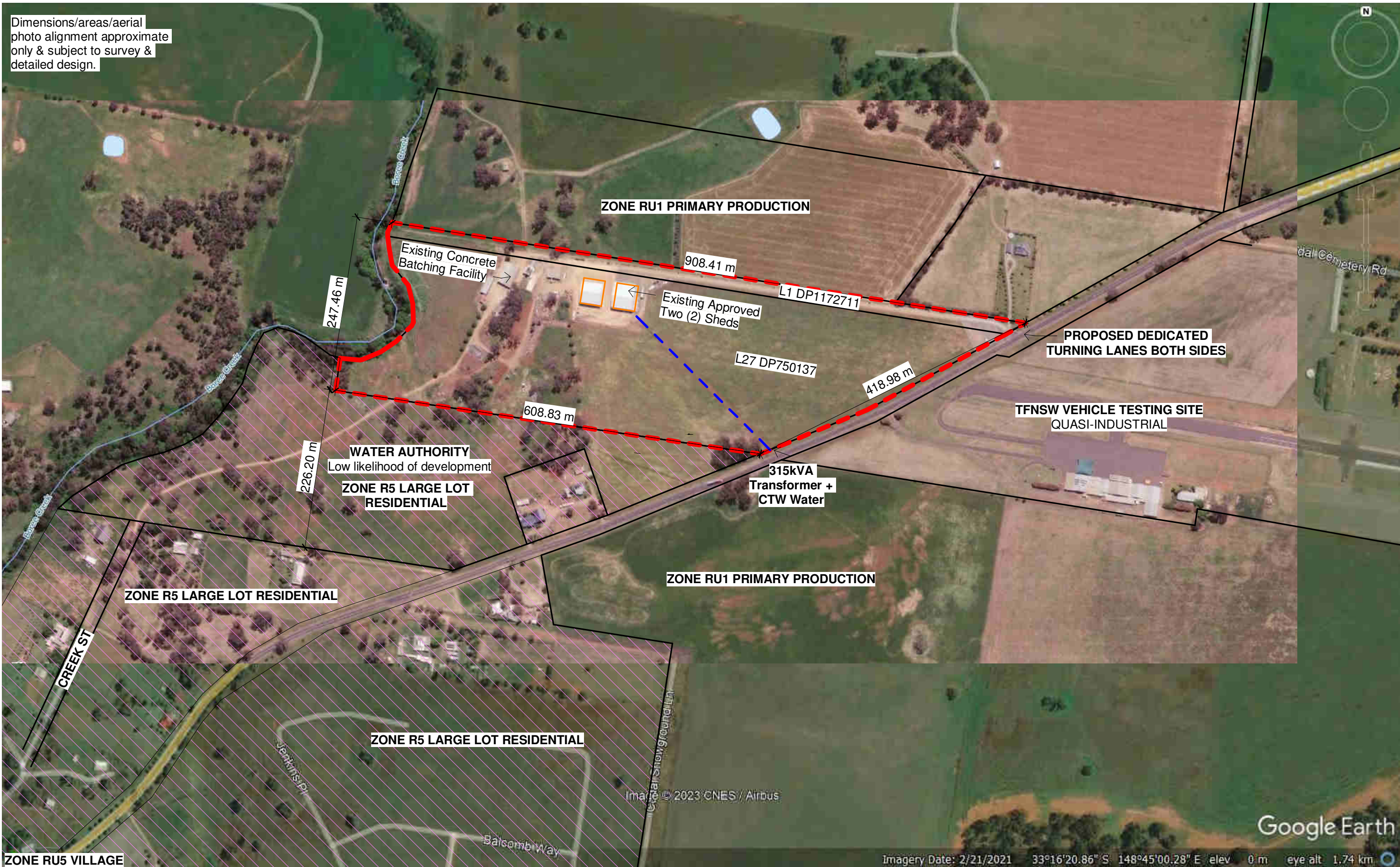
**KEY PLANNING PORTAL CONTROLS & SITE SUMMARY**

- Northern edge of Cudal with direct access to The Escort Way (Classified Road)
- TfNSW may construct dedicated left/right hand turn lanes to Vehicle Testing Facility + SITE
- Existing Zone RU1 Primary Production (adjacent to Zone R5 Large Lot Residential)
- Existing Lot Size 100ha (but adjacent to 1ha Zone R5 to south)
- Land relatively flat but significant fall west if concrete batching facility to Boree Creek
- Flood Risk - likely to only be along Boree Creek as most of Site >10m metres higher
- No other mapped watercourses on the Site (drainage line to north of existing sheds)
- Biodiversity Values (Purple)/Native Veg. Regulatory Map - only along Boree Creek
- Only limited clusters of significant native trees towards the western end of the Site
- Riparian Lands & Watercourses - only along Boree Creek
- No Terrestrial Biodiversity sensitivity mapped on Site
- No Heritage item on the Site or adjacent sites (nearest is Cudal Cemetery)
- Karst overlay can be avoided if new development >100m from Boree Creek
- Bush Fire Prone Land - Vegetation Category 3 (grasslands) affects most of Cabonne LGA





Location of driveway entrance to The Escort Way (looking north-east)



Looking east from existing sheds towards The Escort Way over cleared land



Existing two (2) sheds for warehousing/storage



315kVA Transformer
The Escort Way



Scattered ignificant native vegetation in western part of Site

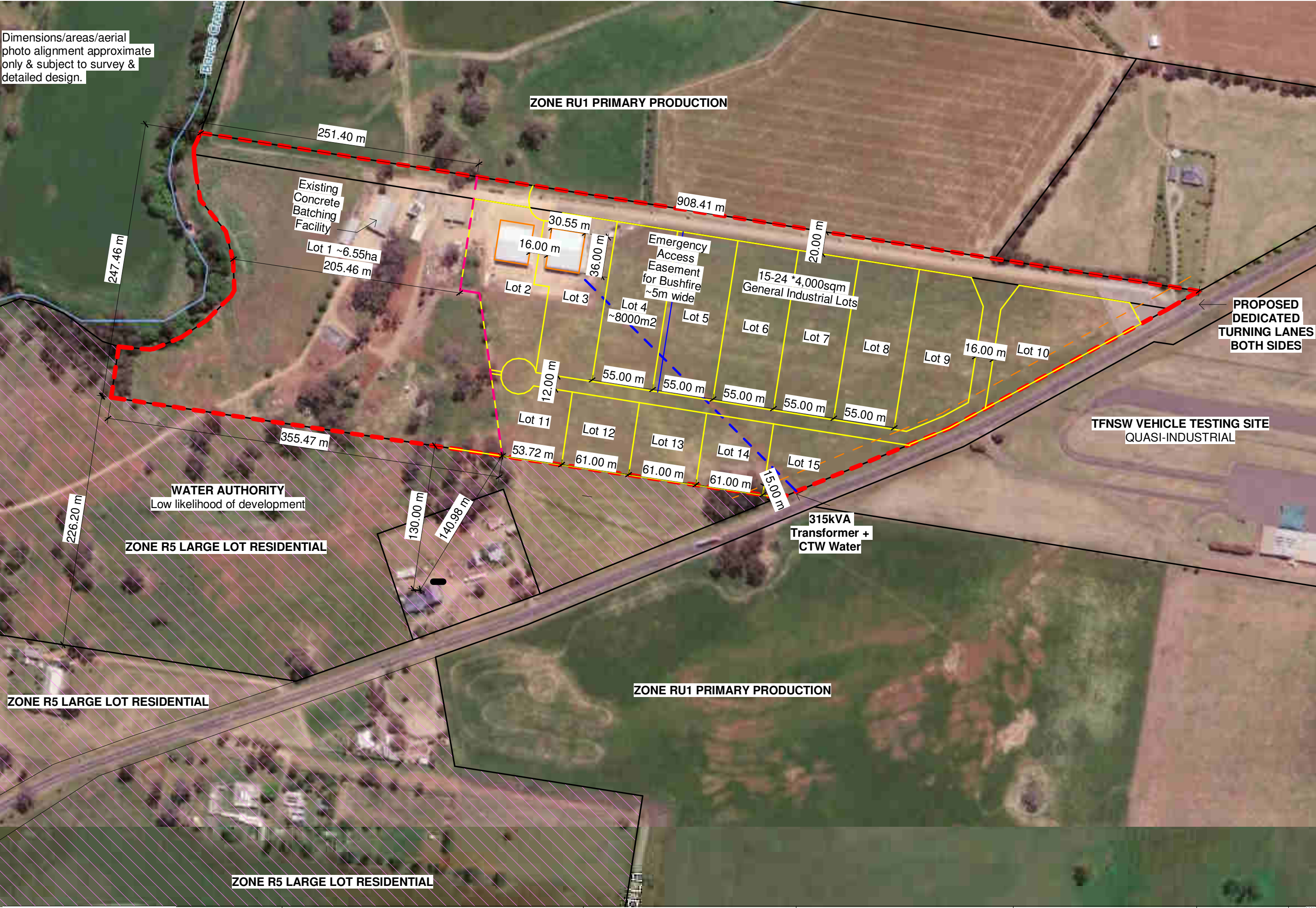


Existing Concrete Batching Facility (western end of Site)

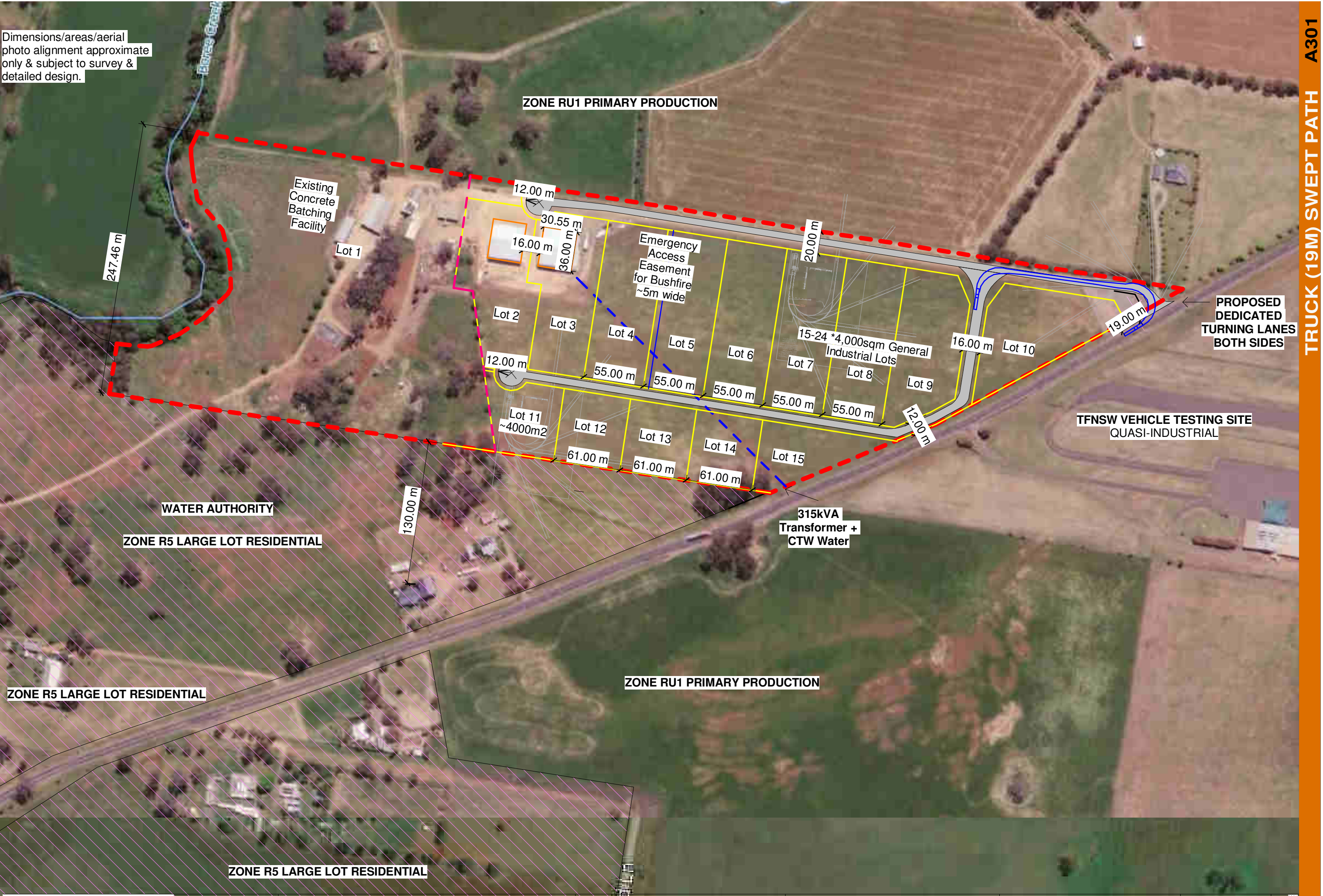


View from transformer/electrical connection on The Escort Way west across Site

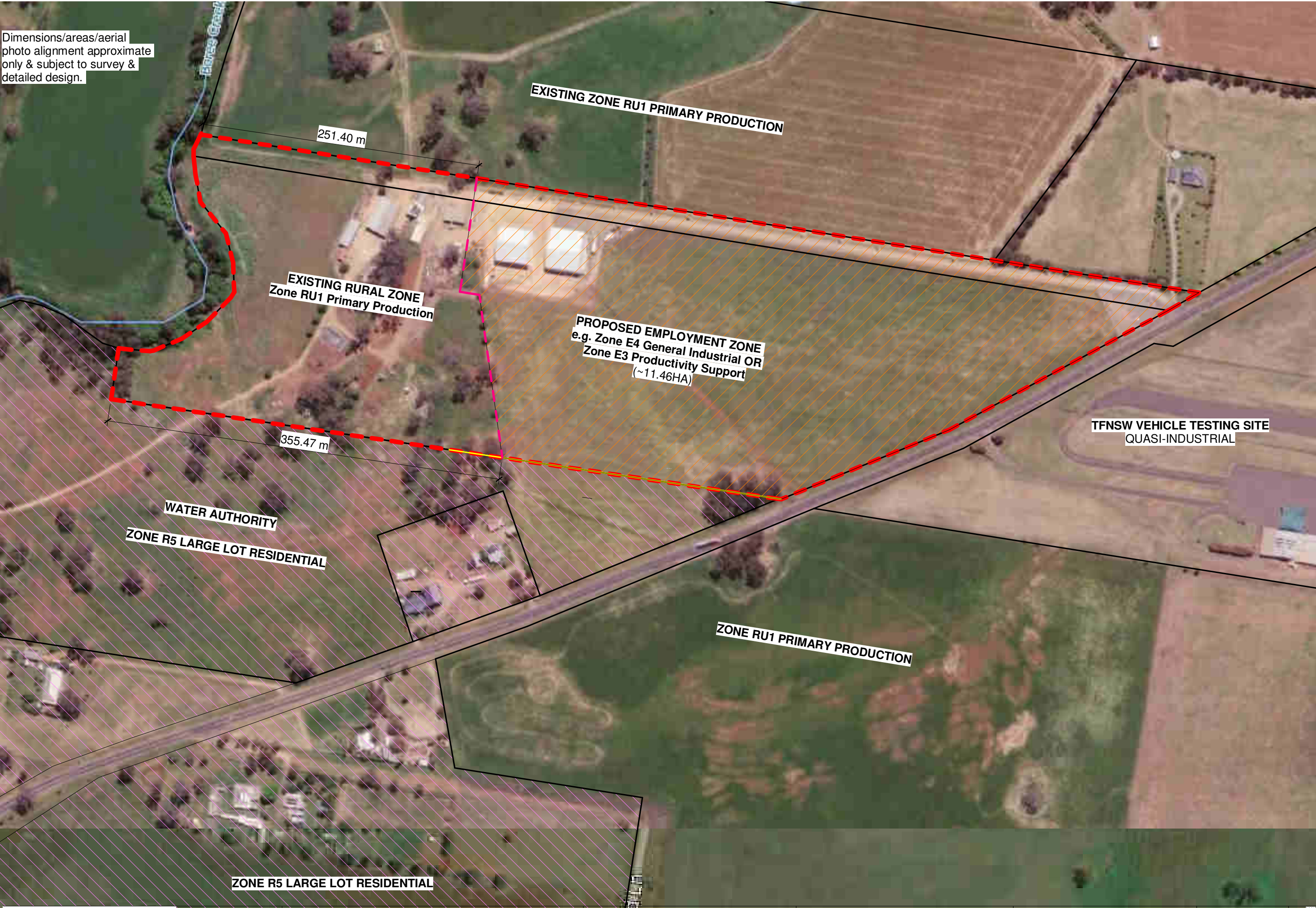
Dimensions/areas/aerial photo alignment approximate only & subject to survey & detailed design.



Dimensions/areas/aerial photo alignment approximate only & subject to survey & detailed design.



Dimensions/areas/aerial photo alignment approximate only & subject to survey & detailed design.



Dimensions/areas/aerial
photo alignment approximate
only & subject to survey &
detailed design.

