths of 0.5 m to 1.8 m, then rhyodacite rock below depths of 1.1 m to 3.8 m to the ripper refusal depths of 1.1 m to 1.8 m.

Water seepage was noted within two test pits from depths of 0.1 m and 1.3 m. No free groundwater was observed in the remaining test pits for the short time that they were left open.

### 5.2 DP, 2019b

The investigation comprised the excavation of thirteen test pits using a ~5 tonne excavator, of which two were close to the proposed new school site. These two pits encountered silty clay topsoil to 0.2 m depth underlain by medium and high plasticity silty clay, sandy clay and clay to the termination depths of 1.8 m to 2.2 m. The clays were generally very stiff to hard, however firm to 0.9 m depth in one of the test pits. The other test pit also encountered a medium dense, well graded silty sand seam that was about 0.5 m thick interbedded with the clays.

No free groundwater was observed during excavation of the test pits.

### 5.3 DP, 2020

The investigation comprised the excavation of 13 test pits using a ~30 tonne excavator, of which three were near to the proposed new school site. These three pits encountered silty sand topsoil to 0.15 m to 0.3 m depth, underlain by hard, low and medium plasticity sandy clay then rhyodacite rock below depths of 0.6 m to 1.6 m to the ripper refusal depths of 1.8 m to 2.2 m.

No free groundwater was observed during excavation of the test pits.

## 6. Scope of Works

The PSI included the following scope of works:

- Preparation of a list of Potential Areas of Environmental Concern (PAEC) through investigation of the site by the following methods:
  - Review of local topographic, soil, geological, salinity and acid sulfate soils mapping;
  - Review of available historical aerial photography for the site to identify land uses and changes in the land that may indicate a potential for contamination;
  - Search of the NSW EPA contaminated land records to determine the existence of statutory notices current on any parts of the site, or adjacent land, under the Contaminated Land Management Act (1997) and licences (if any) under the Protection of the Environment Operations Act (1997);
  - NSW Office of Water groundwater bore search;
  - Summary of current and historic titles and Deposited Plans to identify previous owners that may indicate potentially contaminating activities that may have occurred on site; and
  - Review of readily available Council records and Section 10.7 (formerly Section 149) certificate.
- Development of a preliminary conceptual site model (CSM); and
- Preparation of this PSI report.

## 7. Environmental Setting

Regional Topography	Undulating low hills with gently to moderately inclined hillslopes with an overall regional slope from the north-east to the south-west with elevations ranging from 650 m to 950 m Australian Height Datum (AHD).
Site Topography	The site forms the top of a small hill/ridgeline and generally slopes in all directions with surface levels ranging from approximately 605 m to 592 m
Soil Landscape	<p>Reference to the 1:100 000 'Canberra Soil Landscape' Series Sheet 8727 indicated that the site is mapped as being on the Burra Soil Group.</p> <p>The Burra Soil Group is characterised by undulating to rolling low hills and alluvial fans on Silurian Volcanics. Soils are shallow, well drained Rudosol and Tenosols on crests and upper slopes, moderately deep, moderately well-drained Red Kurosols and Red Kandosols on mid-slopes and most lower slopes and moderately deep, slowly to moderately well-drained Brown Chromosols and Brown Kandosols along minor drainage lines and on some lower slopes. This soil group is limited by its strongly acid soils with low fertility and low available waterholding capacity. Subsoils have low permeability and there is a moderate mass movement hazard and sheet erosion risk</p>
Geology	<p>Reference to the Canberra 1:100 000 Geological Series Sheet indicates the site is predominantly underlain by the Deakin Volcanics of Late Silurian age. The Deakin Volcanics typically comprise rhyodacitic ignimbrite with minor volcanoclastic and argillaceous sedimentary rocks.</p> <p>The southern and eastern boundaries of the site are mapped as being underlain by alluvium of Quaternary age which typically comprises of gravel, sand, silty clay and black organic clay. It is likely that the alluvium is underlain by rocks of the Deakin Volcanics.</p>
Acid Sulfate Soils	Reference to the CSIRO's Atlas of Australian Acid Sulfate Soils online mapping portal, ( <a href="https://www.csiro.au/Atlas-of-Australian-Acid-Sulfate-Soils">A S R I S - Atlas of Australian Acid Sulfate Soils (csiro.au)</a> ) indicates that the site has an extremely low probability of acid sulfate soils to be present.
Surface Water	A sediment quality control pond is located within the southern area of the site. An unnamed tributary flows from along the eastern and southern boundaries of the site in a north to south direction and then south to north direction, respectively. The tributary then flows into Jerrabomberra Creek approximately 150 m to the west of the site.
Groundwater	The 1:100,000 map 'Hydrogeology of the Australian Capital Territory and Environs' indicates that the site is underlain by geological units of late Silurian aged. These typically include: dacitic and rhyodacitic ignimbrite, bedded tuffs, minor shale, sandstone, limestone and ashstone and are typically fractured, high yielding where minor limestone beds, major fold closures, major geologic contacts, individual ash-flows and interbedded



sediments appear. Groundwater quality tends to be variable. The likely yield of the groundwater aquifer is indicated to be less than 0.5 L/s with total dissolved solids greater than 1000 mg/L.

Anticipated groundwater flow direction is inferred to be towards the south-west Jerrabomberra Creek.

A search of the publicly available registered groundwater bore database indicated that there are two registered groundwater bores within 1 km of the site. They are listed below:

- GW402607 Domestic Bore: 500 m north-east of the site: depth of 90 m, standing water level of 7.0 m and a yield of 0.438 L/s; and
- GW025629 Stock / Domestic Bore: 920 m north of the site, depth of 23.2 m, standing water level and yield are unknown.

## 8. Site History

### 8.1 Title Deeds

A historical title deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Table 2.

**Table 2: Historical Title Deeds**

<b>Date of Acquisition and Term Held</b>	<b>Registered Proprietor(s) &amp; Occupations</b>	<b>Inferred Land Use</b>
08.05.1917 (1917 to 1936)	Patrick Smith (Grazier)	Agriculture
09.09.1936 (1936 to 1936)	David Gerald O'Hanlon (Shire Clerk) Michael Gallagher (Grazier) (Transmission Application not investigated)	Agriculture
12.09.1936 (1936 to 1972)	John Walsh Morrison (Catholic Clergyman)	Unknown – Assumed Agriculture
24.03.1972 (1972 to 1984)	Queanbeyan Investments Limited	Unknown – Assumed Agriculture
22.05.1984 (1984 to date)	Robin Pty Limited (Current Proprietor)	Unknown – Assumed Agriculture

## 8.2 Historical Aerial Photography

Several historical aerial photographs and satellite images were obtained from public databases, Google Earth Pro or Metro Map. Extracts of the aerial photographs and satellite imagery are included in Appendix D. A summary of key features observed for the site and surrounding land is presented in Table 3.

**Table3: Summary of Historical Aerial Photographs**

Year	Site	Surrounding Land Use
1961 Photograph	The site was undeveloped and appeared to be vacant / agricultural (grazing) land.  No evidence of buildings or other structures were noted within the site.	Open space, used as possible grazing land was present to the north, west and south of the site with sporadic farm dams located across the paddocks. Jerrabomberra Creek was located south and west of the site.  Moderately densely populated trees, possible grazing land and unsealed roads were present east of the site.
1976 Photograph	Largely unchanged from the previous photograph.	Largely unchanged from the previous photograph.
1985 Photograph	Largely unchanged from the previous photograph.	Largely unchanged from the previous photograph.
1989 Photograph	Largely unchanged from the previous photograph.	Development of Jerrabomberra had begun to the south of the site. The development work appeared to comprise of the earthworks stage, disturbed ground was noted all across the subdivision.  Some ground disturbance was noted around Jerrabomberra Creek to the south and west.
1992 Photograph	Largely unchanged from the previous photograph.	Earthworks for Jerrabomberra appeared to have been completed south of the site. A pond had been developed and residential dwellings were also developed to the south and east of the site.
1998 Photograph	Largely unchanged from the previous photograph. A farm dam appeared to have been developed along the eastern boundary of the site.	Largely unchanged from the previous photograph. Ovals were developed to the east of the site. Additional residential dwellings were developed south and east of the site.
2010 (Google Earth Pro)	Largely unchanged from the previous photograph.	Largely unchanged from the previous photograph. The area of Jerrabomberra south and east of the site appeared to be completely developed.

Year	Site	Surrounding Land Use
2020 (Google Earth Pro)	An unsealed access track, stockpile and trench excavation were all present within the southern area of the site. Construction of NER also appeared to adjoin the western and northern boundaries of the site.	The NER construction site was located to the north and west of the site. Disturbed ground was noted across the entire area of the construction site. A playing field was developed to the east of the site.

### 8.3 Public Registers and Planning Records

EPA (or equivalent) Notices – Provided in Appendix E	No Notices for the site or any site within 1 km; accessed 23/03/2021
EPA (or equivalent) Licences	No Notices for the site or any site within 1 km; accessed 26/03/2021
Planning Certificate(s) – Provided in Appendix E	<p>The land has not been assessed for the likelihood of contamination by Council considering past uses or results of systematic sampling.</p> <p>The site is not considered critical habitat, is not located in a conservation area nor contains registered heritage items.</p> <p>The site is not located in a mine subsidence or road widening/construction area.</p> <p>The site is not located in a naturally occurring asbestos (NOA) hazard/risk area.</p> <p>The site is located in a bushfire hazard/risk area.</p> <p>The site is not subject to flood related development controls.</p> <p>The site is not located in bio-diversity certified land.</p> <p>The site is not reported to contain loose fill asbestos.</p> <p>The site is not/has not been identified as contaminated land as per the Contaminated Land Management Act 1997 or Environmental Planning and Assessment Act 1979 (EP&amp;A Act).</p>

### 8.4 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments/agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and/or year at which they were taken, as well as specific events, such as

flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

## 8.5 Summary of Site History

The historical aerial photographs indicate that the site has remained undeveloped open land. It is considered likely that the site may have been used for grazing. The 2020 Aerial Photograph indicated that the western and northern boundaries of the site had been disturbed as part of the NER construction site. The photograph also indicated ground disturbance associated with a trench excavation, an unsealed access road and stockpile placement within the southern area of the site had occurred.

## 9. Site Walkover

A site walkover was undertaken by an environmental scientist on 3 March 2021. The general site topography was consistent with that described in Section 3. The site layout appears to have remained unchanged from the 2020 aerial photograph. The following key site features pertinent to the PSI were observed (refer to photographs in Appendix F):

- The site comprised part of a heavily grassed paddock and part of the NER construction site;
- Some stripped surfaces were noted along the western and northern boundaries of the site and within the site as part of the NER construction site;
- The southern area of the site was part of the NER construction site. It comprised an access track, stockpiles of excess material from earthworks, a sediment control pond and a trench excavation;
- The spoil appeared to comprise of rhyodacitic ignimbrite cobbles and boulders, extremely to highly weathered rhyodacitic ignimbrite and sandy clay. There were no signs of staining, odours or anthropogenic materials within the spoil. At the time of writing this report, it was not known whether the spoil would be reused for the NER project or be left on site;
- The access track appeared to be constructed by stripping the top portion of material with no imported fill appeared to be used for the unsealed track. The trench excavation exposed dacitic ignimbrite and some residual soils;
- A farm dam was located along the eastern boundary of the site. The dam appeared to be constructed from site-won material and there were no obvious signs of potential contamination in the dam;
- Shallow rock, rock outcropping and dacitic ignimbrite core stones were present across grassed area of the site. The rock appeared to be moderately to slightly weathered rhyodacitic ignimbrite. Along the north-eastern boundary and central part of the site, some surface rock was observed. Sporadic core stones were noted across the entire site;
- A site cut located along the western boundary exposed topsoil, residual clay, extremely weathered rhyodacitic ignimbrite and some highly to moderately weathered rhyodacitic ignimbrite;
- The northern and western parts of the site were bordered by the NER construction site where cut and fill works had been undertaken. The southern part of the site was bordered by residential dwellings and grassed paddocks and the eastern portion of the site was bordered by playing fields and grassed paddocks;

- No evidence of staining or odorous soils was noted during the site inspection;
- No evidence of underground fuel storage tanks or above fuel storage tanks were noted during the site inspection; and
- No evidence of potential asbestos containing materials was noted during the site inspection although it is noted that DP's scope did not include a hazardous building materials assessment.

It should be noted that due to the dense vegetation across the site (including the farm dam), observations of potential fill, hazardous building materials and stained soils was limited during the walkover.

## 10. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e.: it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

### Potential Sources

Based on the current investigation, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

- S1: Fill: Associated with spoil located within the southern area of the site and possible dumping due to past agricultural land use.
  - o COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.
- S2: Past agricultural pesticide practices.
  - o COPC include lead, TRH, BTEX, PAH, and volatile organic compounds (VOC).

### Potential Receptors

The following potential human receptors have been identified:

- R1: Current users [vacant land/agricultural];
- R2: Construction and maintenance workers;
- R3: End users [High school – students and staff]; and
- R4: Adjacent site users [Construction site, vacant land, recreational land and residential].

The following potential environmental receptors have been identified:

- R5: Surface water [unnamed tributary and Jerrabomberra Creek – freshwater];
- R6: Groundwater; and
- R7: Terrestrial ecology.

## Potential Pathways

The following potential pathways have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and/or vapours;
- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater; and
- P6: Contact with terrestrial ecology.

## Summary of Potentially Complete Exposure Pathways

A 'source–pathway–receptor' approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S2) and receptors (R1 to R7) are provided in below Table 4.

**Table 4: Summary of Potentially Complete Exposure Pathways**

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill, Metals, TRH, BTEX, PAH, OPP, OCP, PCB, phenols and asbestos	P1 and P2	R1, R2 and R3	Fill was present in the form of a stockpile within the southern area of the site. Preliminary plans indicate that the school will be constructed to the west of the stockpile. It is unknown whether this material will stay on site or be reused on the NER construction site.
	P2	R4	
	P3 and P5	R5	
	P4	R6	
	P6	R7	If the stockpile is to remain within the boundaries of the proposed school site, an intrusive investigation is recommended to assess possible contamination including testing of the soils.
S2: Past use of pesticides, Metals, OPP and OCP	P1, P2 and P3	R1, R2, R3 and R4	Potential past agricultural pesticide practices may have occurred on site. An intrusive investigation is recommended to assess possible contamination including testing of the soils and groundwater.
	P3, P4 and P5	R4	
	P3 and P4	R5	
	P4 and P5	R6	
	P6	R7	

## 11. Conclusions and Recommendations

Potential sources and areas of contamination were identified on the basis of the available site information and site walkover. Based on the findings of the investigation, it is considered that the likelihood of gross chemical contamination to be present on the site is low.

Aerial Photographs indicated that the site was undeveloped from at least 1962 and was most likely used for grazing. During the site walkover, stockpiles were observed within the south-eastern area of the site. The fill comprised of weathered rhyodacite and residual clays. Historical aerial photographs indicate that the fill placement may have been contemporaneous with the construction of the NER.

Based on the assessment findings, it is considered that the site can be rendered suitable for the proposed school, subject to the following recommended investigations being undertaken, including:

- Should the stockpile remain within the proposed school site, an intrusive investigation should be undertaken to delineate the extent and quality of the stockpile; and
- An intrusive investigation should be undertaken across the site where excavations are likely to occur which will provide preliminary waste classification and / or VENM advice.

DP also recommends that the following measures are undertaken at the site during any future development works:

- A Construction Environment Management Plan (CEMP) should also be prepared including an 'unexpected finds protocol' and implemented during the works (i.e. hydrocarbon staining and/odours observed during works);
- An asbestos finds protocol should be prepared and implemented during construction work (to be included in the CEMP);
- Should suspected asbestos be encountered at the site, the affected area should be fenced off and assessed by an NSW licensed asbestos assessor; and
- Should any fill material be required to be disposed off-site, the material must be assessed in accordance with NSW EPA Waste Classification Guidelines Part 1 Classifying Waste (2014) and assigned a waste classification prior to off-site disposal.

## 12. References

- Bureau of Mineral Resources (1992), 'Geology of Canberra Geological Series Sheet 8727, 1:100 000 scale map', dated 1992.
- Bureau of Mineral Resources, Geology and Geophysics (1984) 'Hydrogeology of the Australian Capital Territory and Environs 1:100,000 scale map', dated 1984.
- DP, 2019a, '*Report on Geotechnical Investigation Proposed STEM Secondary School Coachwood Avenue, Jerrabomberra*', Douglas Partners Pty Ltd.
- DP, 2019b, '*Report on Geotechnical Investigation Proposed Industrial Estate, North Tralee*', Douglas Partners Pty Ltd.



- DP, 2020, *Report on Geotechnical Investigation Proposed QPRC Innovation Hub, South Poplars Estate, Jerrabomberra*, Douglas Partners Pty Ltd.
- National Environment Protection Council (NEPC) (1999), 'National Environment Protection (Assessment of Site Contamination) Measure', dated 1999 as amended May 2013
- NSW Department of Land and Water Conservation (2000): Canberra Soil Landscape Series Sheet 8727 1:100 000 scale map.
- NSW Environment Protection Authority (2020). *Consultants Reporting on Contaminated Land*. Sydney: NSW Environment Protection Authority
- NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]*. Australian Government Publishing Services Canberra: National Environment Protection Council.
- NSW EPA. (2020). *Guidelines for Consultants Reporting on Contaminated Land*. Contaminated Land Guidelines: NSW Environment Protection Authority.

### 13. Limitations

Douglas Partners (DP) has prepared this report for this project at Part Lot 1 DP1263364, Jerrabomberra in accordance with DP's proposal dated 18 December 2020 and acceptance received from Eric Pung of School Infrastructure NSW dated 24 February 2021. The work was carried out under contract ID SINSW01327/20, dated 3 March 2021. This report is provided for the exclusive use of NSW Department of Education - School Infrastructure NSW for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.



This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

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**Douglas Partners Pty Ltd**

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## Appendix A

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Drawings



Northern Entry Road  
Construction Site

Stripped surface

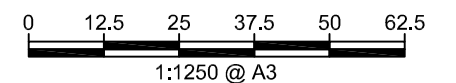
Dam



Locality Plan

#### LEGEND

- Approximate Site Boundary
- - - Approximate Access Track Location
- Approximate Trench Excavation Location
- Approximate Sediment Quality Control Pond Location
- Approximate Stockpile Location



NOTE: Base drawing from nearmap.com.au,  
dated 13 April 2020)



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## Appendix B

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About This Report

# About this Report

# Douglas Partners



## Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

## Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

## Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

## Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

## Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

# *About this Report*

## **Site Anomalies**

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

## **Information for Contractual Purposes**

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

## **Site Inspection**

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

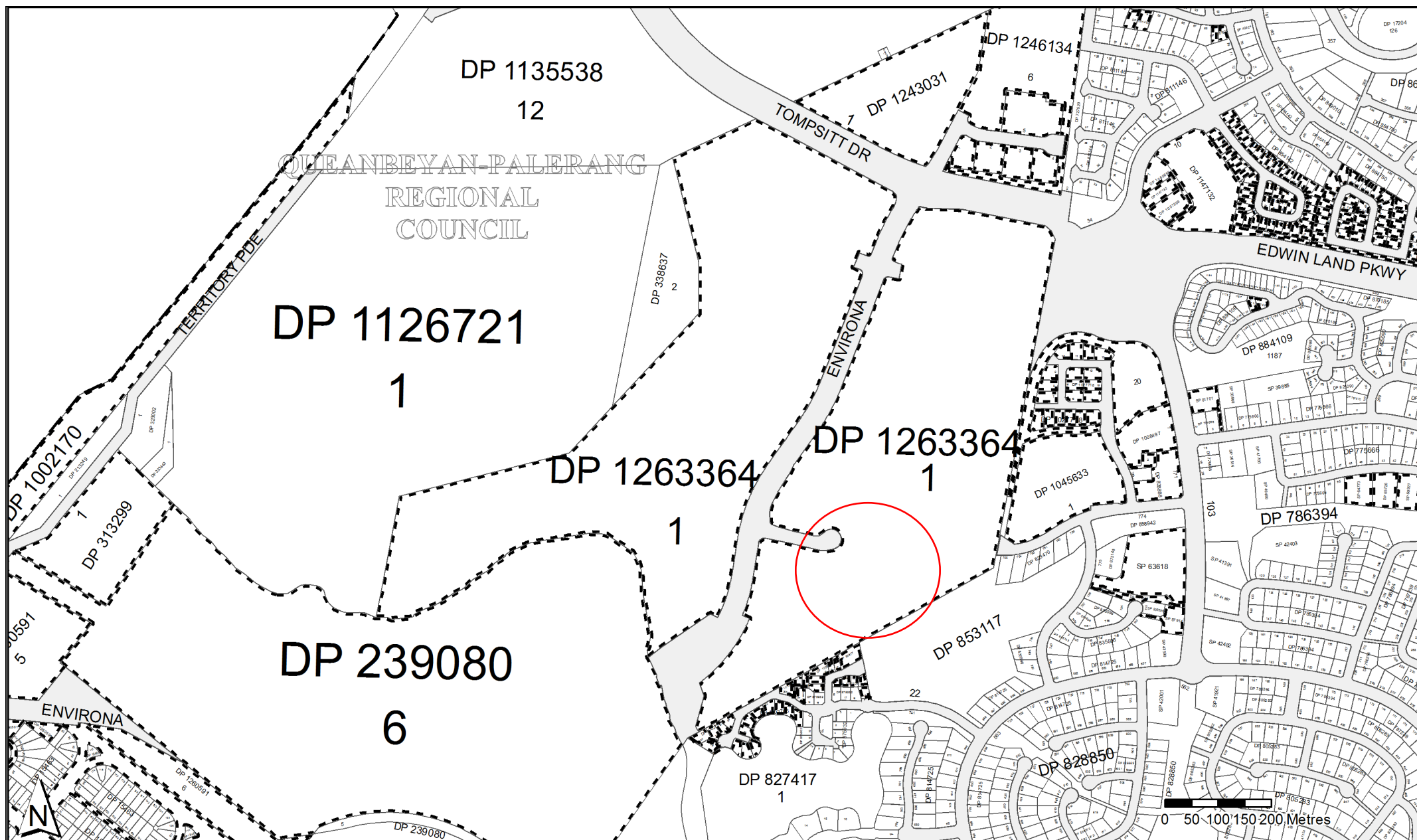
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## Appendix C

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Historical Title Deeds











LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/4/2021 10:51AM

FOLIO: 6/719108

First Title(s): OLD SYSTEM

Prior Title(s): VOL 4997 FOL 15

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
12/12/1985	DP719108	DEPOSITED PLAN	FOLIO CREATED EDITION 1
19/5/2020	DP1263364	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

\*\*\* END OF SEARCH \*\*\*

DP1263364 Jerrabomberra

PRINTED ON 19/4/2021

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LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/4/2021 10:51AM

FOLIO: 1/1263364

First Title(s): OLD SYSTEM

Prior Title(s): 6/719108

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
19/5/2020	DP1263364	DEPOSITED PLAN	FOLIO CREATED EDITION 1

\*\*\* END OF SEARCH \*\*\*

DP1263364 Jerrabomberra

PRINTED ON 19/4/2021

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Received: 19/04/2021 10:50:53



FOLIO: 1/1263364

SEARCH DATE	TIME	EDITION NO	DATE
19/4/2021	10:50 AM	1	19/5/2020

LAND

LOT 1 IN DEPOSITED PLAN 1263364  
AT JERRABOMBERRA  
LOCAL GOVERNMENT AREA QUEANBEYAN-PALERANG REGIONAL  
PARISH OF QUEANBEYAN COUNTY OF MURRAY  
TITLE DIAGRAM DP1263364

FIRST SCHEDULE

ROBIN PTY. LIMITED

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

DP1263364 PLAN OF PROPOSED EASEMENT

UNREGISTERED DEALINGS: R AQ895299 R AQ933703.

\*\*\* END OF SEARCH \*\*\*

DP1263364 Jerrabomberra

PRINTED ON 19/4/2021

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## Appendix D

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Historical Aerial Photographs























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## Appendix E

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Public Registers Search Results  
Planning Records



# WaterNSW

## Work Summary

GW025629

Licence: 40WA408121

Licence Status: CURRENT

Authorised Purpose(s): STOCK,DOMESTIC  
Intended Purpose(s): STOCK, DOMESTIC

Work Type: Bore

Work Status:

Construct.Method: Cable Tool

Owner Type: Private

Commenced Date:  
Completion Date: 01/02/1965

Final Depth: 23.20 m  
Drilled Depth: 23.20 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property: POPLARS NSW

Standing Water Level  
(m):

GWMA: -  
GW Zone: -

Salinity Description:  
Yield (L/s):

### Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: MURRAY	QUEANBEYAN	38
Licensed: MURRAY	QUEANBEYAN	Whole Lot //

Region: 40 - Murrumbidgee

CMA Map: 8727-3S

River Basin: 410 - MURRUMBIDGEE RIVER  
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: (Unknown)

Northing: 6082586.000  
Easting: 699619.000

Latitude: 35°22'48.4"S  
Longitude: 149°11'51.3"E

GS Map: -

MGA Zone: 55

Coordinate Source: GD.,ACC.MAP

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1	1	Casing	Threaded Steel	-0.50	23.20	127			Seated on Bottom
1	1	Opening	Perforations	0.00	0.00	127		1	

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
14.00	14.00	0.00	Fractured	13.10		0.30			

### Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.05	3.05	Clay	Clay	

3.05	18.29	15.24	Granite Decomposed Water Supply	Granite	
18.29	23.16	4.87	Porphyry	Porphyry	

**\*\*\* End of GW025629 \*\*\***

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

# WaterNSW

## Work Summary

GW402607

Licence: 40WA410481

Licence Status: CURRENT

Authorised Purpose(s): DOMESTIC  
Intended Purpose(s): DOMESTIC

Work Type: Bore

Work Status:

Construct.Method: Rotary - Air/F

Owner Type: Other Govt

Commenced Date:  
Completion Date: 04/12/2003

Final Depth: 90.00 m  
Drilled Depth: 90.00 m

Contractor Name: Bungendore Water Bores

Driller: Daniel Robert Hill

Assistant Driller:

Property: JERRABOMBERRA PUBLIC  
SCHOOL Firethorne Place  
QUEANBEYAN 2620 NSW

Standing Water Level 7.000  
(m):

GWMA: -  
GW Zone: -

Salinity Description:  
Yield (L/s): 0.438

### Site Details

Site Chosen By:

County	Parish	Cadastre
Form A: MURRAY	GOOGONG	
Licensed: MURRAY	GOOGONG	Whole Lot 1//1045633

Region: 40 - Murrumbidgee

CMA Map: 8727-3S

River Basin: - Unknown  
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)  
Elevation Source: (Unknown)

Northing: 6081988.000  
Easting: 699654.000

Latitude: 35°23'07.8"S  
Longitude: 149°11'53.2"E

GS Map: -

MGA Zone: 55

Coordinate Source: Map Interpre

### Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	72.00	200			Rotary - Air/Foam
1		Hole	Hole	72.00	90.00	150			Rotary - Air/Foam
1		Annulus	Waterworn/Rounded	-0.50	72.00				Q:2.500m3
1	1	Casing	Pvc Class 9	-0.50	72.00	160	152		Driven into Hole, Screwed and Glued
1	1	Opening	Slots - Vertical	12.00	72.00	160		0	Casing - Machine Slotted, PVC Class 9, SL: 150.0mm, A: 2.00mm

### Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
8.00	11.00	3.00	Unknown	7.00		0.06			
14.00	16.00	2.00	Unknown	7.00		0.13			

68.00	72.00	4.00	Unknown	7.00	0.25	01:00:00
-------	-------	------	---------	------	------	----------

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	8.00	8.00	Soil, weathered clays and shale	Soil	
8.00	15.00	7.00	Shale, fractured	Shale	
15.00	90.00	75.00	Dacite, hard blue	Dacite(Tonalite)	

\*\*\* End of GW402607 \*\*\*

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

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
COOTAMUNDRA	Former Ampol Cootamundra Rail Siding	Back Brawlin ROAD	Other Petroleum	Regulation under CLM Act not required	-34.65326425	148.0143068
CORAMBA	Martin Street	End of Martin Street and adjacent car park OTHER	Service Station	Ongoing maintenance required to manage residual contamination (CLM Act)	-30.22125208	153.0156997
CORNWALLIS	532 Cornwallis Road, Cornwallis	532 Cornwallis ROAD	Other Industry	Regulation under CLM Act not required	-33.57473895	150.7792839
COROWA	Corowa Shire Council Works Depot	24 Poseidon ROAD	Other Petroleum	Regulation under CLM Act not required	-35.98807923	146.3652266
COROWA	Former Ampol Corowa	10 Bow STREET	Service Station	Regulation under CLM Act not required	-35.99364786	146.3901259
COROWA	Cignall Corowa	280 Hume STREET	Service Station	Under preliminary investigation order	-36.00996015	146.3760437
CORRIMAL	Woolworths Petrol - Corrimal	275 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.37527426	150.8962637
CORRIMAL	7-Eleven Corrimal	138-146 Princes HIGHWAY	Service Station	Regulation under CLM Act not required	-34.36986818	150.8978241
COWRA	Landmark Fertiliser Storage Facility	Corner Young Road & Waratah STREET	Chemical Industry	Regulation under CLM Act not required	-33.84321832	148.6722578
COWRA	Lowes Petroleum (former BP Cowra Depot)	12 Campbell STREET	Other Petroleum	Regulation under CLM Act not required	-33.83803706	148.6977873
COWRA	Former Gasworks	30 Brougham STREET	Gasworks	Contamination currently regulated under CLM Act	-33.8389659	148.6963482
COWRA	Shell Depot	34 Brougham STREET	Other Petroleum	Contamination formerly regulated under the CLM Act	-33.83913341	148.6973491
CRANGAN BAY	Big T Roadhouse	555 and 565 Pacific HIGHWAY	Service Station	Contamination currently regulated under CLM Act	-33.17306517	151.6084446
CREMORNE	Shell Coles Express Service Station	225 Military ROAD	Service Station	Regulation under CLM Act not required	-33.83063306	151.226223
CRESTWOOD	Former Caltex Depot Queanbeyan	36 Kendall (Cnr Stephens Rd) AVENUE	Other Petroleum	Regulation under CLM Act not required	-35.34615546	149.207807
CRESTWOOD	Former BP Queanbeyan	64 Uriarra ROAD	Service Station	Regulation under CLM Act not required	-35.34646177	149.2246263

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

---

**Certificate No.:** PL.2021.1600  
**Your Reference:** 94188.01  
**Date of Issue:** 12 April 2021

Mr S Goodsell  
2/73 Sheppard Street  
HUME NSW 2620

<b>Property Number</b>	355772
<b>Property Address:</b>	300 Lanyon Drive JERRABOMBERRA NSW 2619
<b>Legal Description:</b>	Lot 1 DP 1263364

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.

**Queanbeyan Local Environmental Plan (West Jerrabomberra) 2013 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/EPs/S](http://www.legislation.nsw.gov.au/#/browse/inForce/EPs/S)

[www.legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0467](http://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0467)

- (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/proposaldetails.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](http://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 1 DP 1263364**

**South Jerrabomberra Development Control Plan 2015**

[www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-controls#section-3](http://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 1 DP 1263364**

**Lot 1 DP 1263364**

**Lot 1 DP 1263364**

**B7 Business Park**

**E2 Environmental Conservation**

**RE2 Private Recreation**

### **B7 Business Park - Queanbeyan LEP (West Jerrabomberra) 2013**

- (b) Permitted without consent

**Nil.**

- (c) Permitted with consent

**Business premises; Centre-based child care facilities; Community facilities; Educational establishments; Freight transport facilities; Garden centres; Hardware and building supplies; Kiosks; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Place of public worship; Recreation facilities (indoor); Respite day care centres; Roads; Signage; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Water recycling facilities.**

- (d) Prohibited

**Pond-based aquaculture; any other development not specified in item (b) or (c).**

### **E2 Environmental Conservation - Queanbeyan LEP (West Jerrabomberra) 2013**

- (b) Permitted without consent

**Environmental protection works; Roads.**

- (c) Permitted with consent

**Environmental facilities; Flood mitigation works; Information and education facilities; Oyster aquaculture Research stations; Roads.**

- (d) Prohibited

**Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item (b) or (c).**

### **RE2 Private Recreation - Queanbeyan LEP (West Jerrabomberra) 2013**

- (b) Permitted without consent

**Environmental protection works.**

- (c) Permitted with consent

**Aquaculture; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Environmental facilities; Flood mitigation works; Information and education facilities; Kiosks; Markets; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Water recreation structures.**

- (d) Prohibited

**Any other development not specified in item (b) or (c).**

**Note: Demolition of a building or work requires consent under clause 2.7 of Queanbeyan Local Environmental Plan (West Jerrabomberra) 2013.**

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 1 DP 1263364**                      **Development for the purposes of educational establishment 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:

**Lot 1 DP 1263364**                      **Not applicable because this development is prohibited.**

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

**Lot 1 DP 1263364**                      **No. None of the land includes or comprises critical habitat.**

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

**Lot 1 DP 1263364**                      **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 1 DP 1263364**                      **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.

#### B7 Business Park

**Lot 1 DP 1263364 (part)** Yes. Under NSW legislation [*State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*] and council records, complying development may be able to be carried out on this land under the following codes:

- Housing Alterations Code (Part 4)
- General Development Code (Part 4A)
- Commercial and Industrial Alterations Code (Part 5)
- Commercial and Industrial (New Buildings and Additions) Code (Part 5A)
- Container Recycling Facilities Code (Part 5B)
- Subdivisions Code (Part 6)
- Demolition Code (Part 7)
- Fire Safety Code (Part 8).

If complying development under any of these codes above is being considered to be carried out on this land, the applicant is advised to check the provisions of clauses 1.17 1.17A, 1.18, 1.19 and 1.20 of this policy to confirm that complying development is possible:

<https://www.legislation.nsw.gov.au/#/view/EPI/2008/572/full>

The 2019 National Construction Code is effective from 1 May 2019.

The following complying development codes are not applicable to this land:

- Housing Code (Part 3)
- Rural Housing Code (Part 3A)
- Low Rise Housing Diversity Code (Part 3B)
- Greenfield Housing Code (Part 3C)
- Inland Code (Part 3D).

**E2 Environmental Conservation**

**Lot 1 DP 1263364 (part)** Yes. Under NSW legislation *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and council records, Complying Development may be able to be carried out on this land under the following codes:

- Housing Alterations Code (Part 4)
- General Development Code (Part 4A)
- Commercial and Industrial Alterations Code (Part 5)
- Subdivisions Code (Part 6)
- Demolition Code (Part 7)
- Fire Safety Code (Part 8)

If complying development under any of these codes above is being considered to be carried out on this land, the applicant is advised to check the provisions of clauses 1.17 1.17A, 1.18, 1.19 and 1.20 of this policy to confirm that complying development is possible:

<https://www.legislation.nsw.gov.au/#/view/EPI/2008/572/full>

The 2019 edition of the National Construction Code is effective from 1 May 2019.

The following complying development codes are not applicable to this land:

- Housing Code (Part 3)
- Rural Housing Code (Part 3A)
- Low Rise Housing Diversity Code (Part 3B)
- Greenfield Housing Code (Part 3C)
- Inland Code (Part 3D)
- Commercial and Industrial (New Buildings and Additions) Code (Part 5A)
- Container Recycling Facilities Code (Part 5B)

**RE2 Private Recreation**

**Lot 1 DP 1263364 (part)** Yes. Under NSW legislation *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, complying development may be able to be carried out on this land under the following codes:

- Housing Alterations Code (Part 4)
- General Development Code (Part 4A)
- Commercial and Industrial Alterations Code (Part 5)
- Subdivisions Code (Part 6)
- Demolition Code (Part 7)
- Fire Safety Code (Part 8).

If complying development under any of these codes above is being considered to be carried out on this land, the applicant is advised to check the provisions of clauses 1.17 1.17A, 1.18, 1.19 and 1.20 of this policy to confirm that complying development is possible:

<https://www.legislation.nsw.gov.au/#/view/EPI/2008/572/full>

The 2019 National Construction Code is effective from 1 May 2019.

The following complying development codes are not applicable to this land:

- Housing Code (Part 3)
- Rural Housing Code (Part 3A)
- Low Rise Housing Diversity Code (Part 3B)
- Greenfield Housing Code (Part 3C)
- Inland Code (Part 3D)
- Commercial and Industrial (New Buildings and Additions) Code (Part 5A)
- Container Recycling Facilities Code (Part 5B).

**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 1 DP 1263364**

**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 1 DP 1263364**

**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 1 DP 1263364**

**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 1 DP 1263364**

**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 1 DP 1263364**

**Not applicable. These developments are prohibited on the land.**

- (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 1 DP 1263364**

**No. The land is not subject to flood related development controls for any other purpose.**

## 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 1 DP 1263364**

**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 1 DP 1263364**

**Queanbeyan Section 94 Contributions Plan for Extractive Industry 2014.**

**Lot 1 DP 1263364**

**QPRC South Jerrabomberra Local Infrastructure Contributions Plan 2018.**

[www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-controls#section-6](http://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 1 DP 1263364**

**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 1 DP 1263364**

**Yes. Council has been notified that part of the land is a biodiversity stewardship site subject to an 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 1 DP 1263364**

**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 1 DP 1263364**

**Yes. The land is fully bush fire prone as defined in Section 10.3 of the *Environmental Planning and Assessment Act 1979*.  
Refer to the relevant Development Control Plan [clause 1(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 1 DP 1263364**

**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](http://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.**

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## 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 1 DP 1263364**

**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 1 DP 1263364**

**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 1 DP 1263364**

**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 1 DP 1263364**

**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 1 DP 1263364**

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

## **Additional Notes**

### **Aircraft Noise**

Part of the land is located between the Australian Noise Exposure Forecast (ANEF) 25 contour and the ANEF 30 contour. Land located between these respective contours is generally considered 'unacceptable' for residential dwellings and some other noise sensitive 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: Aircraft Noise

Part of the land is located between the Australian Noise Exposure Forecast (ANEF) 20 contour and the ANEF 25 contour. Land located between these respective contours is generally considered 'conditionally acceptable' for residential dwellings and some other land uses under *Australian Standard AS2021:2015 Acoustics- Aircraft noise intrusion- Building siting and construction*, subject to noise attenuation being incorporated into any development during construction if required. 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 1 DP 1263364

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**

Some information of previous development applications may be available. Provided there is evidence of ownership or written approval from the landowner, applicants can request to inspect the paper property files of this property at 256 Crawford Street, Queanbeyan NSW. Please allow 1-2 days' notice for Council to retrieve the records after making a telephone call. Applicants can view the property file free-of-charge, with a small fee if the applicant requires paper copies of any record.

## ISSUE DETAILS

Certificate No: PL.2021.1600

Checked: ML

**M J Thompson**

Portfolio General Manager

Natural and Built Character

**Queanbeyan-Palerang Regional Council**



Per.....

12 April 2021

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## Appendix F

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Site Photographs



**Photo 1: View of the stockpile, looking north-east**



**Photo 2: View of the stockpile, sediment control pond and trench excavation, looking south-west**



#### **Site Photographs**

**Part Lot 1 DP 1263364**

**Jerrabomberra**

Client

School Infrastructure New  
South Wales (SINSW)

PROJECT: 94188.01

Plate 1

REV: A

DATE: 23.03.21





**Photo 3: General view of the site including surface rock and dense surface vegetation**



**Photo 4: General view of the northern portion of the site, looking north**



<b>Site Photographs</b>		PROJECT:	94188.01
<b>Part Lot 1 DP 1263364</b>		Plate	2
<b>Jerrabomberra</b>		REV:	A
Client	School Infrastructure New South Wales (SINSW)	DATE:	23.03.21





Photo 5: View of the western portion of the site and the NER construction site, looking west



Photo 6: General view of the site, looking south-east



<b>Site Photographs</b>		PROJECT:	94188.01
<b>Part Lot 1 DP 1263364</b>		Plate	3
<b>Jerrabomberra</b>		REV:	A
Client	School Infrastructure New South Wales (SINSW)	DATE:	23.03.21





**Photo 7: View of the trench excavation exposing residual soils and weathered rock**



**Photo 8: Rock outcropping and farm dam located along the eastern boundary of the site**