

PRELIMINARY SITE INVESTIGATION

23 Hill End Road,
Caerleon, NSW 2850



Atlas Environment and Planning
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November 2025

Prepared For:	Prepared By:	Reviewed By:
Emma Yule Atlas Environment and Planning 6 Treverrow Ct, Dubbo, NSW, 2830	Satinder Singh Brar EnviroScience Solutions Pty Ltd, 2/3 Douglas Mawson Road, Dubbo, NSW, 2830	Mark Challoner EnviroScience Solutions Pty Ltd, 220 Lambton Road, New Lambton, NSW, 2305

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Version 1	11/11/2025	S Brar	M Challoner	J Duffy



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Executive Summary

EnviroScience Solutions (EnviroScience) was commissioned by Atlas Environmental and Planning to undertake a preliminary site investigation (PSI) at 23 Hill End Road, Caerleon NSW 2850 (the Site), in support of a planning proposal to subdivide the existing lot and facilitate future residential development. The site location is presented in Figure 1.

Background

The site comprises two portions:

- Proposed Lot 1, containing an existing dwelling, private vehicle servicing area, sheds, and horse stables; and
- Proposed Lot 2, consisting of vegetated paddocks, a farm pond, and drainage culverts near the southern boundary parallel to the railway line.

The planning proposal seeks to initially subdivide the land into two Torrens Title lots, with Proposed Lot 2 subdivided for future residential use and Lot 1 remaining in current use.

The formal description of the site is Lot 1 in DP 706730.

The site is located within the Mid-Western Regional Council LGA and is currently zoned RU1 – Primary Production.

Objectives

To assess whether the proposed Lot 2 is suitable for the proposed development in accordance with the R1 – General Residential zoning, or whether further investigation and/or remediation is required.

Scope of Works

This PSI comprised the review of desk-based environmental data and a site walkover on 14 Oct 2025.

Summary of Key Findings and Observations

The key observations from the site walkover were as follows:



- Proposed Lot 1 contains a house, machinery shed, fuel drums, and oil containers associated with the private servicing of onsite vehicles (cars, trucks, and equipment) and a horse stable and fenced paddock is also present;
- Proposed Lot 2 is a large, gently sloping paddock with natural vegetation. A man-made pond is present near the centre of the lot, used for local water collection;
- Two concrete drainage culverts run along the southern boundary of Proposed Lot 2 parallel to the railway line. These culverts collect runoff from the adjacent rail corridor and surrounding areas. While no discharge was occurring at the time of inspection, these represent a low-lying area and may serve as a drainage path during rainfall. No visual contamination was observed in or around the culverts or pond;
- Electrical and water supply pipes were observed underground, associated with a pump near the pond. Infrastructure appeared in fair condition and showed no signs of leakage or surface disturbance;
- No known historical contaminating land uses were identified from the desktop review (LotSearch report), and the land has been used for agricultural and residential purposes.
- The LotSearch report identified two EPA-licensed activities within 2 km of the site—a biosolids application area (960 m) and a historical petroleum storage site (1.6 km). Both are distant and present low environmental risk to the subject land.

Discussion

- Based on the review of available records and the findings of the site walkover, no contamination sources were identified in Proposed Lot 2, the area proposed for rezoning and future residential use. The culverts present a potential drainage planning consideration but do not currently represent a contamination risk.
- Proposed Lot 1 is not included in the subdivision proposal and will remain under existing land use. Therefore, further investigation of Proposed Lot 1 is not required at this stage. Future subdivision of the Proposed Lot 1 will require further investigation.
- An unexpected finds protocol (UFP) should be implemented during future development works to manage any unforeseen contamination encountered during earthworks, consistent with best practice and NEPM 2013 guidance.



Suitability for Use Statement

Based on current use, site history, and the findings of this preliminary site investigation, the site (Proposed Lot 2) is considered suitable for use in accordance with the proposed rezoning to residential. No further environmental investigation or remediation is recommended at this stage.

If subdivision of Proposed Lot 1 is required in the future, further assessment of the Lot is required.



1. INTRODUCTION

EnviroScience Solutions (EnviroScience) was commissioned by Atlas Environment and Planning (AEP) to undertake a preliminary site investigation (PSI) on the site located at 23 Hill End Road, Caerleon, NSW, 2850 (the Site). The formal description of the site is Lot 1 in Deposited Plan (DP) 706730.

This PSI has been prepared in general accordance with the *Contaminated Land Guidelines: Consultants reporting on contaminated land* (NSW EPA, 2020).

The location of the site is presented as Figure 1 – Site Location Plan.

2. OBJECTIVES AND SCOPE OF WORKS

The objective of this Preliminary Site Investigation (PSI) was to:

- Determine if the site is suitable for the proposed land-use, or requires further investigation, remediation or management prior to development works commencing.

To achieve the objective, the scope of works includes:

- A review of the site history and identification of potential legacy contaminants;
- A site visit to identify current activities undertaken on the site and surrounding areas;
- Assessment of the condition of the site and the surrounding environment;
- Preparation of a conceptual site model to document the identified sources, pathways, and receptors; and
- Determination of whether the site, in its present state is suitable for use, or whether further investigation, remediation, or management is required.



3. SITE DESCRIPTION

3.1. Site Identification

- Site occupier: Shirley Baskerville;
- Address: 23 Hill End Road, Caerleon, NSW, 2850;
- Site area: Approximately 7.7 ha (entire site currently);
- Location: -32.570880, 149.558904 (approximate centre of the current Lot);
- Current land use: Dwelling in western section, open space/paddock in remainder of the site;
- Local Government Area: Mid-Western Regional Council;
- Formal property description: Lot 1 DP706730; and
- Zoning: RU1 – Primary Production.

With respect to the RU1 – Primary Production zoning, the *Mid-Western Regional Local Environmental Plan 2012* presents the following further information:

- *“To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To maintain the visual amenity and landscape quality of Mid-Western Regional by preserving the area’s open rural landscapes and environmental and cultural heritage values.*
- *To promote the unique rural character of Mid-Western Regional and facilitate a variety of tourist land uses.”*

3.2. Site Description

The site is located at 23 Hill End Road, Caerleon, NSW, in Lot 1 DP706730, north-west of the township of Mudgee.

The site currently consists of a dwelling accompanied by an established yard on the western boundary of the site and the remainder of the site consists of open pasture and a dam.



The site is generally flat and slopes gently in an easterly to south-easterly direction towards railway corridor.

The Site Layout is presented in Figure 2, Appendix A.

A photographic log of the site is presented in Appendix B.

3.3. Surrounding Land Uses

Current land uses in the vicinity of the site can be described as predominantly low-density residential. For each direction, the current land uses have been listed from closest to furthest proximity to the site, as follows:

- North: Hill End Road, Mudgee Honey Haven, Castlereagh Highway, cleared open land,
- East: Castlereagh Highway, rural residential, Putta Bucca Wetlands, Quarry Lake, Boral Concrete, Mudgee recreational grounds, Putta Bucca;
- South: Low density residential, cleared land, DJAvis Nature Reserve; and
- West: Low density residential, sparsely vegetated land, Mudgee Recycling, newly established commercial/industrial area (on Knott PI), DJAvis Nature Reserve, agricultural land.

3.4. Proposed Development

The proposed development of the site consists of the subdivision of the site into two lots for the construction of residential buildings. Proposed Lot 1 will remain under the existing land use. Proposed Lot 2 will be subdivided into several lots for the purposes of residential land use.

The objective of the client is to amend the Mid-Western Regional Local Environmental Plan 2012 to allow the land to be rezoned from RU1 Primary Production to R1 General Residential. This rezoning proposal was approved to proceed under the NSW Department of Planning's Gateway Determination (PP-2025-978), issued on 19 August 2025, which permits the planning proposal to proceed to public exhibition. Additionally, the entire Lot is to be subdivided into two separate lots, one comprising the existing dwelling and the other comprising the open pasture. The development concept also incorporates further subdivision of the cleared portion of the site for future residential development.

The proposed development plan is presented in Appendix E.



4. ENVIRONMENTAL SETTING

The information in this section has been predominantly sourced from the environmental database search (presented in Appendix C).

4.1. Topography

The elevation on site ranges from approximately 466 m Australian Height Datum (AHD) in the western section of the site to approximately 453 m AHD in the eastern section of the site.

The site is generally flat and slopes in an easterly direction.

4.2. Soil Landscape

The soils on site are classified as Sodosol, which can be described as:

- *“Gently undulating to hilly country of hard neutral yellow mottled soils (Dy3.42) with hard neutral red soils (Dr2.42 and Dr2.22). Associated are red earths (Gn2.15) and possibly other (Gn2) soils; and small areas of other soils, including (Ug5.1) and (Gn3.1). As mapped, areas of unit Va20 are included along the larger streams.”*

4.3. Geology

The site consists of two solid geological units including the Burranah Formation and the Watermark Formation. The Burranah Formation was identified in a portion of the eastern part of the site. This geological unit can be described as:

- *“Latite, basalt and andesite (emplaced as lavas and intrusions); volcaniclastic sandstone, mudstone, conglomerate, breccia, allochthonous limestone.”*

The Watermark Formation was identified in the majority of the site area. This geological unit can be described as:

- *“Siltstone, claystone, silty sandstone, thinly bedded siltstone and sandstone.”*

The superficial geology of the site was unavailable, though, the nearest geological mapping indicates the presence of fluviially-deposited clay, silt, sand, gravel approximately 220 m east of the site. Additionally, the



nearest drillers logs from approximately 320 m south of the site indicate the presence of clay in the shallow geology.

4.4. Acid Sulfate Soils

The soils on site are Class B, indicating that the probability of acid sulfate soils (ASS) occurring on site is low (6-70%).

Given the elevation of the site ranges from approximately 453 m to 466 m AHD and ASS typically occur in coastal areas of low elevation (i.e., <5 m AHD), ASS is unlikely to occur on site.

As a result, ASS will not be considered further.

4.5. Naturally Occurring Asbestos Potential

No records of Naturally Occurring Asbestos (NOA) were identified within the area.

4.6. Hydrology

One water source was identified on site:

- One dam was identified on site. It is noted that an additional dam was present on the south-western boundary of the site, though, was backfilled prior to 2015 and is no longer present.

Given the local topography and the location of the dam (within the property lot), the on-site dam is anticipated to be the most likely sensitive surface water receptor.

Several water sources were identified off-site:

- The nearest off-site water source consists of a cluster of interconnected dams with the closest located approximately 90 m north of the site; A creek was also identified converging with the infilled dam on-site, though, residential properties have been constructed over most of the creek except for a section approximately 285 m west of the site;
- An additional unnamed watercourse was identified approximately 345 m north of the site; and
- The nearest downgradient (i.e., east of the site) water course – Home Creek – was identified approximately 880 m south-east of the site.



Given the distance between the site and the nearest identified downgradient water course, potentially contaminated surface water from the site is unlikely to discharge into the creek, and in the event that it does, any potential contamination is likely to be attenuated before it reaches the creek.

Additionally, the other identified water courses are unlikely to be adversely impacted by any potential contamination on site given they are not located downgradient of the site.

4.7. Hydrogeology

The hydrogeology of the site consists of fractured or fissured, extensive aquifers of low to moderate productivity. The underlying superficial and solid geology is likely to have low to moderate permeability due to the formation containing clay, siltstone, basalt, and sandstone. Typically, the hydraulic conductivity of clay soils ranges from 10^{-6} to 10^{-12} m/s (low permeability), whilst igneous rocks (e.g., basalt) range from 10^{-10} to 10^{-13} m/s and sandstones range from 10^{-6} to 10^{-10} m/s (low permeability) (Freeze & Cherry, 1979).

One abstraction well was identified on the central-northern boundary of the site. The well is a functioning water supply well. As such, this well may be adversely impacted by any potential contamination on site and is considered a sensitive receptor.

Within a 2000 m buffer of the site, forty-five (45) groundwater wells were identified, including six (6) stock and domestic wells, sixteen (16) water supply wells, six (6) monitoring wells, ten (10) irrigation wells, one (1) commercial/industrial well, one (1) exploration well, and five (5) wells of unknown use.

The nearest downgradient well is located approximately 410 m south-east of the site. Due to the low permeability of the underlying superficial and solid geology, and the distance of the well from the site, the groundwater and downgradient monitoring wells are unlikely to be adversely impacted by potential contamination on the subject site.

4.8. Proximity to Local Sensitive Environments

There are no listed Ramsar Wetlands located within 1,000 m of the site.

The following groundwater dependent ecosystems (GDE) were identified:

- High potential terrestrial GDE – approximately 260 m west of the site;
- Moderate potential aquatic GDE – approximately 510 m south-east of the site; and
- Low potential terrestrial GDE – approximately 700 m south-west of the site.



Given the distance of the downgradient (i.e., south-east) GDE from the site and the low permeability of the underlying solid geology on site, any potential contamination on site is unlikely to adversely impact the GDE.

4.9. Heritage

No heritage items or heritage conservation items were identified on site. Within 1,000 m of the site, two heritage items of local significance were identified, with the closest item – “Caerleon Park” homestead – located approximately 40 m south-east of the site. The “Menah” homestead was identified approximately 820 m north of the site.

Given the proximity of “Caerleon Park” homestead to the site and its location downgradient of the site, any potential contamination on site may adversely impact the heritage item.

4.10. Natural Hazards

With reference to the Bush Fire Prone Land Map, the site is not located within bush fire prone land. Although, the nearest bushfire prone land is located adjacent to the site, to the south-west and west of the site. The adjacent area is classified as Vegetation Category 2, which represents the lowest bushfire risk.

4.11. Previous Reports

EnviroScience is not aware of any previous reports for the site.

5. SITE HISTORY

5.1. Historical Aerial Photographs

A review of historical aerial photographs provided in the environmental database search report for the site is summarised in Table 1. The historical aerial photographs are provided in Appendix C.

It should be noted that the historical aerial photographs dated 1956 to 1988 are black and white images which may affect the accuracy of the interpretations. This should be considered when reviewing the written explanation of the site and surrounding land use for those years.

Table 1. Summary of historical aerial imagery.

Year	Description of Site	Surrounding Land
1956	The site was cleared and mostly absent of vegetation. A dam was present in the eastern section of the site.	The area surrounding the site was predominantly cleared with a few rural residential properties present to the south, south-east, and south-west of the site.
1964	The site remained relatively unchanged from the 1956 image.	The area surrounding the site remained relatively unchanged from the 1956 image.
1971	The site remained relatively unchanged from the 1964 image.	The area surrounding the site remained relatively unchanged from the 1964 image.
1980	A circular imprint was present in the western section of the site (potentially a second dam) and a residential building and associated structures were constructed along the western boundary of the site.	Ground surface disturbance was evident to the north-west of the site. The remainder of the surrounding area appeared relatively unchanged from the 1971 image.



Year	Description of Site	Surrounding Land
1988	The circular imprint noted in the 1980 image was no longer present. Another dam was established on the south-western boundary of the site.	The surrounding area appeared relatively unchanged from the 1980 image. The area to the north of the site was potentially used for cropping.
1994	Further construction occurred on the residential development on the western boundary of the site. The remainder of the site was relatively unchanged from the 1988 image.	Several buildings were constructed on the premises north of the site, a dam was also excavated.
2002	A rectangular section of discoloration was present adjacent to the residential property, in the western section of the site.	The surrounding area appeared relatively unchanged from the 1994 image.
2015	The dam on the southern boundary was infilled. The discoloured rectangular section of land was not discoloured. The ground surface, including the rectangular area mentioned, appeared to be segmented, potentially for cropping.	The ground to the south and west of the site was prepared for development.
2023	The site was relatively unchanged from the 2015 image. The grass on the eastern boundary of the site was green in contrast to the brown surroundings, which may indicate the use of nutrients. This green area is adjacent to the railway.	The vacant lot adjacent to the western boundary of the site was prepared for development. The area south and west of the site was developed into a low-density residential complex. The premises to the north of the site was evidently used for commercial purposes (currently operates as "Mudgee Honey Haven")

With reference to the above historical aerial photographs, the site has been used for rural-residential purposes since around 1980. Generally, the surrounding land uses historically have been rural-residential, with the development of a low-density residential area between 2015-2023 immediately south and west of the site.



5.2. Business Directory Records

The following historical potentially contaminating activities were identified within the site boundary:

- Private vehicle servicing, including storage of fuel drums, oil containers, and vehicle parts, was observed adjacent to the house and sheds in the western portion of the site (Proposed Lot 1). While this appears to be for private use rather than commercial operations, it represents a potential low-risk source of contamination limited to a small, localised area. Under the current plans, there is no change in land use in this portion of the site.
- No formal records of commercial activities were listed in the business directory data for the subject site. No historical signage, printing, or industrial operations were indicated.

It is noted that this activity is currently present, but limited in scale and confined to Proposed Lot 1. Based on visual observations, no staining or leaks were identified during the walkover. Therefore, environmental risk is considered low, though a targeted DSI may be warranted if the Proposed Lot 1 is subdivided and redeveloped in the future.

The following historical potentially contaminative activities were identified off-site within surrounding area:

- Approximately 840 m west: three operational waste management facilities, including a putrescible landfill, a drop-off transfer station, and a materials recovery facility operated by Mid-Western Regional Council (Mudgee Waste Facility, 31 Blain Road, Caerleon).;
- Approximately 11 m east: railway systems activity licensed to UGL Regional Linx Pty Ltd (Country Regional Network, Orange NSW 2800); and
- Surrounding land uses include rural residential homes and road corridors, with no significant commercial or industrial contamination sources noted nearby.

Given the easterly to south-easterly slope of the site and its location upgradient of these potential sources, migration of contamination toward the subject site is considered unlikely. As such, these off-site activities are assessed as presenting a low risk to the site.

5.3. Historical Maps

The available historical maps dated 1942 and 1975 were reviewed.

No further information regarding potential contamination sources was obtained from this map.



6. PUBLIC RECORDS

6.1. Mid-Western Regional Council, Section 10.7 Planning Certificate

The Section 10.7 Planning Certificate was obtained from the Mid-western Regional Council on 22 October 2025. The certificate (Certificate No.: PC0358-2026) is presented in Appendix D.

A summary of the key environmental/contaminated land provisions within the certificate is presented below:

- The site is not biodiversity certified value under the Biodiversity Conservation Act 2016.
- The site is not in an area of outstanding biodiversity value.
- The site does not contain any environmental heritage items.
- No advice was provided in relation to loose-fill asbestos. Given the subject site contains only rural structures and no dwellings proposed as part of this phase, loose-fill asbestos is not considered a contaminant of potential concern.

Prescribed matters as per the Contaminated Land Management Act 1997, Section 59(2), are as follows:

- The Mid-western Regional Council has not been notified by the NSW EPA that the site is significantly contaminated.
- The subject site is not subject to an ongoing maintenance order.
- The subject site is not subject to a management order.
- The subject site is not subject to an approved voluntary management proposal.
- The subject site is not the subject of a site audit statement.

6.2. Licensed Activities Under the POEO Act 1997

A review of licensed activities under the Protection of the Environment Operations (POEO) Act 1997 was conducted as part of the LotSearch environmental assessment.

No licensed activities were identified on the subject site.

The following licensed activities were identified off-site, within a 2 km radius of the property:

- Approximately 11 m east - UGL Regional Linx Pty Ltd



- Licensed activity: Railway systems activities associated with the Country Regional Network.
- Approximately 967 m west - Mid-Western Regional Council
 - Licensed activity: Sewage treatment operations.
- Approximately 840 m west - Mid-Western Regional Council
 - Licensed activities: Waste processing (Mudgee waste facility), Waste storage (drop-off collection point) and Waste disposal (putrescible landfill).

These activities are considered to present a low risk to the subject site due to their separation distance and location relative to site topography. The subject site slopes in a south-easterly direction, away from these facilities.

6.3. NSW Contaminated Sites Notified to the EPA

There are no contaminated sites notified to the Environment Protection Authority (EPA) on site.

One EPA-notified contaminated site was identified approximately 1.62 km north-east of the subject land. This site is associated with former petroleum storage operations located at 54 Sydney Road, Mudgee NSW 2850. It is listed as a contaminated site notified to the EPA under the Contaminated Land Management Act 1997. Given the service station is not located downgradient of the site, the subject site is unlikely to have been adversely impacted.

6.4. NSW EPA Notices

According to the NSW EPA public register reviewed through the LotSearch report, two EPA notices were issued within 1,000 m of the subject site.

Recipient 1; Max Walker's earthmoving Pty Limited

- Address: Hill End Road, Mudgee NSW 2850
 - Offence: Cause permit transport (greater than 1 cubic metre / 2 tonnes) to unlawful waste facility



- Date of Offence: 28/11/2013
- Issued Date: 03/07/2014
- Act: Protection of the Environment Operations Act 1997 – s143(1)(b)

Recipient 2; Mid-Western Regional Council

- Address: Hill End Road, Mudgee NSW 2850
 - Offence: Owner cause transport (greater than 1 cubic metre / 2 tonnes) to unlawful waste facility
 - Date of Offence: 28/11/2013
 - Issued Date: 03/07/2014
 - Act: Protection of the Environment Operations Act 1997 – s143(1)(b)

Given that both EPA notices were related to waste transportation offences and occurred at a road match location (not within the property boundary), and there is no evidence linking the subject site to the actions, the risk of contamination from these notices is considered negligible.

6.5. Other Potentially Contaminating Sites

Several off-site facilities with historical or current land uses that could pose a potential environmental risk were identified within proximity to the subject site. These are summarised below:

- Within 1,000m of the site, the following national liquid fuel facilities were identified, as follows:
 - Approximately 840 m West – Mudgee waste facility;
 - Approximately 967 m West – Sewage treatment plant; and
 - Approximately 11 m -east – UGL Regional Linx Pty Ltd;

Based on the topographical gradient and hydrogeological conditions, these sites are considered unlikely to pose direct contamination risk to the subject land. No immediate off-site sources of significant environmental concern were identified.

6.6. Per and Poly-Fluoroalkyl Substances (PFAS)



A review of the Per- and Poly-fluoroalkyl Substances (PFAS) investigation programs and source sites indicated that the site was not subject to PFAS investigation or management, and no sites were listed in the surrounding areas of the site.

As a result of this, the site history and the current use of the site, PFAS is not considered to be a contaminant of potential concern for the future work.

6.7. Defence Sites

There are no Defence Controlled Areas (DCA), Defence 3 Year Regional Contamination Investigation Programs (RCIP), or Unexploded Ordnance (UXO) and no sites were listed in the surrounding areas of the site.



7. SITE WALKOVER

The subject site walkover was undertaken on 19 May 2025. A photographic log is presented in Appendix B.

7.1. General On-site Observations

The general observations for the entire site are as follows:

- The site is generally flat with gentle slope towards the east and south-east. Proposed Lot 2 primarily comprises open pastureland with scattered grasses and weed growth;
- A man-made pond is located in the central-eastern section of Proposed Lot 2. It appears to function as a water retention or collection feature, possibly receiving surface runoff from the surrounding paddock;
- A historic pond was also identified in the western portion of proposed Lot 2 in older aerial imagery. During the site walkover, this area is infilled and no water was present.
- Several water pipes and taps are distributed across the paddocks. These are assumed to be part of a pumping and watering system used for horses. Electrical wiring is also observed, likely for operating the water pumps;
- Horses were observed grazing in fenced paddock areas. Animal waste (dung) was present, typical of an equine property. No signs of overgrazing or significant environmental degradation were noted;
- Multiple tyres, likely used for horse training or marking purposes, were seen across the paddock area, especially near fences and tree;
- The lot is bounded by wooden and wire fencing. The fencing is in fair condition and separates the horse paddock from adjacent areas;
- Apart from the pasture, the site features several small trees and shrubs, mainly along the boundaries. No visible signs of stressed vegetation or unusual soil staining were observed;
- No evidence of dumped materials, fuel residues, or chemical storage was observed in the paddock area. The site appeared well-maintained, with low risk of surface contamination based on visual observations;
- Electrical switchboard was present towards the eastern side of side in a central position.
- No signs of soil staining, dead vegetation, or malodourous soils;



- There was no indication of the presence of acid sulfate soils (ASS) or naturally occurring asbestos (NOA). Though, no subsurface investigation was conducted.

7.2. Offsite Observations

The key findings off-site observations are presented below:

- North of the site, across Hill End Road, is the Mudgee Honey Haven facility. This is a small-scale retail and processing outlet primarily dealing with honey and associated products. Given the low intensity of industrial processing and the nature of operations, it is unlikely to pose any significant environmental risk to the subject site;
- A Mudgee Waste Facility (local council-operated) is located. While this facility manages municipal solid waste, its distance from the subject site and position downgradient—along with no evidence of improper waste handling practices—suggests that it does not present a current contamination risk. Additionally, no strong odours or surface runoff were observed in the direction of the subject site during the site inspection; and
- The area surrounding the site predominantly comprised residential and commercial land uses.



8. PRELIMINARY CONCEPTUAL SITE MODEL

8.1. Potential Sources of On-site Contamination

Information obtained from the environmental database search and the site walkover indicates that the site has been used as a paddock or grazing purposes.

One historical pond located in the south-western portion of proposed Lot 2 appears to have been backfilled. The material is unknown and therefor could represent minor potential contamination source that warrants acknowledgment in the assessment.

No other potential sources of contamination were identified within the proposed development site.

8.2. Contaminants of Potential Concern

Given no sources of potential contamination were identified, there are no contaminants of potential concern.

8.3. Exposure Pathways

Given no sources of contamination were identified, the exposure pathways will not be considered further.

8.4. Migration Pathways

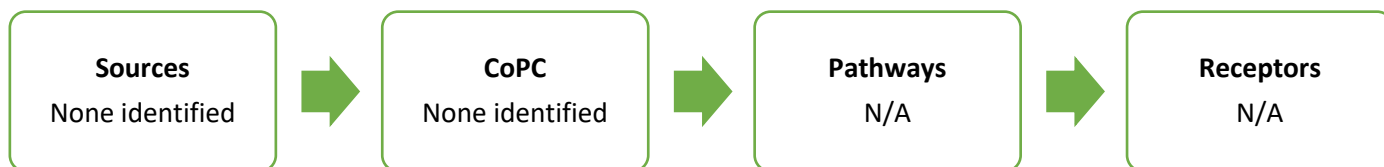
Given no sources of contamination were identified, the migration pathways will not be considered further.

8.5. Human and Ecological Receptors

Given no sources of contamination were identified, the human and ecological will not be considered further.

8.6. Sources to Sensitive Receptor Linkages

Source-pathway-receptor linkage incomplete as below.



9. DISCUSSION

Based on information obtained from the environmental database search, historical records, and the site walkover, the site appears to have been historically used as a horse paddock and for general rural purposes. No records of potentially contaminative industrial or commercial activities were identified within the site boundary. As a result, the likelihood of significant on-site contamination is considered low.

During the site inspection, the land was found to be primarily grass-covered with scattered weeds and no evidence of recent construction or intensive land disturbance. Observations confirmed the presence of livestock (horses) and features supporting agricultural use, including fencing, horse exercise tyres, water troughs, and several ground-level taps. A water storage pond and culverts were noted, likely used to manage stormwater runoff. No storage of hazardous substances or visual signs of contamination (e.g., staining, odour, distressed vegetation) were present.

Historical aerial imagery shows that a smaller dam was previously present in the south-western portion of proposed lot 2; however this area appeared dry and infilled during the site walkover, with no visual evidence of staining, odour or other indicators of contamination.

One unused bathtub and miscellaneous surface items such as tyres and old fencing material were noted in isolated areas. These are considered typical of rural properties and unlikely to present a contamination risk.

Off-site, two NSW EPA notices were identified within 1000 m of the site, both associated with Max Walker's Earthmoving Pty Ltd and the Mid-Western Regional Council. These notices relate to historical breaches under the Protection of the Environment Operations Act 1997 involving waste transport. However, given their



location adjacent to the road and the absence of active industrial activity on-site, these are not anticipated to impact the subject property.

Further, a registered waste transfer and recycling facility—Mudgee Waste Depot—was identified approximately 840m of the site. Given the low permeability of the local soil and underlying geology, this facility is unlikely to pose a contamination risk.

The historical land use, absence of contaminative activities on-site, downgradient location of off-site risk features, and the rural residential context support the conclusion that the site presents a low risk of environmental contamination.



10. SUMMARY AND RECOMMENDATIONS

10.1. Summary

The subject site at 23 Hill End Road, Caerleon (Lot 2 DP 706730) has historically been used as a horse paddock and for general rural activities. The land contains pasture grasses, scattered weeds, a water storage pond, culverts for surface water flow, and minor infrastructure such as fencing, taps, and underground water and electrical connections associated with livestock use.

No sources of contamination were identified for the subject site.

10.2. Recommendations

It is recommended that a standard Unexpected Finds Protocol (UFP) be implemented during any ground disturbance or future development work. This should include procedures for managing any unexpected material (e.g., buried waste, odorous soils, or foreign objects) encountered during excavation or construction works.

A historically backfilled dam was identified in south-western portion of proposed Lot 2 from aerial imagery, whilst no evidence of staining or contamination was observed during the site walkover, the UFP should apply to this area.

No further environmental investigations are considered necessary at this stage.

10.3. Suitability for Use Statement

Based on the findings of this preliminary site investigation, including the review of historical records, environmental databases, and visual site observations, the site is considered suitable for its proposed rezoning from RU1 Primary Production to R1 General Residential, with Proposed Lot 1 remaining under its current land use and Proposed Lot 2 being subdivided for residential land use.

11. LIMITATIONS

1. To the extent permitted by law, EnviroScience Solutions Pty Ltd will not be responsible in tort, contract or otherwise for any loss or damage, including for any personal injuries or death, or any consequential loss, loss of markets and pure economic loss, suffered by the Customer, whether or not the loss or damage occurs in the course of performance by EnviroScience Solutions of this contract or in events which are in the contemplation of EnviroScience Solutions and/or the Customer or in events which are foreseeable by EnviroScience Solutions and/or the Customer.
2. To the extent that liability has not been effectively excluded by the preceding clause, then EnviroScience Solutions limits its liability to:-
 - (a) The supply of services again; or
 - (b) The payment of the cost of supplying the services again, at the election of EnviroScience Solutions Pty Ltd.



12. REFERENCES

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APPENDIX A – FIGURE 1 - SITE LOCATION PLAN



FIGURE 2 – SITE PLAN





APPENDIX B – PHOTOGRAPHIC LOG

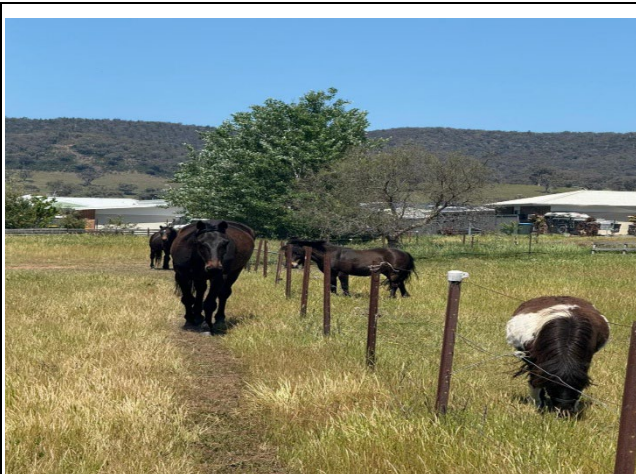


Image 1: Cattle grazing near fence lines in the north-western section of Lot 2, with open grassland.



Image 2: View of the pond area located centrally in Lot 2, used for water collection. No visible signs of contamination were observed.



Image 3: Water pump infrastructure and pipes near the pond area; groundwater irrigation or livestock water access is likely.



Image 4: Dual concrete culverts along the southern boundary of Lot 2, aligned parallel to the railway track. No water flow was observed during inspection.



Image 7: Bathtub and some tyres possibly used for horses activities, no sign of contamination.



Image 6: Utility shed near railway line may be associated with storage or service (not in the property).



Image 7: Horse carrier trailer and some horse related stuff, no signs of contamination.



Image 8: (Lot 2), showing natural grassland parallel to railway track with no visible contamination or structures present. .



APPENDIX C – ENVIRONMENTAL DATABASE SEARCH



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 08 Oct 2025 10:05:37

Reference: LS101768 EP

Address: 23 Hill End Road, Caerleon, NSW 2850

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

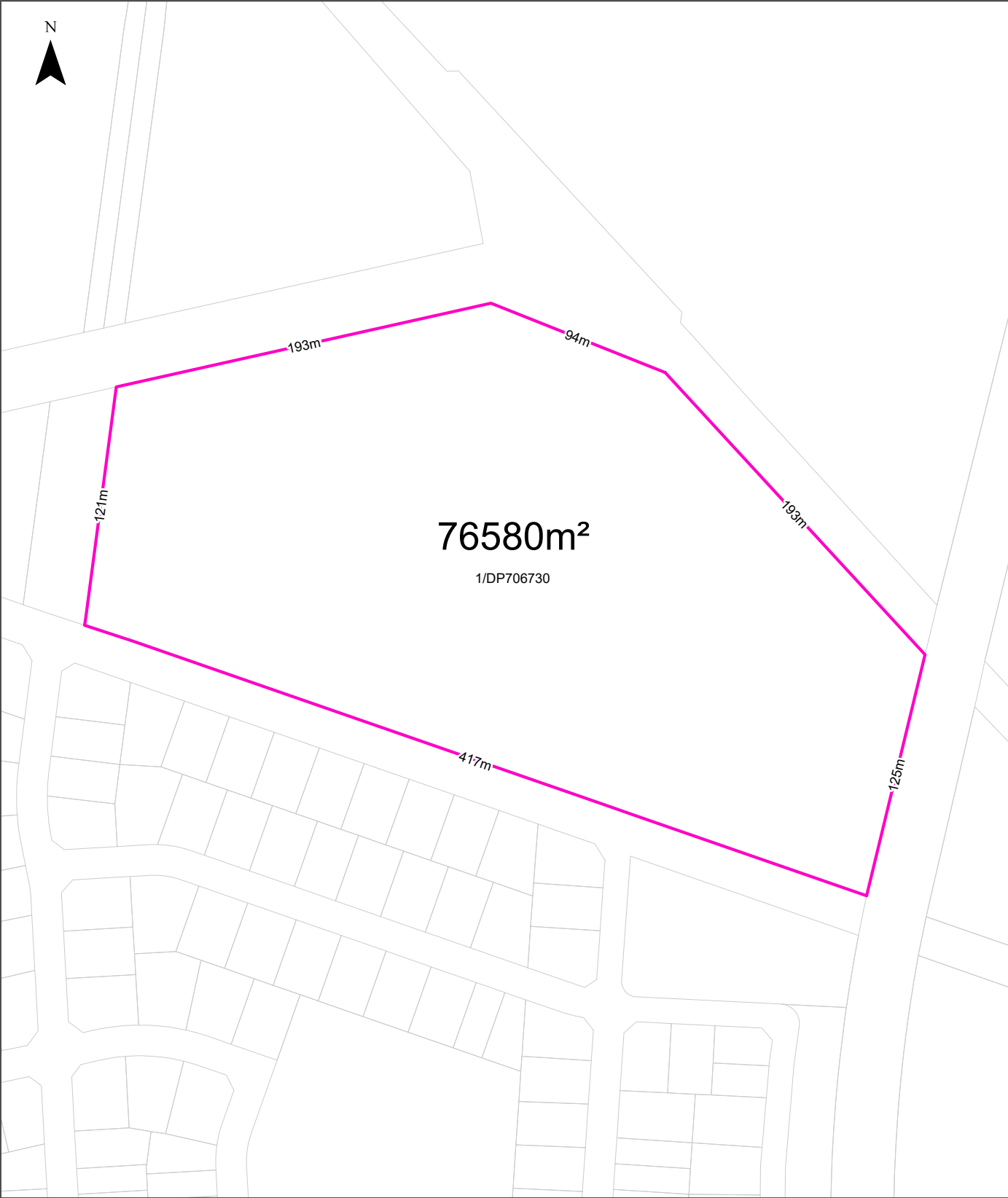
Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Customer Service - Spatial Services	07/10/2025	07/10/2025	Monthly	-	-	-	-
Topographic Data	NSW Department of Customer Service - Spatial Services	20/05/2025	20/05/2025	Annually	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority NSW	15/09/2025	09/09/2025	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority NSW	15/09/2025	15/09/2025	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority NSW	14/08/2025	23/06/2025	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority NSW	12/09/2025	12/09/2025	Monthly	1000m	0	2	2
National Waste Management Facilities Database	Geoscience Australia	30/05/2025	19/01/2023	Annually	1000m	0	0	3
National Liquid Fuel Facilities	Geoscience Australia	16/10/2024	19/01/2023	Annually	1000m	0	0	0
EPA PFAS Investigation Program	Environment Protection Authority NSW	01/08/2025	05/02/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	17/09/2025	17/09/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	17/09/2025	17/09/2025	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	15/09/2025	15/09/2025	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	15/07/2025	15/07/2025	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	14/08/2025	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Australian Department of Defence	15/07/2025	15/07/2025	Quarterly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority NSW	28/11/2024	15/12/2022	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority NSW	26/09/2025	26/09/2025	Monthly	1000m	0	1	4
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority NSW	26/09/2025	26/09/2025	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority NSW	26/09/2025	26/09/2025	Monthly	1000m	3	3	3
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	0	0	0
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	0	0
Points of Interest	NSW Department of Customer Service - Spatial Services	18/08/2025	18/08/2025	Quarterly	1000m	1	1	6
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	18/08/2025	18/08/2025	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	18/08/2025	18/08/2025	Quarterly	1000m	0	0	0
Major Easements	NSW Department of Customer Service - Spatial Services	18/08/2025	18/08/2025	Quarterly	1000m	0	1	3
State Forest	Forestry Corporation of NSW	18/12/2024	11/11/2024	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	22/04/2025	19/08/2019	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024	NSW Department of Climate Change, Energy, the Environment and Water	08/08/2025	28/06/2024	Quarterly	1000m	0	0	0
National Groundwater Information System (NGIS) Boreholes	Bureau of Meteorology; Water NSW	30/05/2025	04/03/2025	Annually	2000m	1	1	46
NSW Seamless Geology Single Layer: Rock Units	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	2	2	6
NSW Seamless Geology Single Layer: Geological Boundaries and Faults	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	6
NSW Seamless Geology Single Layer: Trendlines	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	1	3
NSW Seamless Geology Single Layer: Fold Axes	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Department of Primary Industries and Regional Development	05/05/2025	30/09/2015	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	15/01/2025	17/02/2011	Annually	1000m	1	1	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Climate Change, Energy, the Environment and Water	18/12/2024	27/07/2020	Annually	1000m	2	2	5
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Housing and Infrastructure	11/09/2025	09/05/2025	Monthly	500m	0	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	15/01/2025	21/02/2013	Annually	1000m	1	1	1
Dryland Salinity - National Assessment	Australian Bureau of Agricultural and Resource Economics and Sciences	03/06/2025	15/04/2025	Annually	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service	18/08/2025	18/08/2025	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Primary Industries and Regional Development	11/09/2025	11/09/2025	Monthly	1000m	1	1	2
Mining Title Applications	NSW Department of Primary Industries and Regional Development	11/09/2025	11/09/2025	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Primary Industries and Regional Development	11/09/2025	11/09/2025	Monthly	1000m	6	6	11
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Housing and Infrastructure	11/09/2025	08/09/2023	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Housing and Infrastructure	11/09/2025	25/07/2025	Monthly	1000m	1	9	20
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	18/08/2025	25/07/2025	Quarterly	1000m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Housing and Infrastructure	11/09/2025	25/07/2025	Monthly	1000m	0	1	2
Bush Fire Prone Land	NSW Rural Fire Service	03/10/2025	02/10/2025	Monthly	1000m	1	2	3
NSW Native Vegetation Type Map	NSW Department of Climate Change, Energy, the Environment and Water	11/09/2025	08/11/2024	Quarterly	1000m	3	3	26
Ramsar Wetlands of Australia	Australian Department of Climate Change, Energy, the Environment and Water	19/05/2025	05/03/2025	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, The Environment and Water	20/03/2025	19/06/2024	Annually	1000m	0	0	0

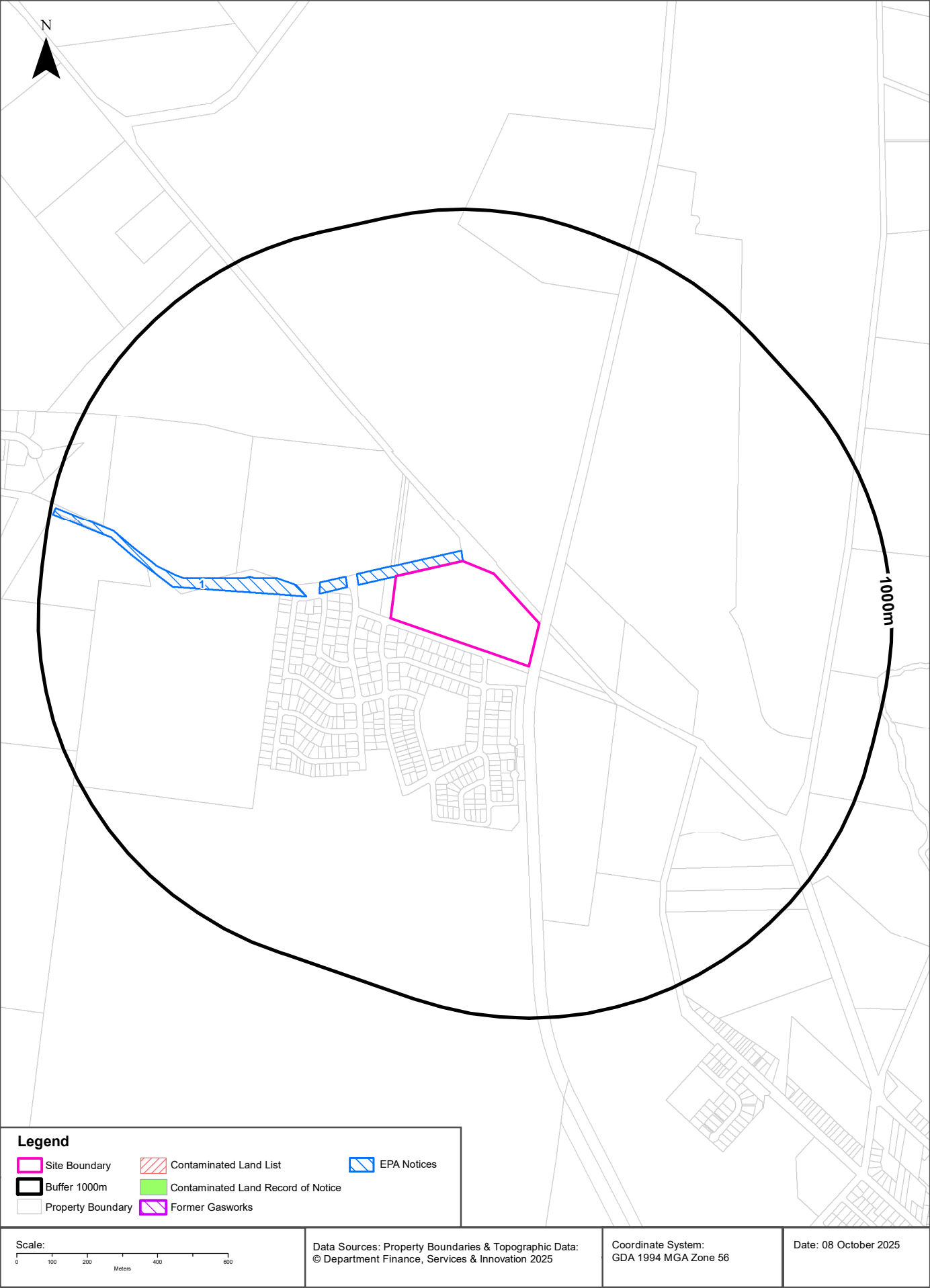
Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, The Environment and Water	20/03/2025	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	0	0	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	0	0	7
NSW BioNet Species Sightings	NSW Department of Climate Change, Energy, the Environment and Water	25/09/2025	25/09/2025	Monthly	10000m	-	-	-



Legend Site Boundary Internal Parcel Boundaries	Total Area: 76580m² Total Perimeter: 1.14km Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	
	Scale: 02550100 Meters Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025	
	Coordinate System: GDA 1994 MGA Zone 56	Date: 08 October 2025

Contaminated Land

23 Hill End Road, Caerleon, NSW 2850



Contaminated Land

23 Hill End Road, Caerleon, NSW 2850

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
N/A	No records in buffer								

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
N/A	No records in buffer							

Contaminated Land Records of Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit

<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

EPA Notices

Penalty Notices, s.91 & s.92 Clean up Notices and s.96 Prevention Notices within the dataset buffer:

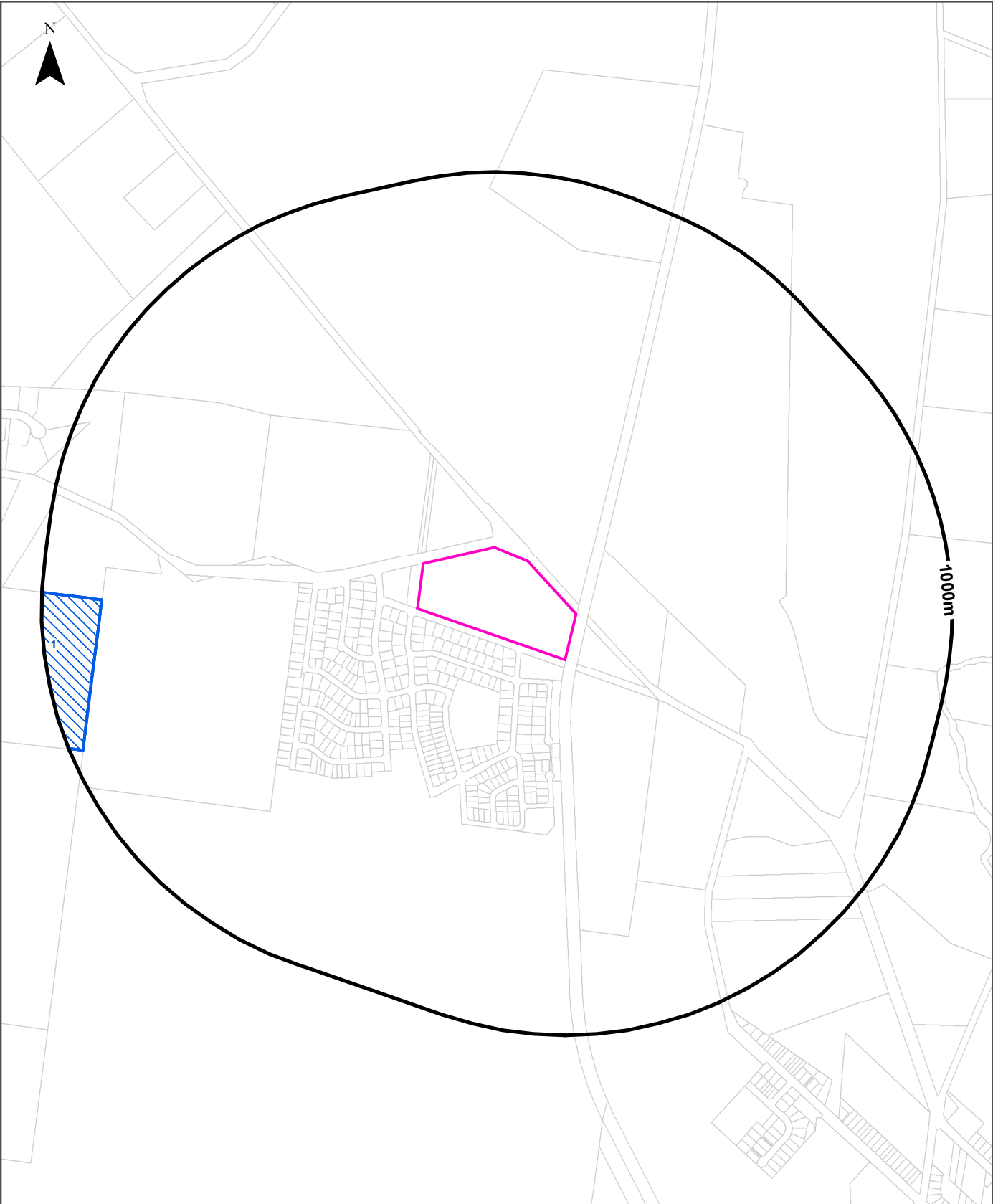
Map ID	Number	Type	Name	Address	Status	Issued Date	Act	Offence	Offence Date	Loc Conf	Dist	Dir
1	308577453	Penalty Notice	MAX WALKER'S EARTHMOVING PTY LIMITED	Hill End Road, MUDGEE, NSW 2850	Issued	03/07/2014	Protection of the Environment Operations Act 1997 - 143(1)(a)	Cause permit transport more than 1 cubic metre or 2 tonnes to unlawful waste facility - Corporation	28/11/2013	Road Match	0m	West
	308577454	Penalty Notice	MID-WESTERN REGIONAL COUNCIL	Hill End Road, MUDGEE, NSW 2850	Issued	03/07/2014	Protection of the Environment Operations Act 1997 - 143(1)(b)	Owner cause transport greater 1 cubic metre/2 tonnes waste to unlawful waste facility - Corporation	28/11/2013	Road Match	0m	West

NSW EPA Notice Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

23 Hill End Road, Caerleon, NSW 2850



Legend

- Site Boundary
- Waste Management Facilities
- Buffer 1000m
- National Liquid Fuel Facilities
- Property Boundary

Scale:
0 100 200 400 600
Meters

Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2025

Coordinate System:
GDA 1994 MGA Zone 56

Date: 08 October 2025

Waste Management & Liquid Fuel Facilities

23 Hill End Road, Caerleon, NSW 2850

National Waste Management Facilities Database

Sites on the National Waste Management Facilities Database within the dataset buffer:

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
1	MID-WESTERN REGIONAL COUNCIL	MUDGEES WASTE FACILITY	31 BLAIN ROAD, CAERLEON	RECYCLING	MATERIALS RECOVERY FACILITY (MRF)	OPERATIONAL	Premise Match	840m	West
	MID-WESTERN REGIONAL COUNCIL	MUDGEES WASTE DEPOT	31 BLAIN ROAD, CAERLEON	DISPOSAL	LANDFILL – PUTRESCIBLE	OPERATIONAL	Premise Match	840m	West
	MID-WESTERN REGIONAL COUNCIL	MUDGEES WASTE DEPOT	31 BLAIN ROAD, CAERLEON	DROP-OFF	TRANSFER STATION	OPERATIONAL	Premise Match	840m	West

Source: Waste Management Facilities Database

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National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
N/A	No records in buffer										

National Liquid Fuel Facilities Data Source: Geoscience Australia

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PFAS Investigation & Management Programs

23 Hill End Road, Caerleon, NSW 2850

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

23 Hill End Road, Caerleon, NSW 2850

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

23 Hill End Road, Caerleon, NSW 2850

EPA Other Sites with Contamination Issues

This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

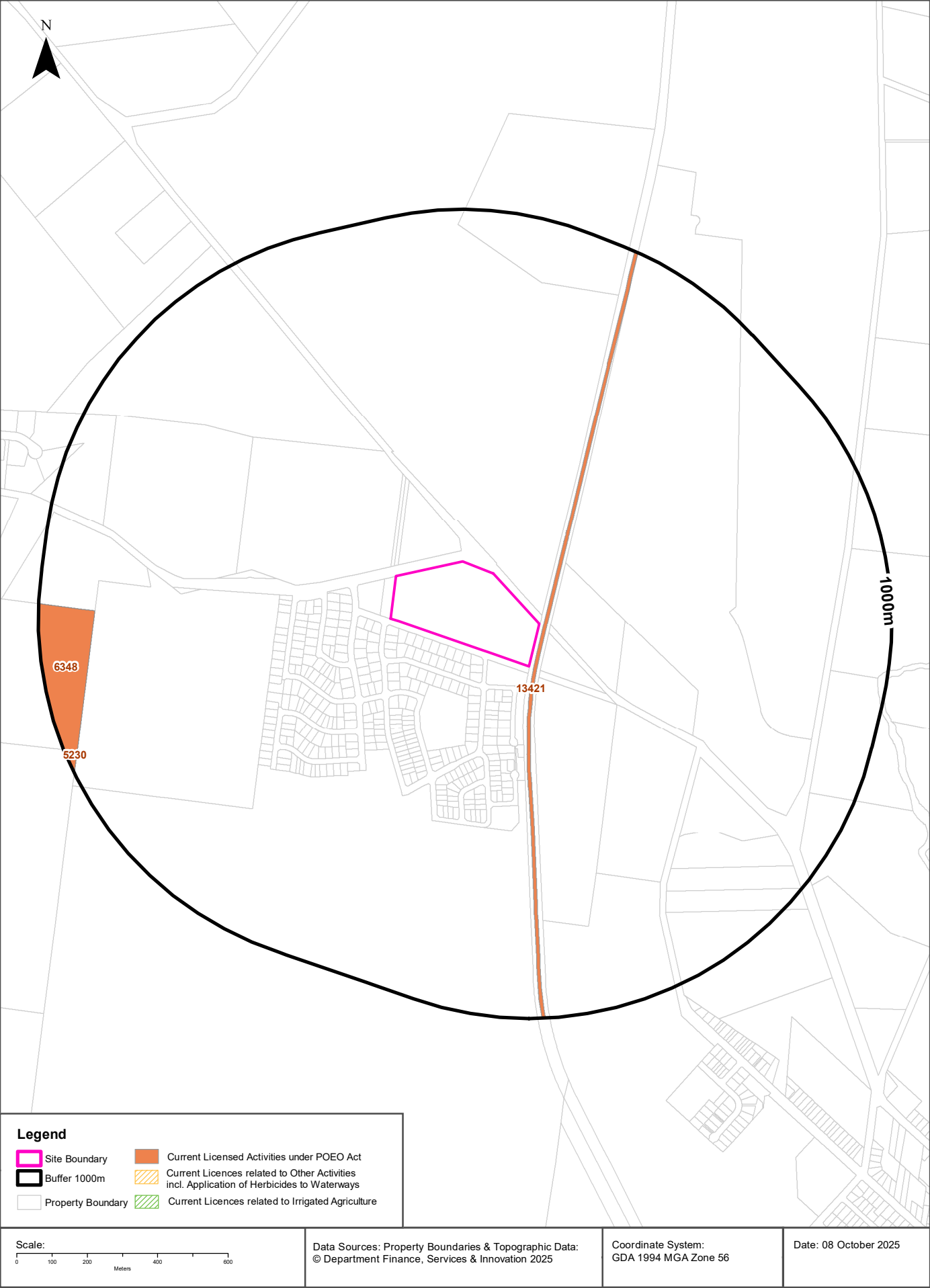
- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority



EPA Activities

23 Hill End Road, Caerleon, NSW 2850

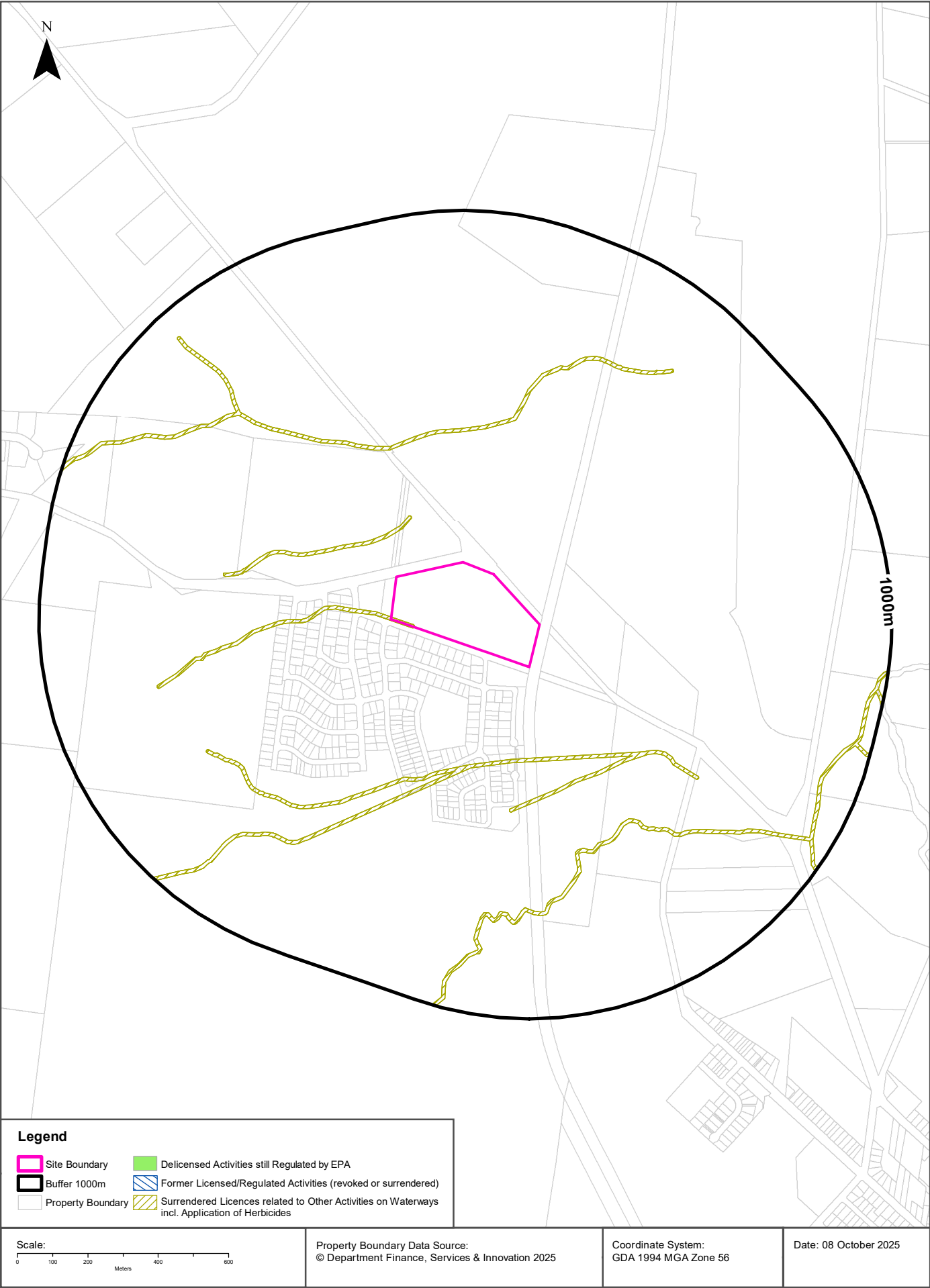
Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
13421	UGL REGIONAL LINX PTY LTD		COUNTRY REGIONAL NETWORK, ORANGE, NSW 2800		Railway systems activities	Network of Features	11m	East
6348	MID-WESTERN REGIONAL COUNCIL	MUDGEE WASTE FACILITY	31 BLAIN ROAD, CAERLEON, NSW 2850	MUDGEE	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	Premise Match	840m	West
6348	MID-WESTERN REGIONAL COUNCIL	MUDGEE WASTE FACILITY	31 BLAIN ROAD, CAERLEON, NSW 2850	MUDGEE	Waste disposal by application to land	Premise Match	840m	West
5230	MID-WESTERN REGIONAL COUNCIL	MUDGEE WASTEWATER TREATMENT PLANT	33 Blain Road, CAERLEON, NSW 2850	MUDGEE	Sewage treatment processing by small plants	Premise Match	967m	West

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority



EPA Activities

23 Hill End Road, Caerleon, NSW 2850

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

Delicensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	0m	On-site

Former Licensed Activities Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Historical Business Directories

23 Hill End Road, Caerleon, NSW 2850

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

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Business Directory Records 1950-1991

Road or Area Matches

Potentially contaminative business activities extracted from Universal Business Directories from years 1991, 1982, 1970, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					

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Historical Business Directories

23 Hill End Road, Caerleon, NSW 2850

Dry Cleaners, Motor Garages & Service Stations Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

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Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					

Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Aerial Imagery 2023

23 Hill End Road, Caerleon, NSW 2850









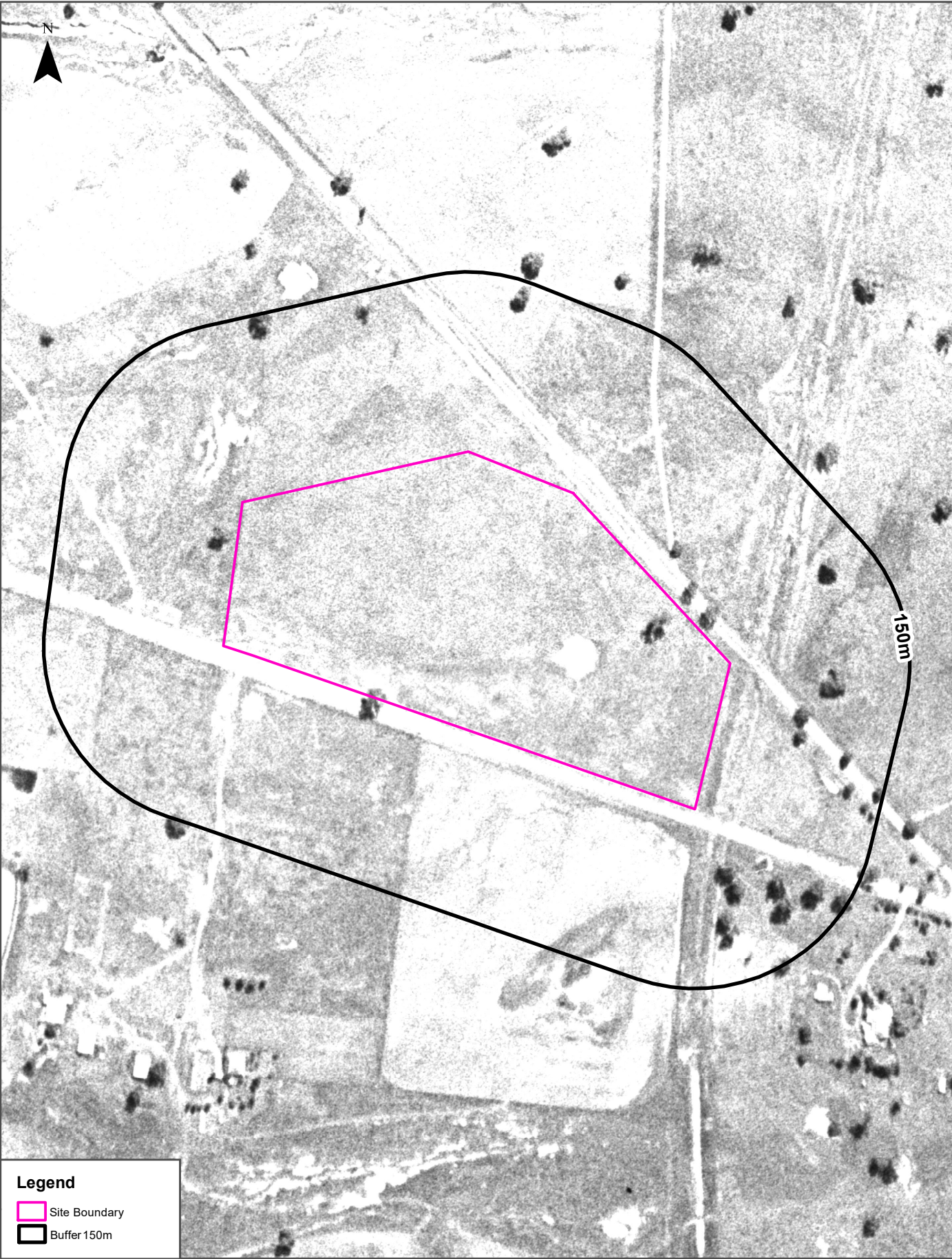




Scale: 0 50 100 150 200 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 07 October 2025
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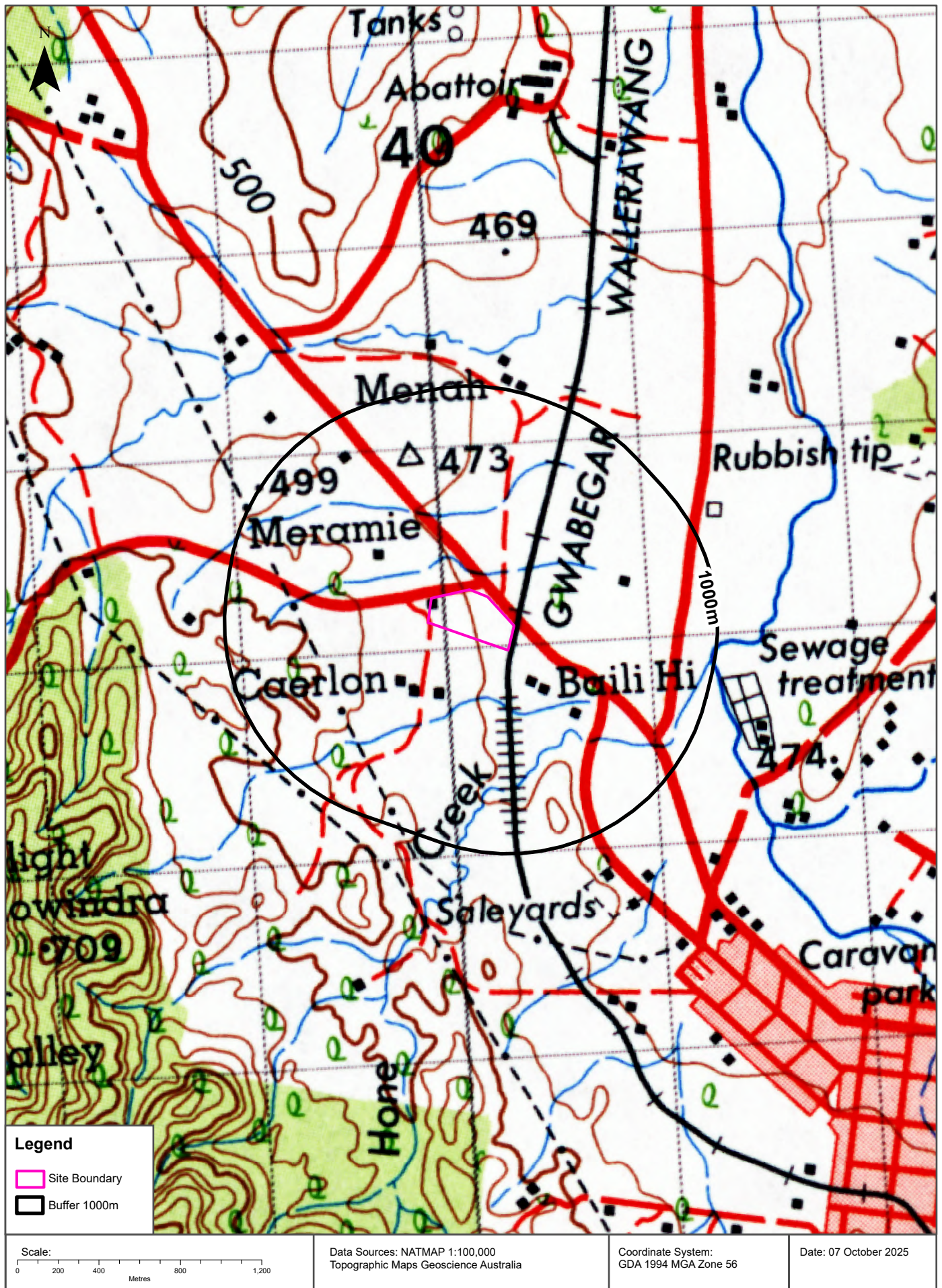




Data Source Aerial Imagery: © 2025 Geoscience Australia	Coordinate System: GDA 1994 MGA Zone 56	Date: 07 October 2025
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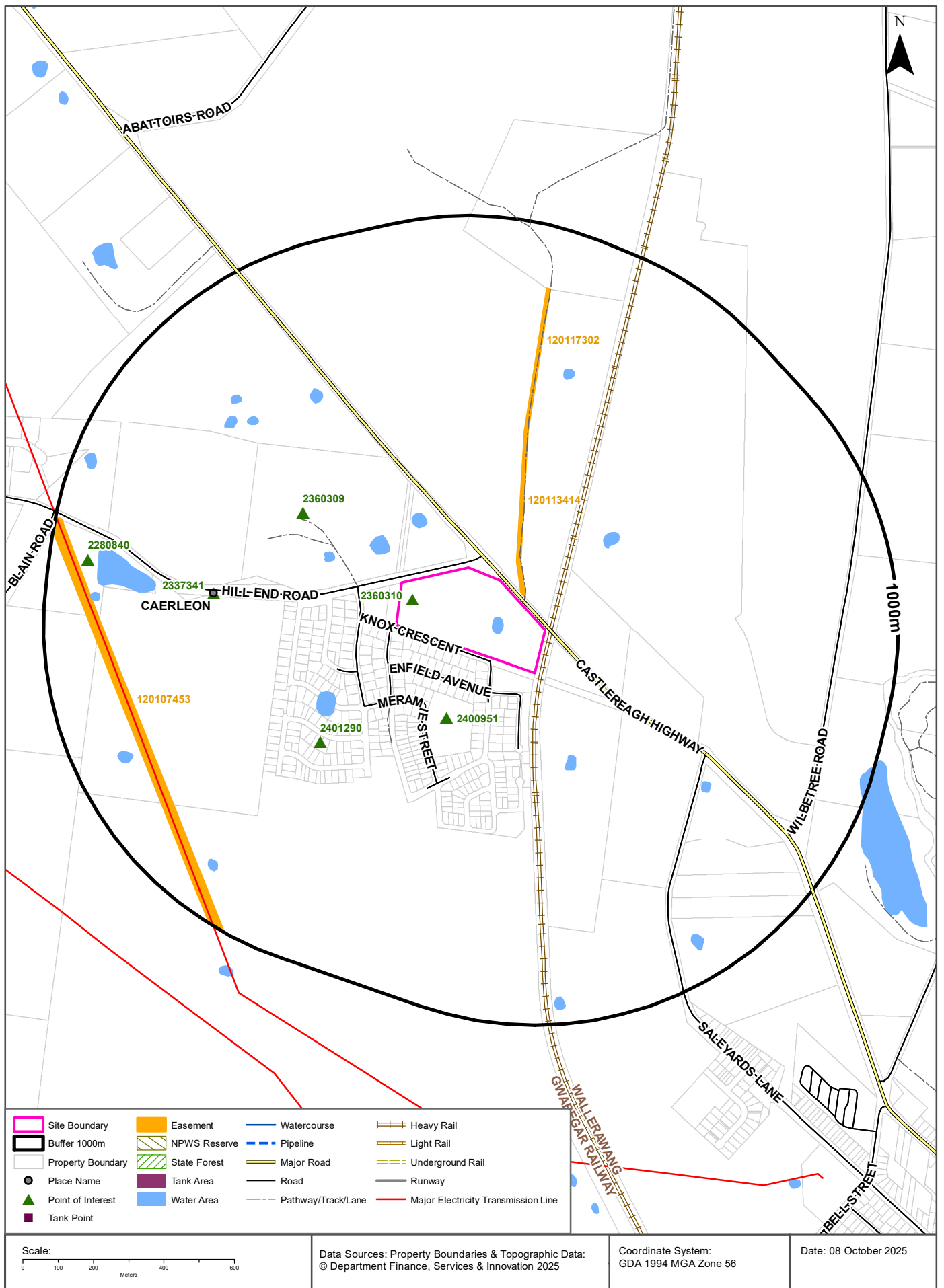
Historical Map 1975

23 Hill End Road, Caerleon, NSW 2850



Topographic Features

23 Hill End Road, Caerleon, NSW 2850



Topographic Features

23 Hill End Road, Caerleon, NSW 2850

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
2360310	Homestead	BALLI HIGH	0m	On-site
2400951	Retirement Village	OAK TREE RETIREMENT VILLAGE MUDGEE	203m	South
2360309	Homestead	MEREMIE	344m	North West
2401290	Park	CAERLEON PARK	396m	South West
2337341	Locality	CAERLEON	525m	West
2280840	Quarry - Open Cut	Quarry - Open Cut	891m	West

Topographic Data Source: © Land and Property Information (2015)

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Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks Data Source: © Land and Property Information (2015)

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Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
120113414	Primary	Undefined		21m	North East
120117302	Primary	Undefined		319m	North
120107453	Primary	Undefined		776m	West

Easements Data Source: © Land and Property Information (2015)

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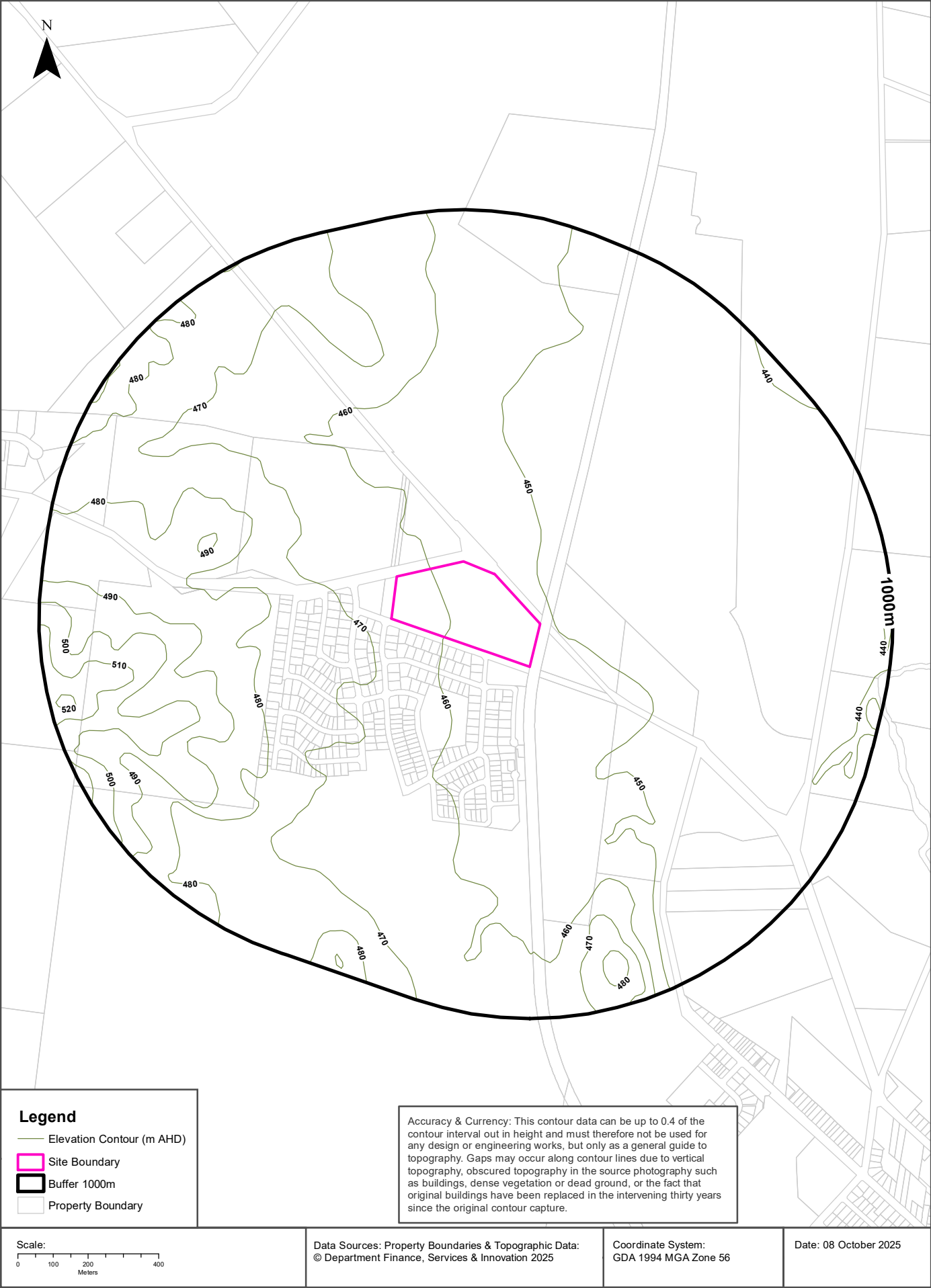
State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)

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Hydrogeology & Groundwater

23 Hill End Road, Caerleon, NSW 2850

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Fractured or fissured, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)

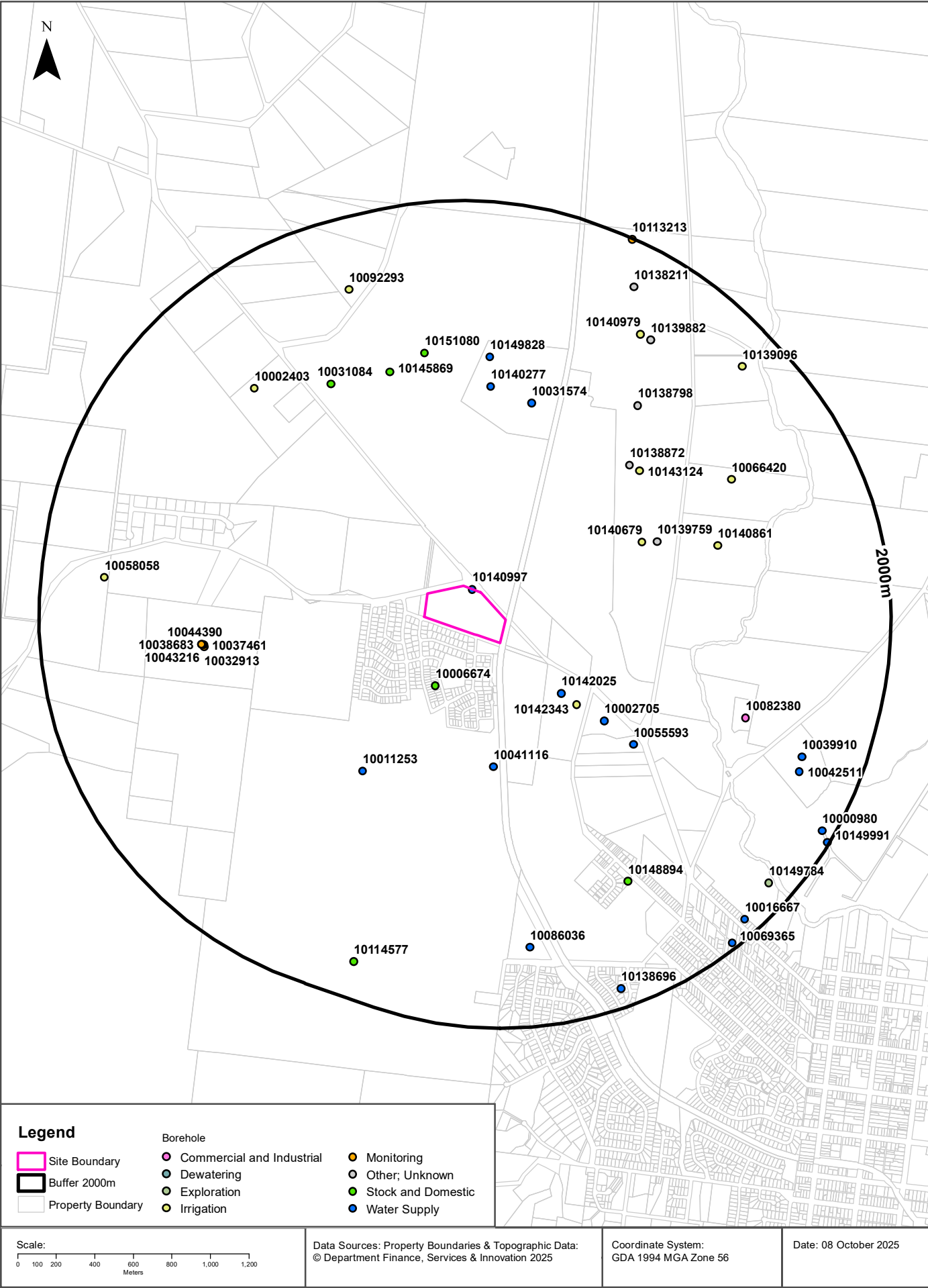
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Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024

Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2024 Data Source : NSW Department of Primary Industries



Hydrogeology & Groundwater

23 Hill End Road, Caerleon, NSW 2850

Groundwater Boreholes

Boreholes within the dataset buffer:

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10140997	GW017586	Water Supply	Functioning	01/01/1930	20.00		AHD	3001-7000 ppm		8.00	0m	On-site
10006674	GW034306	Stock and Domestic	Unknown		39.60		AHD	Brackish			319m	South
10142025	GW011641	Water Supply	Functioning		12.80		AHD	Hard			413m	South East
10142343	GW011639	Irrigation	Unknown	01/01/1946	10.60		AHD	Hard			513m	South East
10041116	GW060805	Water Supply	Unknown	01/02/1985	53.00		AHD	Fresh			644m	South
10002705	GW805618	Water Supply	Functioning	22/01/2015	42.00		AHD		1.000	9.00	676m	South East
10140679	GW023279	Irrigation	Non-functional	01/11/1965	7.60		AHD	Good			814m	East
10011253	GW051341	Water Supply	Unknown	01/09/1980	31.30		AHD	Fresh			863m	South West
10055593	GW056262	Water Supply	Unknown	01/08/1981	47.00		AHD				871m	South East
10139759	GW053958	Unknown	Unknown	01/01/1965	10.00		AHD				885m	East
10031574	GW801209	Water Supply	Functioning	01/01/1900	12.80		AHD	Hard		7.62	1011m	North
10138872	GW053959	Unknown	Unknown	01/01/1930	12.00		AHD				1016m	North East
10143124	GW023278	Irrigation	Unknown	01/10/1965	9.90		AHD				1035m	North East
10140277	GW017367	Water Supply	Functioning		9.10		AHD	0-500 ppm			1042m	North
10032913	GW804774	Monitoring	Functional	15/12/2011	36.00		AHD				1151m	West
10037461	GW804681	Monitoring	Functional	24/09/2004	50.00		AHD				1152m	West
10043216	GW804680	Monitoring	Functional	23/09/2004	17.00		AHD		0.200	13.00	1159m	West
10038683	GW804773	Monitoring	Functional	15/12/2011	28.00		AHD				1164m	West
10044390	GW804679	Monitoring	Functional	23/09/2004	28.50		AHD		0.400	13.00	1164m	West
10145869	GW017587	Stock and Domestic	Functioning		9.10		AHD				1164m	North
10140861	GW017368	Irrigation	Unknown		9.10		AHD	0-500 ppm			1166m	East
10149828	GW017588	Water Supply	Functioning		18.20		AHD	1001-3000 ppm			1194m	North
10031084	GW801102	Stock and Domestic	Functioning	01/01/1930	10.00		AHD			3.00	1195m	North West
10151080	GW014053	Stock and Domestic	Functioning		12.10		AHD				1222m	North
10138798	GW053960	Unknown	Unknown	01/01/1965	10.00		AHD				1266m	North East
10082380	GW801252	Commercial and Industrial	Functioning	31/05/2001			AHD				1335m	East
10066420	GW800482	Irrigation	Functioning				AHD				1381m	North East
10002403	GW037997	Irrigation	Unknown	01/11/1974	64.00		AHD	Good			1391m	North West
10148894	GW013263	Stock and Domestic	Functioning	01/01/1932	10.60		AHD				1405m	South East
10140979	GW023280	Irrigation	Unknown	01/12/1965	6.00		AHD	Good			1575m	North East

NGIS Bore ID	NSW Bore ID	Bore Type	Status	Drill Date	Bore Depth (m)	Reference Elevation	Height Datum	Salinity (mg/L)	Yield (L/s)	SWL (mbgl)	Distance	Direction
10139882	GW053961	Unknown	Unknown	01/01/1965	10.00		AHD				1580m	North East
10086036	GW802244	Water Supply	Functioning	29/09/2004	56.00		AHD		0.479	8.00	1588m	South
10092293	GW070725	Irrigation	Functioning	18/05/1993	91.40		AHD	Good	0.600	45.70	1629m	North
10058058	GW047657	Irrigation	Unknown	01/10/1980	24.40		AHD				1670m	West
10039910	GW805393	Water Supply	Functioning	10/03/2014	40.00		AHD		3.400	10.00	1678m	South East
10042511	GW804594	Water Supply	Functioning	09/04/2010	56.00		AHD		0.315	9.00	1693m	South East
10138211	GW053962	Unknown	Unknown	01/01/1969	9.00		AHD				1773m	North East
10139096	GW064771	Irrigation	Unknown	01/01/1930	5.50		AHD				1792m	North East
10114577	GW023625	Stock and Domestic	Unknown	01/01/1965	28.90		AHD	1001-3000 ppm			1811m	South
10149784	GW032074	Exploration	Proposed	01/12/1967	11.10		AHD				1871m	South East
10138696	GW049603	Water Supply	Unknown	01/08/1978	21.00		AHD				1902m	South
10016667	GW051362	Water Supply	Unknown	01/09/1980	12.30		AHD	Fresh			1917m	South East
10000980	GW062221	Water Supply	Functioning	01/01/1982	5.10		AHD				1938m	South East
10069365	GW800497	Water Supply	Functioning	22/04/1998	16.50		AHD				1970m	South East
10149991	GW062220	Water Supply	Functioning	01/01/1982	4.80		AHD				1991m	South East
10113213	GW036104	Monitoring	Unknown	01/08/1975	11.50	438.54	AHD	0-500 ppm			1993m	North East

Borehole Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Driller's Logs

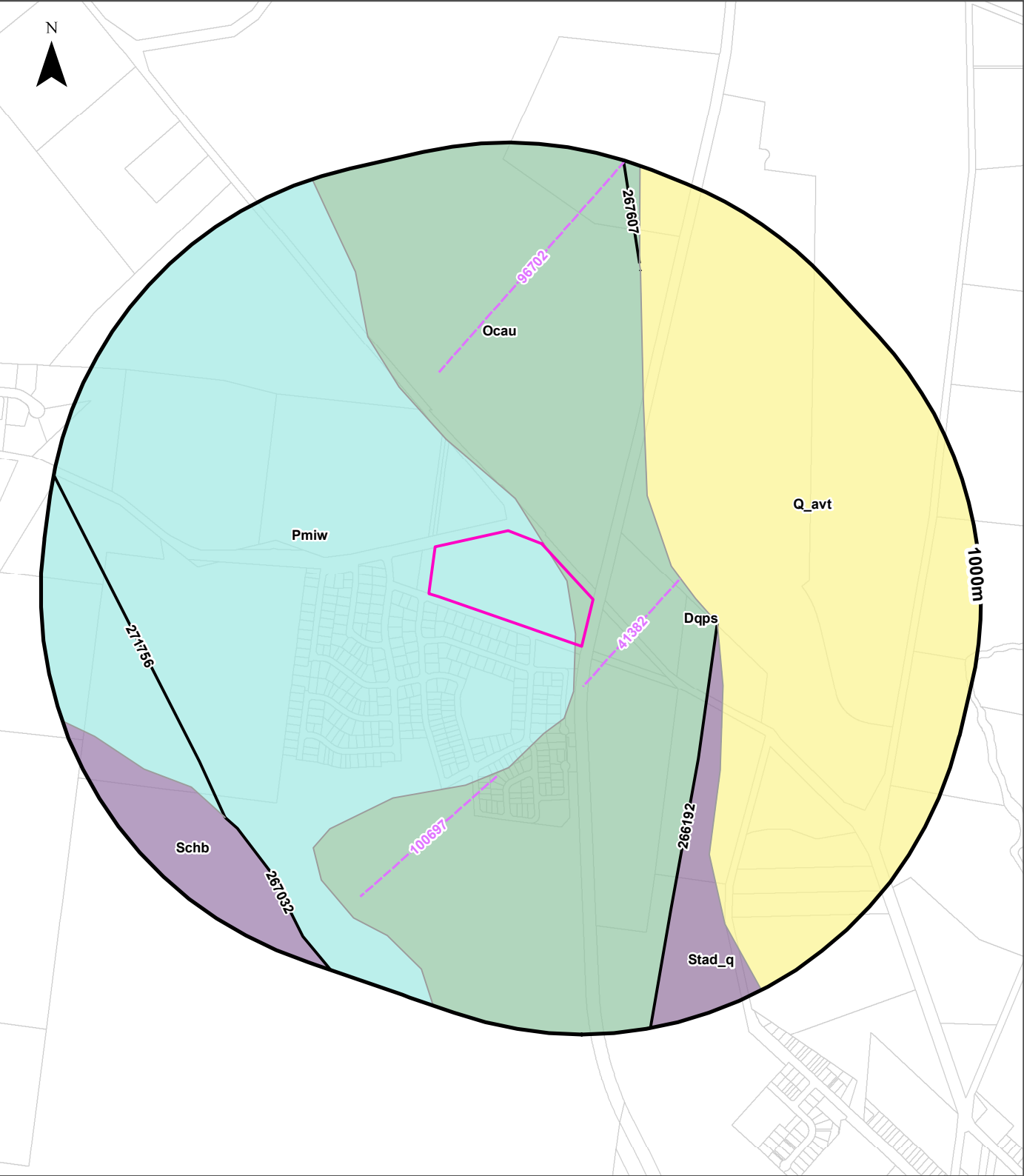
Drill log data relevant to the boreholes within the dataset buffer:

NGIS Bore ID	Drillers Log	Distance	Direction
10006674	0.00m-0.60m Topsoil 0.60m-3.35m Topsoil Clay 3.35m-11.58m Shale Decomposed Clay 11.58m-12.19m Shale Decomposed 12.19m-23.16m Slate 23.16m-24.07m Slate Shale Water Supply 24.07m-39.62m Slate	319m	South
10142025	0.00m-6.09m Gravel 6.09m-12.80m Shale Sticky Rock Water Supply	413m	South East
10142343	0.00m-10.05m Gravel Clay Water Supply 10.05m-10.66m Sand Gravel Water Supply	513m	South East
10041116	0.00m-0.30m Topsoil 0.30m-3.10m Shale Decomposed 3.10m-25.20m Shale 25.20m-46.80m Shale Black Some Broken Bands Water Supply 46.80m-53.00m Shale Black Water Supply	644m	South
10002705	0.00m-18.00m Sand, & Gravel 18.00m-32.00m Shale; decomposed 32.00m-42.00m Quartz; hard, grey, Shale	676m	South East
10140679	0.00m-2.13m Clay Red Soil 2.13m-2.44m Gravel Sandy Alluvial 2.44m-7.62m Gravel Alluvial Water Supply 7.62m-8.23m Gravel 8.23m-19.05m Gravel White Water Supply 8.23m-19.05m Sand	814m	East
10011253	0.00m-0.30m Topsoil 0.30m-6.10m Clay Multicoloured 6.10m-9.80m Shale Decomposed 9.80m-31.30m Shale Grey Water Supply	863m	South West

NGIS Bore ID	Drillers Log	Distance	Direction
10055593	0.00m-0.30m Topsoil 0.30m-8.30m Clay Coloured 8.30m-16.90m Shale 16.90m-47.00m Shale	871m	South East
10143124	0.00m-2.13m Loam Red Clay 2.13m-3.96m Gravel Sandy Alluvial 3.96m-6.10m Gravel Clean Water Supply 6.10m-9.91m Gravel White Water Supply 6.10m-9.91m Sand Clay Water Supply	1035m	North East
10032913	0.00m-1.00m Clay 1.00m-36.00m Sandstone	1151m	West
10037461	0.00m-1.00m Topsoil 1.00m-2.00m Shale, brown 2.00m-16.50m Shale, yellow 16.50m-35.00m Siltstone, blue grey 35.00m-50.00m Siltstone, Gravel bands	1152m	West
10043216	0.00m-1.00m Topsoil 1.00m-16.00m Shale, yellow 16.00m-17.00m Siltstone	1159m	West
10038683	0.00m-2.00m Clay 2.00m-28.00m Sandstone	1164m	West
10044390	0.00m-1.00m Topsoil 1.00m-5.00m Shale, yellow 5.00m-16.50m Shale, grey 16.50m-28.50m Siltstone	1164m	West
10140861	0.00m-0.30m Topsoil 0.30m-3.66m Clay 3.66m-9.14m Gravel Water Supply	1166m	East
10002403	0.00m-0.60m Topsoil 0.60m-1.21m Gravel 1.21m-3.65m Clay 3.65m-10.97m Shale Soft 10.97m-42.06m Slate 10.97m-42.06m Schist Green 42.06m-43.28m Shale 43.28m-64.00m Slate Grey Water Supply	1391m	North West
10140979	0.00m-2.13m Loam Red Clay 2.13m-4.27m Gravel Sandy 4.27m-5.49m Gravel Clean Water Supply 5.49m-6.10m Gravel Clay Water Supply	1575m	North East
10086036	0.00m-0.50m Topsoil 0.50m-4.00m Clay, red & Gravel 4.00m-56.00m Sandstone, coloured	1588m	South
10092293	0.00m-0.60m Topsoil 0.60m-10.90m Clay & shale 10.90m-11.60m Gravel 11.60m-14.60m Clay & shale 14.60m-58.00m Basalt, with quartz band 58.00m-91.40m Shale, black with quartz band	1629m	North
10058058	0.00m-0.60m Topsoil 0.60m-3.00m Clay 3.00m-11.30m Shale Clay Bands 11.30m-15.50m Slate 15.50m-21.30m Slate Hard Clay Bands Water Supply 21.30m-24.40m Slate Hard Water Supply	1670m	West
10039910	0.00m-0.30m Topsoil 0.30m-9.00m Shale; brown 9.00m-23.00m Shale; grey 23.00m-40.00m Basalt	1678m	South East
10042511	0.00m-1.00m Topsoil 1.00m-5.00m Granite, decomposed & Shales 5.00m-15.00m Basalt 15.00m-56.00m Shale, black	1693m	South East
10114577	0.00m-1.52m Clay 1.52m-11.58m Slate Water Supply 11.58m-28.96m Slate Grey Water Supply	1811m	South

NGIS Bore ID	Drillers Log	Distance	Direction
10149784	0.00m-0.61m Loam 0.61m-1.83m Gravel Dry Clayey 1.83m-3.05m Loam Grey Sandy Gravel 3.05m-3.25m Clay Orange 3.05m-3.25m Gravel Coarse 3.25m-5.08m Gravel Fine 3.25m-5.08m Sand Clayey 5.08m-5.39m Gravel Dark Brown Clayey 5.39m-6.91m Sand Coarse 5.39m-6.91m Gravel Coarse 6.91m-7.26m Clay White Gravel 7.26m-8.53m Sand Clean 7.26m-8.53m Cobbles Large 8.53m-9.98m Gravel 8.53m-9.98m Clay White Some Sand 9.98m-10.13m Sand Coarse 10.13m-10.82m Clay White Gravel 10.82m-11.13m Sand Quick Coarse	1871m	South East
10138696	0.00m-7.00m Clay Yellow Gravel 7.00m-13.00m Shale Yellow Soak 13.00m-15.00m Shale Water Bearing 15.00m-17.00m Ironstone Bands 17.00m-21.00m Shale Soft Water Supply 17.00m-21.00m Diorite Hard	1902m	South
10016667	0.00m-0.30m Topsoil 0.30m-2.70m Clay Red 2.70m-11.30m Gravel Water Supply 11.30m-12.30m Shale Black	1917m	South East
10069365	0.00m-3.50m Topsoil 3.50m-7.70m Soft Clay 7.70m-16.50m Gravel Rois Sand	1970m	South East
10113213	0.00m-1.50m Clay Grey Hard 1.50m-8.20m Sand Gravel Water Supply 8.20m-9.60m Clay Grey Carbonaceous 9.60m-13.30m Clay Grey 13.30m-15.50m Clay Grey Some Gravel 15.50m-33.00m Clay Grey	1993m	North East

Drill Log Data Source: Bureau of Meteorology; Water NSW. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>



Legend		Linear Geological Structures and Boundaries			
Site Boundary	Trendline	Marker Bed	Miscellaneous Boundary		
Report Buffer	Fold Axis	Faulted Boundary	Water/Coastline Boundary		
Property Boundary	Geological Boundary	Shear Zone or Schist Zone Boundary	State/Territory Border		

Scale:

0

100

200

400

600

Meters

Data Sources: Property Boundaries & Topographic Data:
© Department Finance, Services & Innovation 2025

Coordinate System:
GDA 1994 MGA Zone 56

Date: 08 October 2025

Scale: 	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025	Coordinate System: GDA 1994 MGA Zone 56	Date: 08 October 2025
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Geology

23 Hill End Road, Caerleon, NSW 2850

Geological Units

Geological units within the dataset buffer:

Code	Unit Name	Description	Stratigraphy	Age Range	Dominant Lithology	Dist	Dir
Ocau	Burranah Formation	Latite, basalt and andesite (emplaced as lavas and intrusions); volcaniclastic sandstone, mudstone, conglomerate, breccia, allochthonous limestone.	/Cabonne Group//Burranah Formation//	Da4 (Darriwilian) (base) to Late Ordovician (top)	Igneous rock	0m	On-site
Pmiw	Watermark Formation	Siltstone, claystone, silty sandstone, thinly bedded siltstone and sandstone.	/Millie Group//Watermark Formation//	Permian (base) to Lopingian (top)	Siltstone	0m	On-site
Q_avt	Alluvial valley deposits - terraced	Fluvially-deposited clay, silt, sand, gravel.	/Alluvium//Alluvial valley deposits//Alluvial valley deposits - terraced//	Quaternary (base) to Now (top)	Clastic sediment	220m	East
Dqps	Sutchers Creek Formation	Arenite, mudstone, limestone; corals, brachiopods, conodonts.	/Queens Pinch Group//Sutchers Creek Formation//	Emsian (base) to Emsian (top)	Sandstone	326m	East
Stad_q	Dungeree Volcanics - sandstone	Quartz and felsic volcanic-rich sandstone, minor shale.	/Tannabutta Group//Dungeree Volcanics//Dungeree Volcanics - sandstone/	Pridoli (base) to Pridoli (top)	Sandstone	327m	South East
Schb	Biraganbil Formation	Quartz-lithic, feldspar-lithic and quartz sandstone, siltstone, shale, slate.	/Chesleigh Group//Biraganbil Formation//	Gorstian (base) to Ludfordian (top)	Sandstone	780m	South West

Linear Geological Structures

Fault and shear or schist zone boundaries within the dataset buffer:

Map ID	Boundary Type	Feature Description	Fault Dip Angle	Fault Dip Direction	Dist	Dir
266172	Faulted boundary	Reverse fault, approximate	Listric	Unknown	326m	East
266192	Faulted boundary	Fault, inferred	Listric	Southwest	327m	East
271756	Faulted boundary	Thrust-fault, approximate	Listric		723m	West
267495	Faulted boundary	Reverse fault, approximate	Listric	Southwest	748m	North
267607	Faulted boundary	Reverse fault, approximate	Listric	Southwest	765m	North
267032	Faulted boundary	Thrust-fault, approximate	Listric		780m	South West

Trendlines within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
41382	Bedding trend, airphoto interpreted	Unknown		72m	South East
100697	Bedding trend, airphoto interpreted	Unknown		388m	South
96702	Bedding trend, airphoto interpreted	Unknown		437m	North

Fold axes within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
NA	No records in buffer				

Marker beds within the dataset buffer:

Map ID	Feature Description	Rock Unit Description	Dist	Dir
NA	No records in buffer			

Geological Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development
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Naturally Occurring Asbestos Potential

23 Hill End Road, Caerleon, NSW 2850

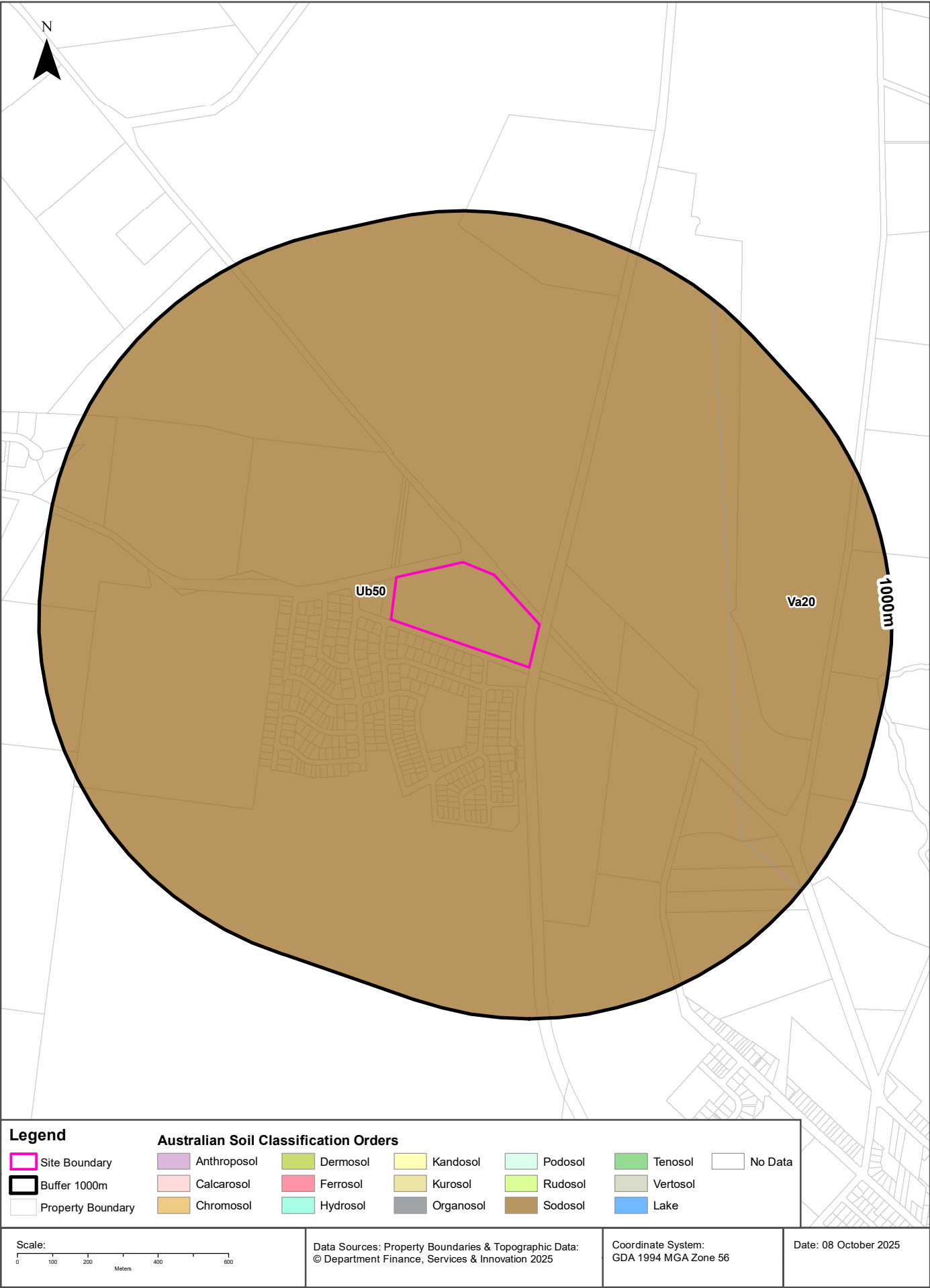
Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Soils

23 Hill End Road, Caerleon, NSW 2850

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

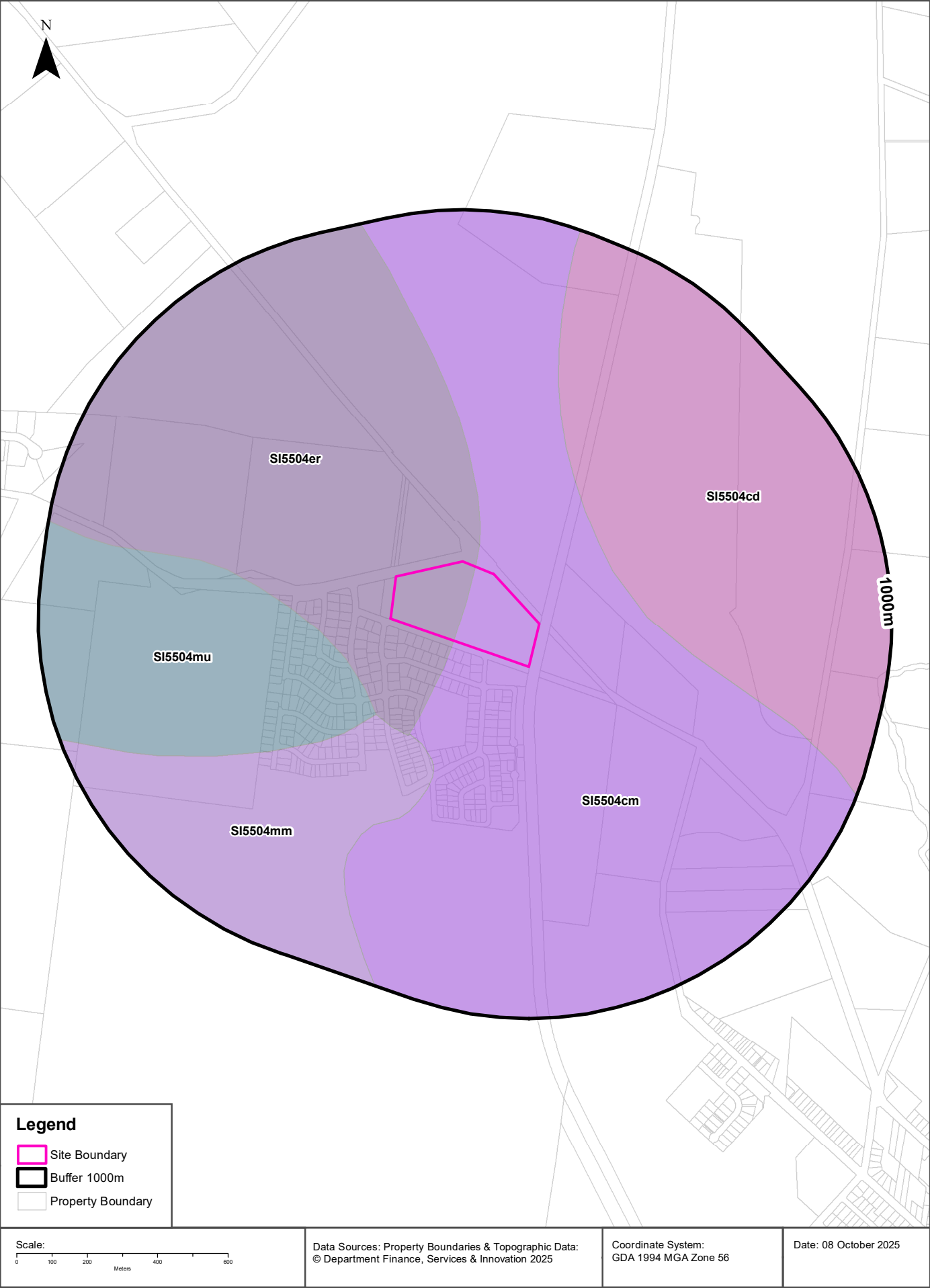
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Ub50	Sodosol	Gently undulating to hilly country of hard neutral yellow mottled soils (Dy3.42) with hard neutral red soils (Dr2.42 and Dr2.22). Associated are red earths (Gn2.15) and possibly other (Gn2) soils; and small areas of other soils, including (Ug5.1) and (Gn3.1). As mapped, areas of unit Va20 are included along the larger streams. Data are limited.	0m	On-site
Va20	Sodosol	Valley plain and terraces of hard alkaline yellow mottled soils (Dy3 .43), red earths (Gn2. 15), and possibly other (Gn2) soils. Associated are younger terraces of (Um6.11) soils and flood-plains of (Um) and (Uc) soils. Compare units Ub47, Gb6, and X9. Data are limited.	538m	East

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

23 Hill End Road, Caerleon, NSW 2850



Soil Landscapes of Central and Eastern NSW

Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
SI5504cm	Craigmore	0m	On-site
SI5504er	Erudgerie	0m	On-site
SI5504mu	Mullion Creek	171m	West
SI5504cd	Cudgegong	256m	North East
SI5504mm	Mullamuddy Creek	270m	South West

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

23 Hill End Road, Caerleon, NSW 2850

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

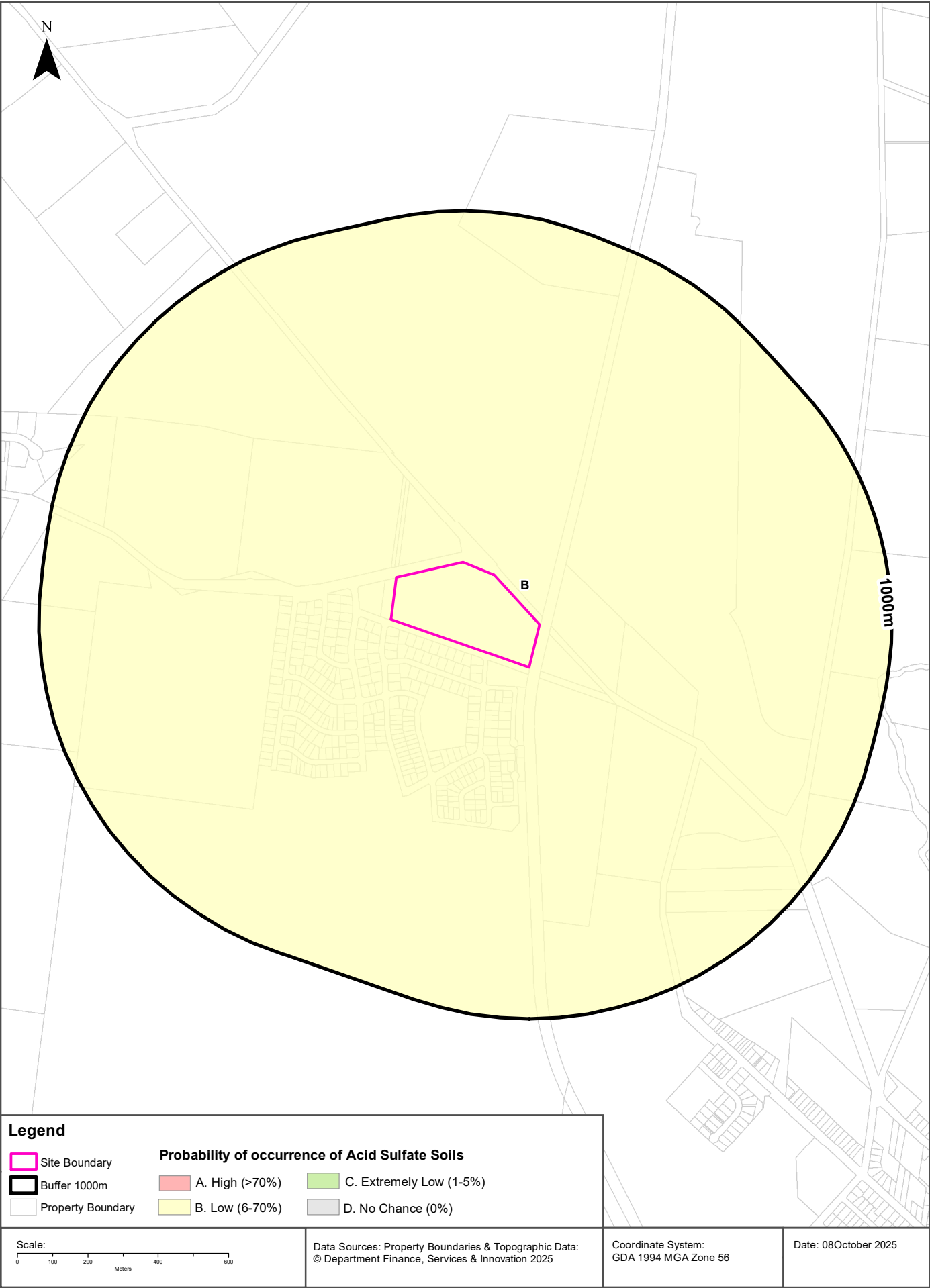
Soil Class	Description	EPI Name
N/A		

If the on-site Soil Class is 5, what other soil classes exist within 500m?

Soil Class	Description	EPI Name	Distance	Direction
N/A				

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Acid Sulfate Soils

23 Hill End Road, Caerleon, NSW 2850

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

23 Hill End Road, Caerleon, NSW 2850

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A		

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Mining

23 Hill End Road, Caerleon, NSW 2850

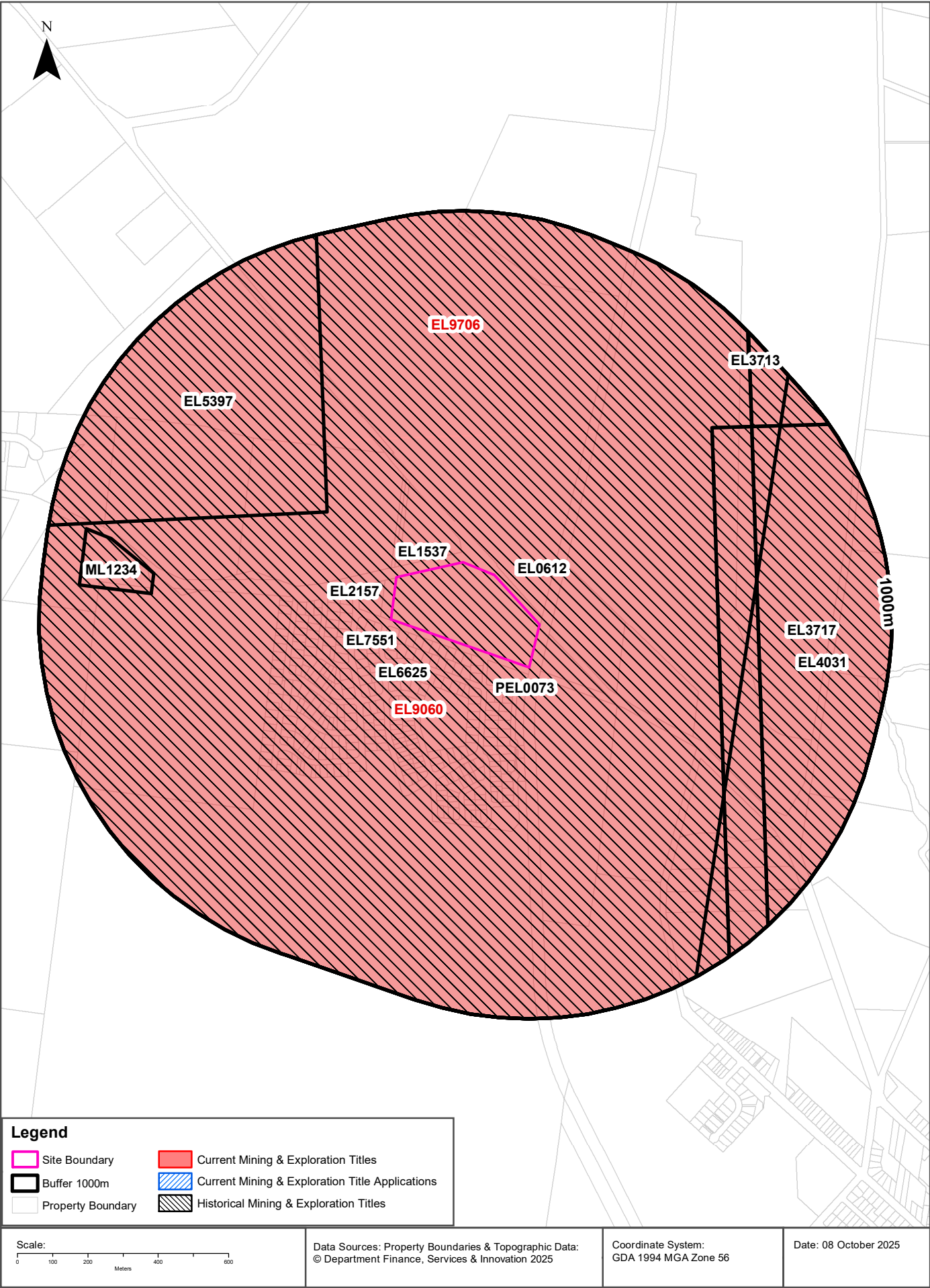
Mining Subsidence Districts

Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)

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Mining

23 Hill End Road, Caerleon, NSW 2850

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
EL9060	CROWN GOLD RESOURCES PTY LTD	18/02/2021	18/02/2027	20210218	EXPLORING	MINERALS	Group 1	0m	On-site
EL9706	CROWN GOLD RESOURCES PTY LTD	15/10/2024	15/10/2030	20241015	EXPLORING	MINERALS	Group 1	359m	North East

Current Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
EL7551	NEO RESOURCES LIMITED	20100521	20140521	MINERALS	Au Sb Cu	0m	On-site
EL6625	OROYA MINING LIMITED	20060906	20090410	MINERALS	Au Sb	0m	On-site
EL2157	SUNSHINE GOLD PTY LIMITED	19830601	19860101	MINERALS	Au	0m	On-site
EL0612	METALS EXPLORATION LIMITED	19730701	19740701	MINERALS	Cu Pb Zn Mo	0m	On-site
EL1537	CSR LIMITED	19810101	19820701	MINERALS	Mo W Cu Pb Zn	0m	On-site
PEL0073	WOOD, A.J.			PETROLEUM	Petroleum	0m	On-site
EL5397	RIO TINTO EXPLORATION PTY LIMITED	19971204	19991108	COAL	Coal	271m	North West
EL4031	CLUFF RESOURCES PACIFIC LIMITED	19910801	19920801	MINERALS	Diamond	620m	East
EL3717	COMMERCIAL MINERALS LIMITED	19901201	19911001	MINERALS	Pb Ag Zn Cu Au	620m	East
ML1234	MUDGE DOLOMITE & LIME PTY. LIMITED	20101030	30000101	MINERALS		685m	West
EL3713	CRA EXPLORATION PTY LIMITED	19901201	19911001	MINERALS	Pb Ag Zn Cu Au	936m	North East

Historical Mining & Exploration Titles Data Source: Statewide Seamless Geology v2.4, NSW Department of Primary Industries and Regional Development

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State Environmental Planning Policy

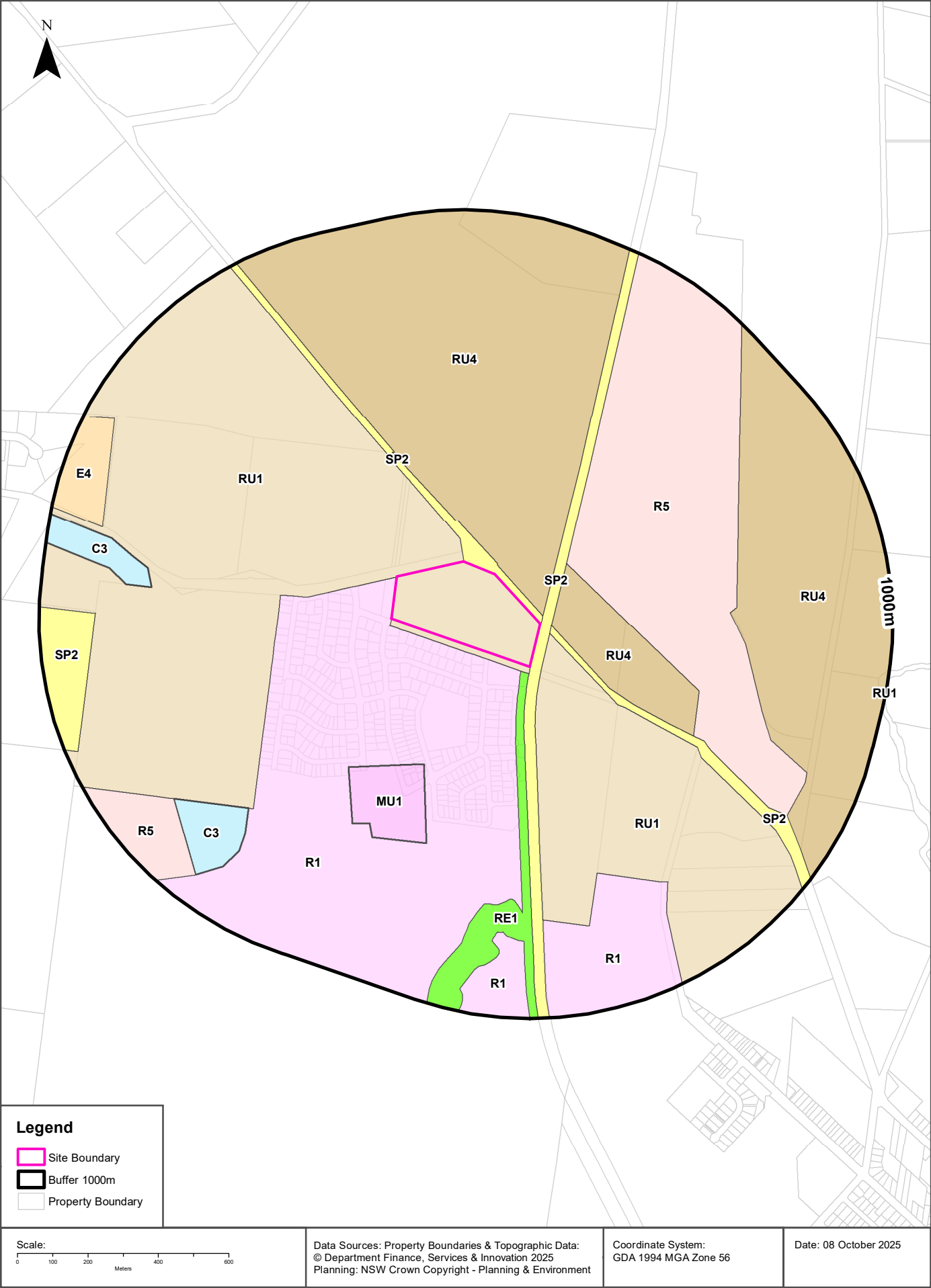
23 Hill End Road, Caerleon, NSW 2850

State Significant Precincts

What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No records in buffer							

State Environment Planning Policy Data Source: NSW Crown Copyright - Planning & Environment
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Environmental Planning Instrument

23 Hill End Road, Caerleon, NSW 2850

Land Zoning

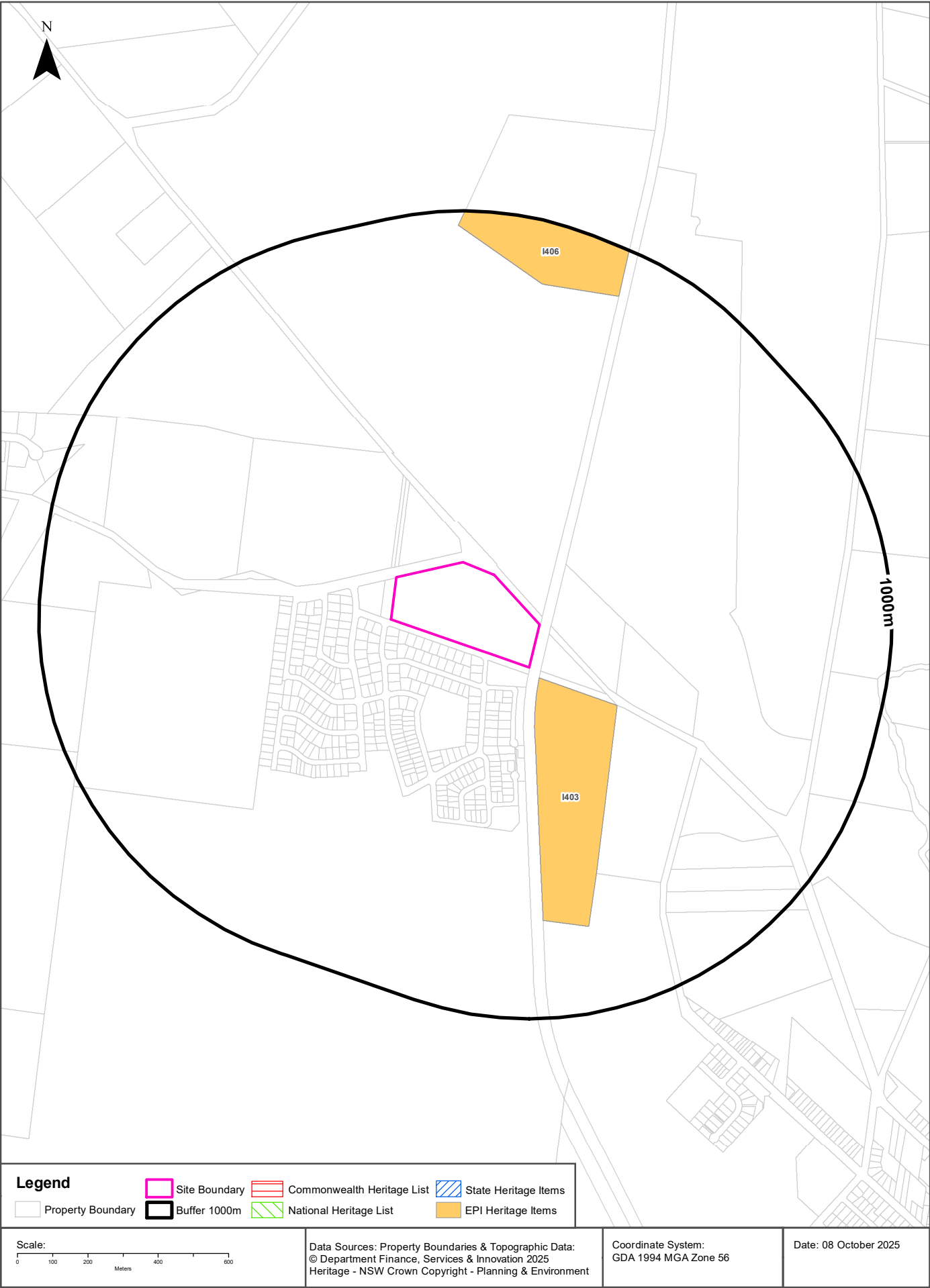
What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RU1	Primary Production		Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	0m	On-site
SP2	Infrastructure	Classified Road	Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	0m	North West
R1	General Residential		Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	0m	South West
SP2	Infrastructure	Rail Infrastructure Facility	Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	0m	East
RE1	Public Recreation		Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	20m	South
RU4	Primary Production Small Lots		Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	21m	North
SP2	Infrastructure	Classified Road	Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	30m	South East
RU4	Primary Production Small Lots		Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	30m	East
RU1	Primary Production		Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	31m	South East
R5	Large Lot Residential		Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	171m	North East
MU1	Mixed Use		Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	361m	South
RU4	Primary Production Small Lots		Mid-Western Regional Local Environmental Plan 2012	12/05/2023	12/05/2023	16/05/2025	Map Amendment No 9	538m	East
R1	General Residential		Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	616m	South East
C3	Environmental Management		Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	674m	South West
C3	Environmental Management		Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	687m	West
R1	General Residential		Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	757m	South
R5	Large Lot Residential		Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	802m	South West
SP2	Infrastructure	Waste Management Facility	Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	840m	West
E4	General Industrial		Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	848m	West
RU1	Primary Production		Mid-Western Regional Local Environmental Plan 2012	21/04/2023	26/04/2023	16/05/2025	Map Amendment No 8	997m	East

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Heritage Items

23 Hill End Road, Caerleon, NSW 2850



Heritage

23 Hill End Road, Caerleon, NSW 2850

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
N/A	No records in buffer							

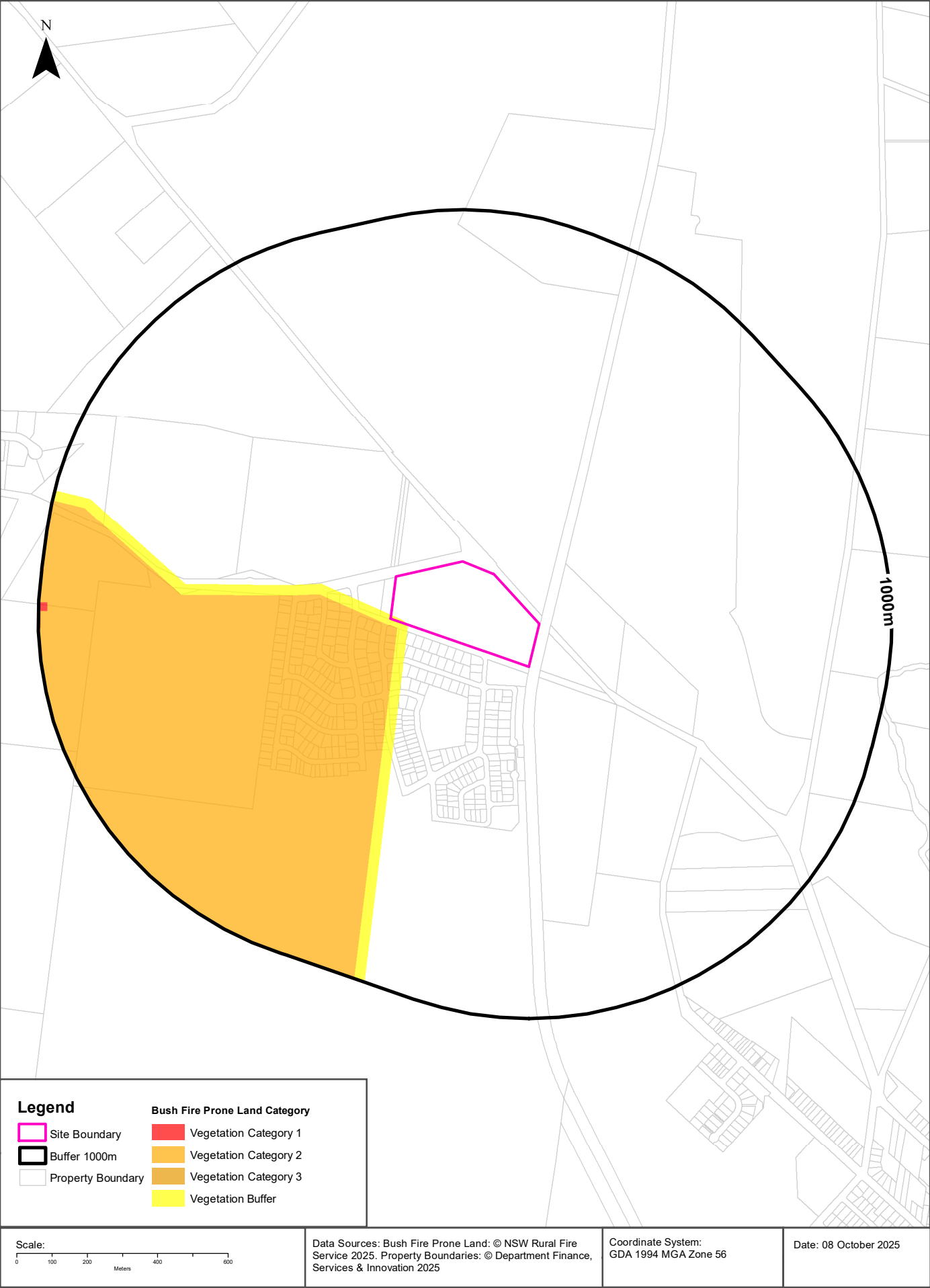
Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
I403	"Caerleon Park", homestead	Item - General	Local	Mid-Western Regional Local Environmental Plan 2012	16/05/2025	16/05/2025	25/07/2025	40m	South East
I406	Menah homestead	Item - General	Local	Mid-Western Regional Local Environmental Plan 2012	16/05/2025	16/05/2025	25/07/2025	824m	North

Heritage Data Source: NSW Crown Copyright - Planning & Environment
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Natural Hazards

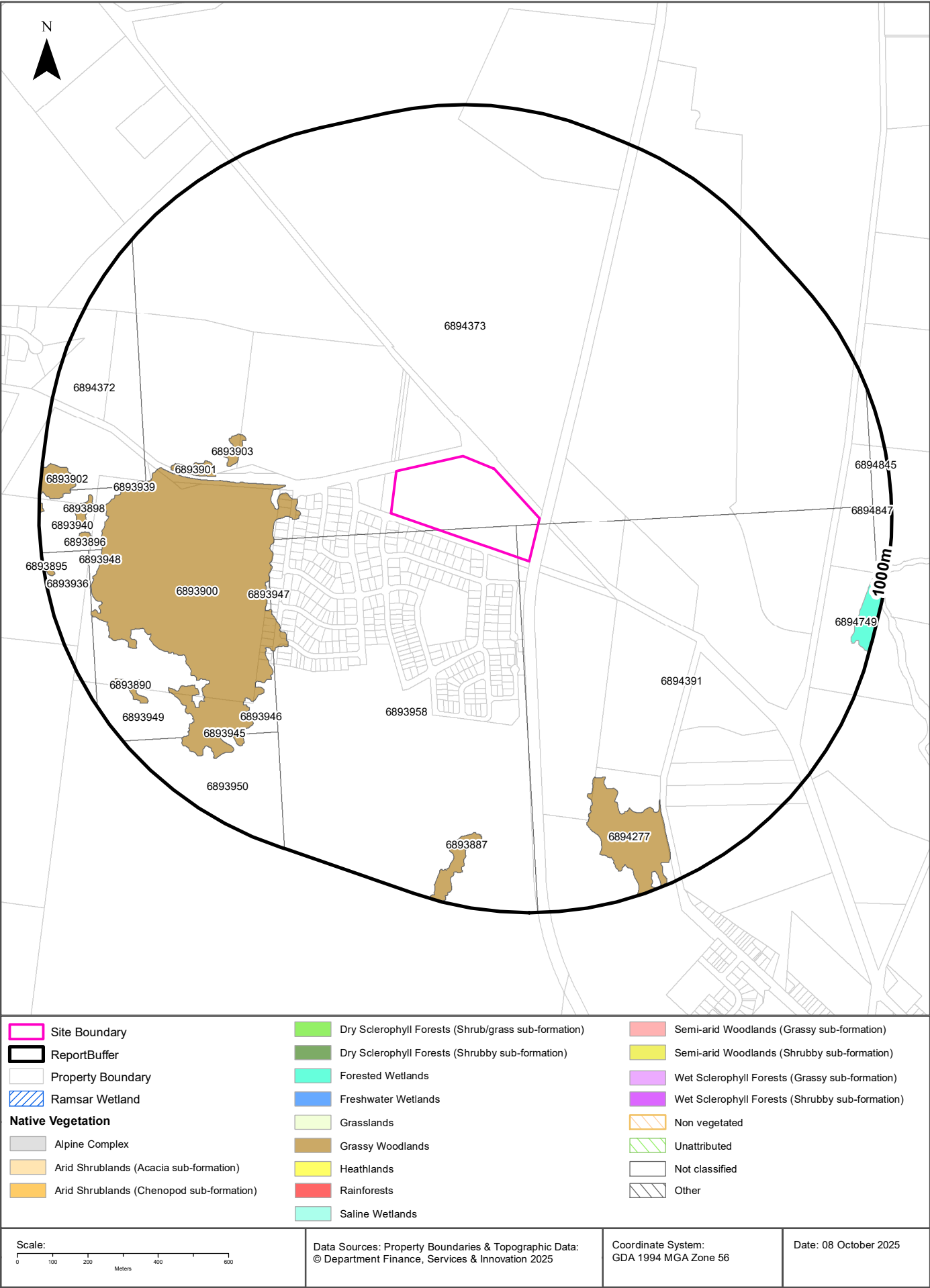
23 Hill End Road, Caerleon, NSW 2850

Bush Fire Prone Land

What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	0m	On-site
Vegetation Category 2	17m	South West
Vegetation Category 1	974m	West

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence



Ecological Constraints

23 Hill End Road, Caerleon, NSW 2850

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
6893958	Not classified	(Not classified) Not classified	Not classified	0m	On-site
6894373	Not classified	(Not classified) Not classified	Not classified	0m	On-site
6894391	Not classified	(Not classified) Not classified	Not classified	0m	On-site
6893900	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	257m	West
6893947	Not classified	(Not classified) Not classified	Not classified	395m	South West
6893903	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	437m	West
6893901	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	508m	West
6893946	Not classified	(Not classified) Not classified	Not classified	516m	South West
6894277	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	641m	South East
6893950	Not classified	(Not classified) Not classified	Not classified	700m	South West
6893949	Not classified	(Not classified) Not classified	Not classified	703m	South West
6894372	Not classified	(Not classified) Not classified	Not classified	703m	West
6893939	Not classified	(Not classified) Not classified	Not classified	727m	West
6893940	Not classified	(Not classified) Not classified	Not classified	747m	West
6893945	Not classified	(Not classified) Not classified	Not classified	766m	South West
6893887	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	787m	South
6893898	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	825m	West
6893948	Not classified	(Not classified) Not classified	Not classified	828m	West
6893890	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	844m	South West
6893896	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	852m	West
6893936	Not classified	(Not classified) Not classified	Not classified	867m	West
6893902	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	899m	West
6894749	Forested Wetlands	(Forested Wetlands) River Oak forest and woodland wetland of the NSW South Western Slopes and South Eastern Highlands Bioregion	Eastern Riverine Forests	937m	East
6894847	Not classified	(Not classified) Not classified	Not classified	945m	East
6894845	Not classified	(Not classified) Not classified	Not classified	950m	East

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
6893895	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	Western Slopes Grassy Woodlands	968m	West

Native Vegetation Type Map : NSW Department of Planning and Environment 2022

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Ramsar Wetlands

What Ramsar Wetland areas exist within the dataset buffer?

Map ID	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints

23 Hill End Road, Caerleon, NSW 2850

Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

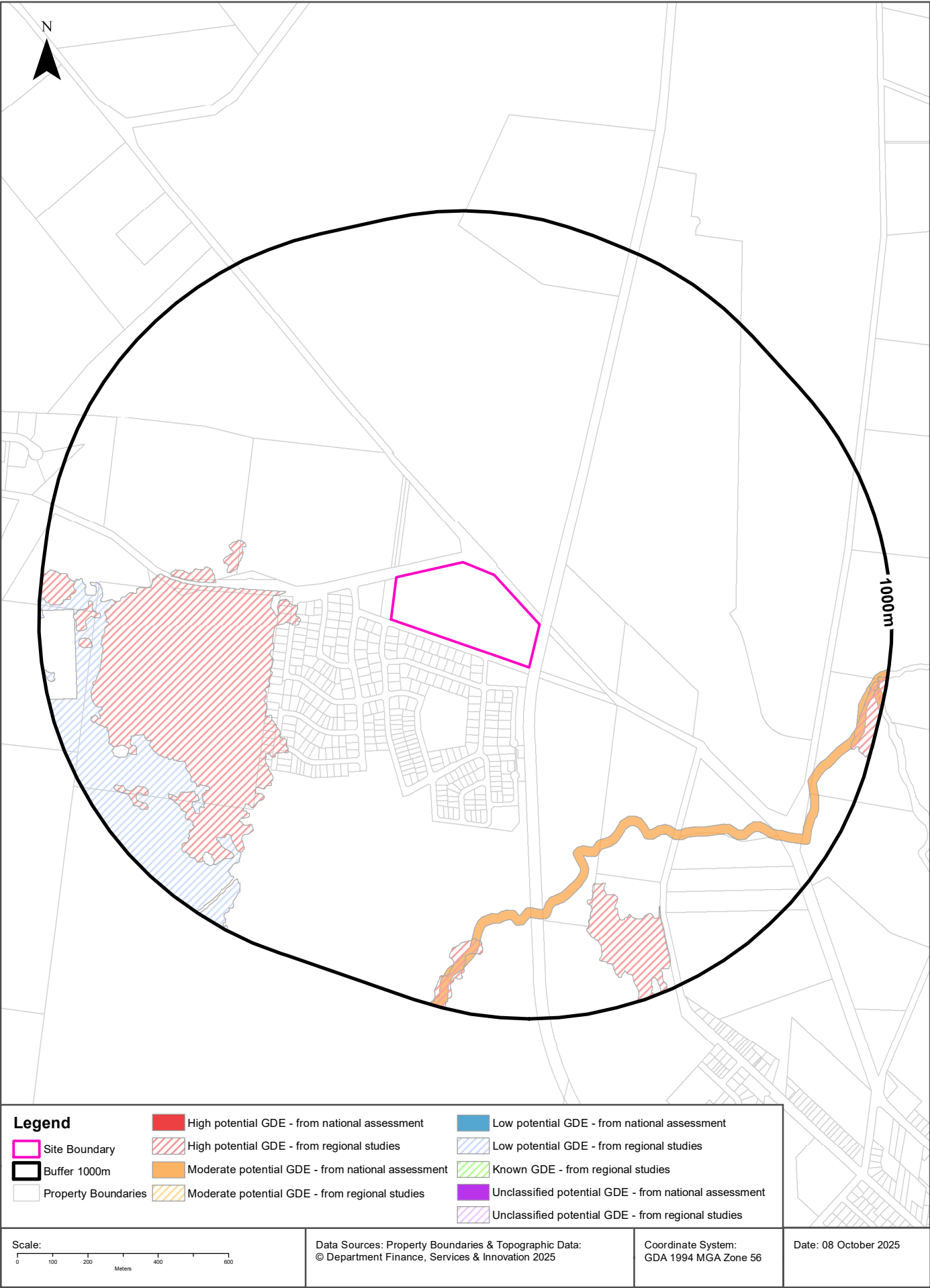
Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Collaborative Australian Protected Areas Database - Marine

Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022
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Ecological Constraints

23 Hill End Road, Caerleon, NSW 2850

Groundwater Dependent Ecosystems Atlas

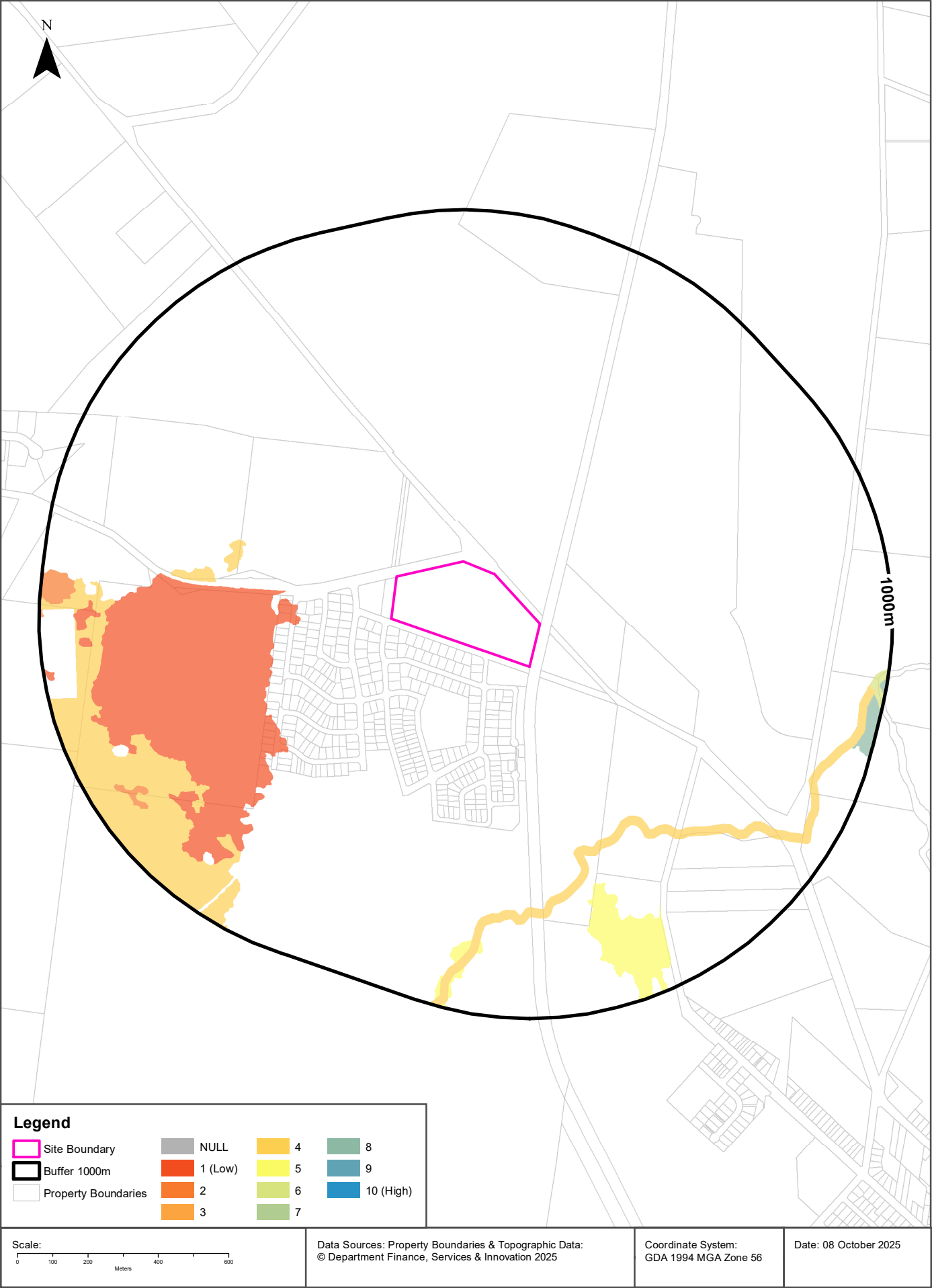
Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	High potential GDE - from regional studies	Granitic and basaltic tablelands and minor lowlands; includes the Canobolas dissected volcanic pile.	Vegetation		257m	West
Aquatic	Moderate potential GDE - from national assessment	Granitic and basaltic tablelands and minor lowlands; includes the Canobolas dissected volcanic pile.	River		507m	South East
Terrestrial	Low potential GDE - from regional studies	Granitic and basaltic tablelands and minor lowlands; includes the Canobolas dissected volcanic pile.	Vegetation		703m	South West

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology

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Ecological Constraints - Inflow Dependent Ecosystems Likelihood

23 Hill End Road, Caerleon, NSW 2850



Ecological Constraints

23 Hill End Road, Caerleon, NSW 2850

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial		1 Granitic and basaltic tablelands and minor lowlands; includes the Canobolas dissected volcanic pile.	Vegetation		257m	West
Terrestrial		4 Granitic and basaltic tablelands and minor lowlands; includes the Canobolas dissected volcanic pile.	Vegetation		437m	West
Aquatic		4 Granitic and basaltic tablelands and minor lowlands; includes the Canobolas dissected volcanic pile.	River		507m	South East
Terrestrial		5 Granitic and basaltic tablelands and minor lowlands; includes the Canobolas dissected volcanic pile.	Vegetation		641m	South East
Terrestrial		2 Granitic and basaltic tablelands and minor lowlands; includes the Canobolas dissected volcanic pile.	Vegetation		844m	South West
Terrestrial		8 Granitic and basaltic tablelands and minor lowlands; includes the Canobolas dissected volcanic pile.	Vegetation		937m	East
Aquatic		6 Granitic and basaltic tablelands and minor lowlands; includes the Canobolas dissected volcanic pile.	River		951m	East

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

23 Hill End Road, Caerleon, NSW 2850

NSW BioNet Species Sightings

Species sightings from the NSW BioNet Repository that have either a state or federal conservation status, or a sensitivity status, and are within 10 km of the site:

Note: This data does not include NSW Category 1 sensitive species.

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Anseranas semipalmata	Magpie Goose	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Category 2	Critically Endangered	Critically Endangered	
Animalia	Aves	Antigone rubicunda	Brolga	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Aphelocephala leucopsis	Southern Whiteface	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Sensitive	Not Listed	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Calidris acuminata	Sharp-tailed Sandpiper	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Category 3	Endangered	Endangered	
Animalia	Aves	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Category 2	Vulnerable	Vulnerable	
Animalia	Aves	Circus assimilis	Spotted Harrier	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;JAMBA
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needle-tail	Not Sensitive	Vulnerable	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Lophochroa leadbeateri	Pink Cockatoo	Category 2	Vulnerable	Endangered	
Animalia	Aves	Melanodryas cucullata	South-eastern Hooded Robin	Not Sensitive	Endangered	Endangered	
Animalia	Aves	Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Neophema pulchella	Turquoise Parrot	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Ninox connivens	Barking Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Ninox strenua	Powerful Owl	Category 3	Vulnerable	Not Listed	
Animalia	Aves	Parvipsitta pusilla	Little Lorikeet	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Petroica boodang	Scarlet Robin	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pluvialis squatarola	Grey Plover	Not Sensitive	Vulnerable	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Polytelis swainsonii	Superb Parrot	Category 3	Vulnerable	Vulnerable	

Kingdom	Class	Scientific	Common	Sensitivity Class	State Conservation Status	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	Pomatostomus temporalis	Grey-crowned Babbler (eastern subspecies)	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Pyrrholaemus sagittatus	Speckled Warbler	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Stagonopleura guttata	Diamond Firetail	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Dasyurus maculatus	Spotted-tailed Quoll	Not Sensitive	Vulnerable	Endangered	
Animalia	Mammalia	Lasiorhinus krefftii	Northern Hairy-nosed Wombat	Not Sensitive	Extinct	Critically Endangered	
Animalia	Mammalia	Petrogale penicillata	Brush-tailed Rock-wallaby	Not Sensitive	Endangered	Vulnerable	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Not Sensitive	Endangered	Endangered	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Vespadelus baverstocki	Inland Forest Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Acacia ausfeldii	Ausfeld's Wattle	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Dichanthium setosum	Bluegrass	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Eucalyptus cannonii	Capertee Stringybark	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Leucochrysum albicans subsp. tricolor	Hoary Sunray	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Ozothamnus tessellatus		Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Swainsona recta	Small Purple-pea	Not Sensitive	Endangered	Endangered	
Plantae	Flora	Swainsona sericea	Silky Swainson-pea	Not Sensitive	Vulnerable	Not Listed	
Plantae	Flora	Veronica blakelyi		Not Sensitive	Endangered	Not Listed	

Source: NSW BioNet Species Sightings

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Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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APPENDIX D –Mid-western Regional Council, SECTION 10.7 PLANNING CERTIFICATE

Planning Certificate

Under Section 10.7 of the Environmental Planning and Assessment Act 1979

APPLICANT:

Infotrack
GPO Box 4029
SYDNEY NSW 2001

PROPERTY DETAILS

Certificate Number	PC0358/2026		
Applicant Reference	LS101768_S107	Receipt No	PLANCERT5026
Property No	5907	Issue Date	22 October 2025
Property address	Balli-High 23 Hill End Road CAERLEON NSW 2850		
Property description	Lot 1 DP 706730		

In accordance with Section 10.7(2) of the Environmental Planning and Assessment Act 1979, it is certified that at the date of this certificate the following prescribed matters relate to the land:

1. NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPS

The following Local Environment Plan applies to the land:

Mid-Western Regional Local Environmental Plan 2012

The following State Environmental Planning Policies apply to the land:

State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Precincts—Regional) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021

The following Development Control Plan applies to the land:

Mid-Western Regional Development Control Plan 2013

The following Proposed Planning Instruments apply to the land:

Council is **not** aware of any proposed environmental planning instruments, or draft development control plans that will apply to the carrying out of development on the land.

2. ZONING AND LAND USE UNDER RELEVANT LEPS

Currently the land is zoned:

RU1 Primary Production

Land use zoning table:

Zone RU1 Primary Production

Permitted without consent

Environmental protection works; Extensive agriculture; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems.

Permitted with consent

Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Dwelling houses; Extractive industries; Farm buildings; Home industries; Intensive livestock agriculture; Landscaping material supplies; Markets; Open cut mining; Plant nurseries; Restaurants or cafes; Roadside stalls; Any other development not specified in item 2 or 4.

Prohibited

Amusement centres; Attached dwellings; Backpackers' accommodation; Boarding houses; Boat building and repair facilities; Car parks; Centre-based child care facilities; Commercial premises; Correctional centres; Crematoria; Educational establishments; Exhibition homes; Exhibition villages; Freight transport facilities; Group homes; Health services facilities; Heavy industrial storage establishments; Hostels; Industrial retail outlets; Industries; Marinas; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Pubs; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shops; Shop top housing; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wholesale supplies.

Minimum lot size:

Dwelling Houses - RU1 Primary Production Zone

Mid-Western Regional Local Environmental Plan (LEP) 2012 specifies a minimum lot size of 100 hectares for the erection of a dwelling in this zone. Please note that there may be other provisions in the LEP that may apply if the land does not meet the minimum allotment size.

Approval must be obtained either through the Development Application or Complying Development Certificate process prior to the erection of a dwelling on this land.

Area of outstanding biodiversity:

The land is **not** in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016.

Heritage:

Land Not Within Conservation Area

The land the subject of this Certificate is **not** within a Heritage Conservation Area as identified in the Mid-Western Regional LEP 2012.

Not an Item of Environmental Heritage

The land the subject of this certificate is **not** identified in Schedule 5 of the Mid-Western Regional LEP 2012 as an item of Environmental Heritage.

3. CONTRIBUTION PLANS

The following Contributions Plan applies to the land:

Mid-Western Regional Contributions Plan 2019

4. COMPLYING DEVELOPMENT

The following information only addresses 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) - (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is not a statement that complying development is permissible on the land.

Housing Code

Yes, under the Housing Code complying development may be carried out on the land.

Rural Housing Code

Yes, under the Rural Housing Code complying development may be carried out on the land.

Low Rise Housing Diversity Code

Yes, under the Low Rise Housing Diversity Code complying development may be carried out on the land.

Inland Code

Yes, under the Inland Code complying development may be carried out on the land.

Housing Alterations Code

Yes, under the Housing Alterations Code complying development may be carried out on the land.

General Development Code

Yes, under the General Development Code complying development may be carried out on the land.

Industrial and Business Alterations Code

Yes, under the Commercial and Industrial Alterations Code complying development may be carried out on the land.

Industrial and Business Building Code

Yes, under the Commercial and Industrial (New Buildings and Additions) Code complying development may be carried out on the land.

Container Recycling Facilities Code

Yes, under the Container Recycling Facilities Code complying development may be carried out on the land.

Subdivisions Code

Yes, under the Subdivisions Code complying development may be carried out on the land.

Demolition Code

Yes, under the Demolition Code complying development may be carried out on the land.

Fire Safety Code

Yes, under the Fire Safety Code complying development may be carried out on the land.

5. EXEMPT DEVELOPMENT

The following information only addresses whether or not the land is land on which exempt development may be carried out under each of the codes for exempt development because of the provisions of clauses 1.16(1)(b1)-(d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is not a statement that exempt development is permissible on the land.

General Exempt Development Code

Yes, under the General Exempt Development Code exempt development may be carried out on the land.

Advertising and Signage Exempt Development Code

Yes, under the Advertising and Signage Exempt Development Code exempt development may be carried out on the land.

Temporary Uses and Structures Exempt Development Code

Yes, under the Temporary Uses and Structures Exempt Development Code exempt development may be carried out on the land.

6. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

Council is **not** aware of any affected building notice that is in force in respect of the land.

Council is **not** aware of any building product rectification order that is in force in respect of the land and has not been fully complied with, and

Council is **not** aware of any notice of intention to make a building product rectification order that has been given in respect of the land and is outstanding.

7. LAND RESERVED FOR ACQUISITION

No part of the land has been identified for acquisition by an authority of the State under an environmental planning instrument, or proposed environmental planning instrument.

8. ROAD WIDENING AND ROAD REALIGNMENT

The Land is Not Subject to Road Widening

Council's records indicate that the land the subject of this Certificate is **not** affected by any road widening or road re-alignment under:

- 1) Part 3 Division 2 of the Roads Act, 1993;
- 2) Any Environmental Planning Instrument
- 3) Any resolution of Council.

9. FLOOD RELATED DEVELOPMENT CONTROLS

Flood related development controls

The subject land, or part of the subject land, is below the Probable Maximum Flood (PMF), as identified in the Mid-Western Regional Council - Mudgee Flood Study, February 2021, and may be subject to flood related development controls.

10. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Council has **not** by resolution or been notified by any public authority that they have adopted a policy to restrict development of the subject land because of the likelihood of landslip, bushfire, subsidence, acid sulphate soils or any other risk from hazards.

11. BUSH FIRE PRONE LAND

The land subject to this certificate **is** bush fire prone.

12. LOOSE-FILL ASBESTOS INSULATION

The land does **not** include 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, by NSW Fair Trading.

13. MINE SUBSIDENCE

The land is **not** within a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

14. PAPER SUBDIVISION INFORMATION

Council has **not** received notice of any development plan adopted by a relevant authority regarding paper subdivisions that apply to the land.

15. PROPERTY VEGETATION PLANS

Council has **not** been notified that the land is the subject of a Property Vegetation Plan (PVP) under Part 4 of the *Native Vegetation Act 2003* (and continues in force).

16. BIODIVERSITY STEWARDSHIP SITES

Council has **not** been notified that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

17. BIODIVERSITY CERTIFIED LAND

Council has **not** been notified that the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.

18. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

Council has **not** received notification of an order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

19. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 - COASTAL PROTECTION SERVICES

Not applicable to Mid-Western Regional Council Local Government Area.

20. WESTERN SYDNEY AEROTROPOLIS

Not applicable to Mid-Western Regional Council Local Government Area.

21. DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING

Council is **not** aware of any conditions of a development consent granted after 11 October 2007, that applies to the land, that are of a kind set out under *State Environmental Planning Policy (Housing) 2021*, section 88(2).

22. SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING

Council is **not** aware of a current site compatibility certificate issued under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*, that applies to development on the land.

Council is **not** aware of any conditions of a development consent granted, under *State Environmental Planning Policy (Affordable Rental Housing) 2009*, or of a kind set out under *State Environmental Planning Policy (Housing) 2021*, that apply to the land.

23. IF WATER OR SEWERAGE SERVICES ARE, OR ARE TO BE, PROVIDED TO THE LAND UNDER THE WATER INDUSTRY COMPETITION ACT 2006

Water or sewerage services are not, or are not proposed to be provided to the land under the *Water Industry Competition Act 2006*.

Interested persons should view the *Independent Pricing and Regulatory Tribunal (IPART)* current licenses register, available on their website.

MATTERS PRESCRIBED BY THE CONTAMINATED LAND MANAGEMENT ACT 1997

Council has **not** received notice under the *Contaminated Land Management Act 1997*:

- (a) that the land is significantly contaminated land within the meaning of that Act
- (b) that the land is subject to a management order within the meaning of that Act
- (c) that the land is the subject of an approved voluntary management proposal within the meaning of that Act
- (d) that the land is subject to an ongoing maintenance order within the meaning of that Act
- (e) that the land is the subject of a site audit statement within the meaning of that Act.

Additional information pursuant to 10.7 (5)

As at the date of this certificate, the following additional information, provided in good faith pursuant to section 10.7 (5) of the Act, relate to the abovementioned land. Council has selected these matters as those most likely to be of concern but they do not comprise an exhaustive list of matters likely to affect the land.

When information pursuant to section 10.7 (5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 10.7 (6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter referred to in this certificate.

A. DEVELOPMENT CONSENTS

Council's records indicate that Development Consent with respect to the land the subject of this certificate has **not** been granted within the last five years

B. ABORIGINAL HERITAGE

All development within the Local Government Area is subject to the Aboriginal Heritage requirements of the National Parks and Wildlife Act 1974. To determine if an Aboriginal Site affects your property, it is recommended that an Aboriginal Heritage Information Management System (AHIMS) search be undertaken by contacting the AHIMS Administrator on (02) 9995 5000.

C. LOOSE-FILL ASBESTOS

Council recommends you make your own enquiries as to the age of the buildings on the land (if any) to which this certificate relates and, if it contains a building constructed prior to 1980, the Council also strongly recommends that any potential purchaser obtain 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.

D. BUSHFIRE

In accordance with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Clause 1.19A any complying development (except under the Housing Alteration Code) may only be carried out on the lot if the development will not be carried out on any part of the lot that in the bush fire attack level-40 (BAL- 40) or flame zone (BAL-FZ). In addition, for development specified for the Rural Housing Code any associated access way to the development must be on land that is not in the BAL- 40 or BAL-FZ.

E. OTHER INFORMATIONTree Preservation Order

The land the subject of this Certificate may be affected by a Tree Preservation Order. An application is required from Council for removal of trees that are listed on Council's significant tree register.

For further information, please contact Council's Planning Department.

M Todd

Signatory



APPENDIX E – PROPOSED DEVELOPMENT PLAN



BALLI HIGH PLANNING PROPOSAL

23 HILL END ROAD CAERLEON



**Residential
opportunity**

**Within
proximity
to Serviced
land
Mudgee**

**Consistent
with
Strategy**

Provide pipeline opportunity for residential housing

Minimise impact to road corridor and entry to Mudgee

Support diversity in housing opportunities in line with the adopted strategic framework



The report has been prepared to address the requirements of the Environmental Planning and Assessment Act 1979 (EP&A Act), as well as satisfying the requirements of the NSW Department of Planning & Environment's guideline titled: Local Environmental Plan Making Guideline (August 2023).

For the purposes of the Guideline, the application is considered as a 'Standard' Planning Proposal as it relates to the rezoning of lots to R1 General Residential, consistent with the recommendations of the Mudgee and Gulgong Urban Release Strategy 2023 Update.

Document Control

Version	Date	Document	Provided to
00	18 Jan 2025	Draft for client review	S Baskerville
001	23 May 2025	For Lodgement	
002	26 Jun 2025	Revise Timeline	MWRC
003	31 Aug 2025	Proposed Min Lot size mapping updated as per Gateway condition	MWRC

Introduction ‘Balli High’ Planning Proposal

Proponent – **Shirley Baskerville**

Subject Land – **“Balli High” 23 Hill End Road CAERLEON**

Title – **Lot 1 DP706730**

Proposed site specific LEP amendment –

Amend RU1 Primary Production zoned land to R1 General Residential

The Planning Proposal has been prepared by Emma Yule t/a Atlas Environment and Planning on behalf of the landowner. This Proposal is submitted to Mid-Western Regional Council seeking an amendment to the Mid-Western Regional Local Environmental Plan 2012 as it relates to Lot 1 DP706730 known as ‘Balli High’, Caerleon.

The land has frontage to the Castlereagh Highway and Hill End Road and adjoins serviced land zoned R1 General Residential. The site adjoins land referred to as the Caerleon Estate and has frontage to Knox Cr in this estate. The subject site includes approximately 7.69ha of land. The subject property supports one residence and associated home business, with outbuildings. It is proposed that this property be rezoned to allow future residential development as R1 General Residential zoned land.

The development concept seeks to subdivide initially to separate the main vacant land from the established house and surrounds.

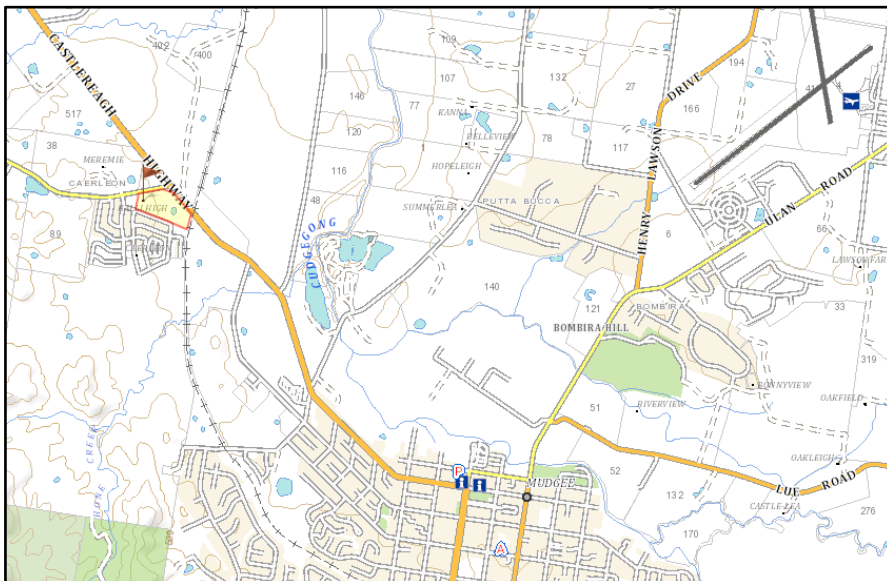


Figure 1 - Site Location

(Source: SIXMAPS)



Figure 2 - Site Location (Source: Google Earth)

Supporting Plans and Documentation

The Planning Proposal has been prepared with reference to preliminary supporting documents and investigations:

- Development concept plans prepared by Jabek Pty Ltd (registered surveyor).
- Land Use Conflict Risk Assessment prepared by Atlas Environment and Planning.
- Sketches for consistency with Mudgee and Gulgong Urban Release Strategy Update (2023).

As a proponent-initiated proposal, made by the landowner, it is requested that Council accept this document and supporting documentation that explains the intended effects of the proposed LEP amendment. It is sought that the Council support the amendment and forward to the Department for a Gateway Determination. It is requested that where further site-specific studies or investigations are sought to be provided, these be conditional or deferred to the Development Application stage. As a staged approach is proposed to the proposal to allow the undeveloped land to be transferred to a developer.



Proposal to amend the Mid-Western Regional Local Environmental Plan 2012.

The Mid-Western Local Environmental Plan 2012 (MWLEP) is the relevant local environmental planning instrument. Current zoning and min. lot size: RU1 Primary Production (100ha) pursuant to the MWLEP.

Proposed zoning and min. lot size: **R1 General Residential (600m²)**

The land has specific opportunity for development that will meet the growing needs of the LGA and takes into consideration the need to maintain housing choice and diversity.

Existing development and uses

The property is situated approx. 4.2km (5 mins) from the Mudgee Post Office on the Castlereagh Highway and the transition from rural to the urban boundary is marked by this land. The land adjoins developed R1 General Residential zoned land (Caerleon Estate). The land supports one existing dwelling within the property known as 'Balli High'. The Land Use Conflict Risk Assessment (LUCRA) documents the existing and surrounding site conditions in context of the broader primary production land. The existing built structures are contained to approx. 1ha western area of the site as currently fenced, the remaining land is pasture with farm dam. The eastern boundary is formed by the disused Wallerawang Gwabegar Railway line, zoned SP2 Rail Infrastructure Facilities.

Surrounding development and uses

Due to the close vicinity to the urban area of Mudgee and historical development patterns, the surrounding land has mixed lot sizes and occupation pattern. The residential connection occurs to the south/southwest; with the rural land use pattern to the north and east impacted by the Highway and Railway land. RU4 Primary Production Small Lot zoned land occurs which is occupied, as well as the RU1 Primary Production zoned land with the Mudgee Honey Haven (tourism related) development. Most land uses are extensive agricultural or rural residential in nature.

Site Features

The development land is not subject to any known restrictive easements or covenants, with no known servicing easements (to be confirmed). The site topography is generally level terrain with road frontage to a main road, with no substantial road side vegetation, and no natural watercourses occurring within the property. These topographic features were identified in a site analysis prior to the proponent initiating the Proposal, and investigation by registered surveyor. Avoiding impact to any identified sensitive parties (including limited impact on existing residents, and primary producers) and limiting potential impact to the rail and road reserves and traffic have been considered as key limiting factors identified as key constraint to available land suitable for development or would potentially have impact on lot yield.



PART 1 - Objectives and intended outcomes.

Objective

To amend the Mid-Western Regional Local Environmental Plan 2012 to facilitate subdivision of the subject land for the purpose of additional residential lot opportunities.

Intended outcomes

- *Provide opportunity for future housing in Mudgee;*
- *Implement the adopted Strategy of Mid-Western Regional Council to ensure appropriate supply of residential land for the future;*
- *Minimise impact to road corridor and entry to Mudgee;*
- *Support diversity in housing opportunities in line with the adopted strategic framework.*

The land falls with the urban release area (URA) referenced as M21 in the Mudgee and Gulgong Urban Release Strategy 2023 Update. The Strategy recommended that Council should consider rezoning M21 to general residential in the mid-late 2020s. The proposal seeks to implement and support a vision for future residential opportunities in close vicinity to Mudgee.

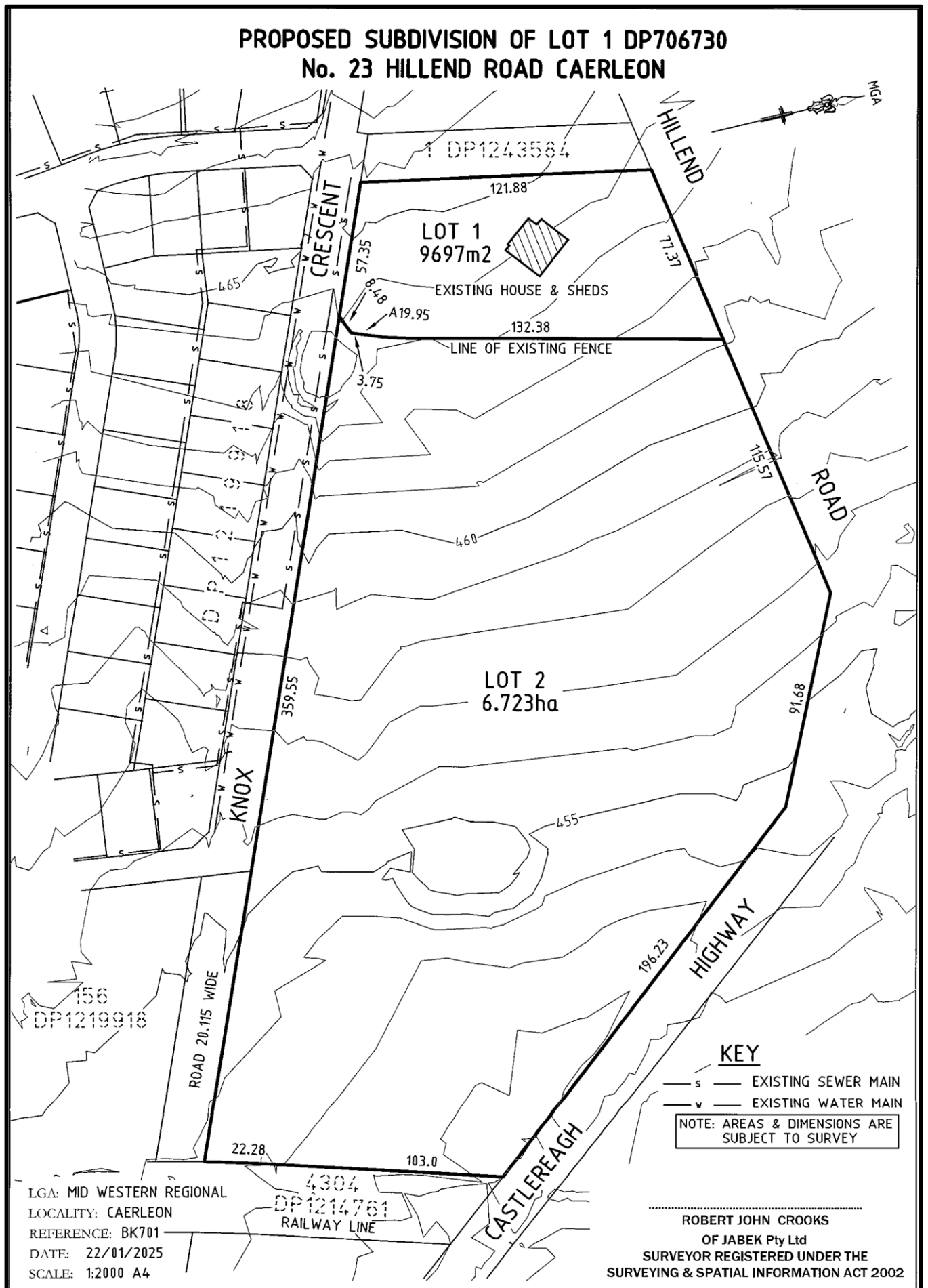
The site is subject to provisions of the Mid-Western Regional Local Environmental Plan 2012. It is proposed to rezone the subject land from RU1 Primary Production to R1 General Residential to enable the land to be developed for future housing opportunities.

The future development concept involves:

1. Phase 1 - The creation of two (2) Torrens title lots from the one (1) existing title (Lot 1 DP 706730). One vacant lot for future residential subdivision (Lot 2 = 6.72ha); and one lot to contain the existing dwelling and out buildings (Lot 1 = 9750m²). It is proposed that this first step to future subdivision does not require the connection to reticulated sewerage, water is available currently. The vacant Lot 2 could then be further developed in future separately. (Refer to plan below).
2. Phase 2 - The development concept is be supported by a potential layout demonstrating future residential subdivision with new roads. (Refer to separately attached plans). Preliminary work towards identification of a future layout shows:
 - a. The concept Lot 1 is able to be subdivided to create 1 lot with existing dwelling, and outbuildings. Additional 3 lots has been demonstrated, as potential future opportunity.
 - b. The concept Lot 2 is conducive to producing 41 vacant residential lots with new road, serviced and based on appropriate dwelling sites, boundary setbacks, suitability for buffers to existing infrastructure.

Potential subdivision requires site-specific mapping amendments to the Mid-Western Regional Local Environmental Plan 2012.

- ❖ The Mid-Western Regional Local Environmental Plan 2012 has partially migrated to digital mapping. An amendment to the **Land zoning** is proposed.
- ❖ An amendment to the Mid-Western Regional Local Environmental Plan 2012 **Lot Size Map** - Sheet LSZ_006 is required (proposed min lot size 600m²).





PART 2 - Explanation of provisions

This section provides a statement of how the objectives & intended outcomes will be achieved by amending the Mid-Western Regional LEP 2012.

- Amend LEP mapping to change land zoning applicable to Lot 1 DP706730.
 - New R1 General Residential zoning to be applied.
- Amend LEP mapping to change lot size applicable to Lot 1 DP706730.
 - Apply minimum lot size for rezoned land 600sqm.

(No new special provisions are proposed).

It is assumed that clause 6.9 Essential services will be able to be applied by Mid-Western Regional Council in the future development application for subdivision to permit the stage approach to provision of reticulated services, without need for any site -specific amendment.

Plans of a future **development concept for subdivision** are provided as a separate attachment (prepared by Jabek Pty Ltd). This is a preferred & feasible layout based on minimising impacts to surrounding land, providing adequate buffers to transport corridors and provides safe locations for new vehicular access and minimises interaction with identified potential environmental sensitivities.

The Mid-Western Regional Local Environmental Plan 2012 has partially migrated to digital mapping.

An amendment to the **Land zoning** is proposed as depicted in Map Section in this Planning Proposal document.

Table 1: Summary of Planning Proposal

	Current	Proposed
ZONING	RU1 Primary Production	R1 General Residential (RE1 Public Recreation for drainage and park/buffer reserve – at Council's advice)
Min. LOT SIZE	100ha	600m ² (Council to advise any min lot size for any future reserve land)
Special provisions		nil
Contribution Plan	Mid-Western Regional Contributions Plan 2019	Contributions to be levied in future under the adopted Plan - Mid-Western Regional Contributions Plan 2019
Key Considerations	No subdivision potential. Existing occupied - dwelling and depot for distribution business.	Implements the Mudgee and Gulgong Urban Release Strategy 2023 Update (URA – M21 part area) Concept layout yields 46+ new residential lots



PART 3 - Justification of Provisions

This section provides justification of strategic and potential site-specific merit, outcomes, and the process for implementation.

Strategic Merit

The proposal is responding to a demand for residential opportunities. This proposal has strategic merit supported by adopted Plans and Strategies. Strategic merit has been examined and suitability of the land for development has been demonstrated.

SECTION A – Need for the Planning Proposal

1. *Is the planning proposal a result of an endorsed LSPS, strategic study or report?*

Mid-Western Regional Local Strategic Planning Statement

The Mid-Western Regional Local Strategic Planning Statement (LSPS) sets out the 20-year vision for land use planning in the Mid-Western Regional Council local government area (Region).

Part of the subject land has been identified as a 'main entrance corridor' in the Mudgee Structure Plan (Figure 4 of the LSPS).

Planning Priority 2 - Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning, is relevant to this Planning Proposal. The LSPS acknowledges that Council's Urban Release Strategy guides decision making around the timing and type of future residential development in Mudgee and Gulgong.

Our Place 2040 – Mid-Western Regional LSPS supports the planning proposal through Planning Priority 2. This planning proposal aligns with and gives effect to the strategic framework that applies to the land.

The proposed rezoning of the land known as 'Balli High' supports this priority by contributing to housing variety in lot sizes and location to suit new residential opportunities aligned with the Urban Release Strategy.

Mudgee and Gulgong Urban Release Strategy 2023 Update

The Urban Release Strategy (URS) for the towns of Mudgee and Gulgong to guide decision making around the timing, location and type of future residential development. The Update to the URS was prepared by HillPDA Consulting for Council and updates the previous 2014 Strategy.

The Planning Proposal follows the adopted Mid-Western Regional Council Strategic Planning Document – Mudgee and Gulgong Urban Release Strategy 2023 Update prepared for Mid-Western Regional Council by HillPDA Consulting (July 2023). The site falls within the identified Urban Release Area M21, and the adopted strategy area identifies this land and services to facilitate development in the short to medium term.

Council's Strategy Update 2023 addresses how and where residential development is planned for as the Mid-Western Regional population grows. Residential development in planned and future serviced locations requires planning processes to proceed ahead of estimated delivery timing, to bring to fruition the assumed lot yield within an adopted timeframe. This proposal recognises the lead in time for implementation to occur. Also, that the rezoning under the Strategy for URAs is not likely to be Council led. The nature of proponent led planning proposals means that it is unlikely the total of the M21 area will be serviced and concurrently rezoned.

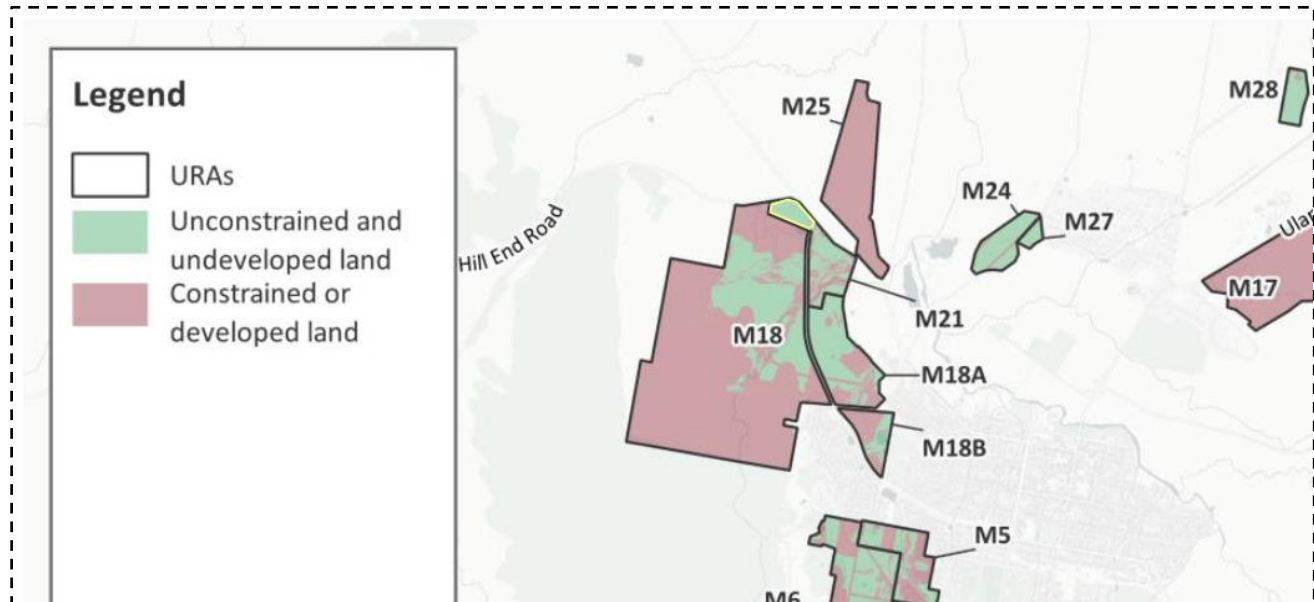


Figure 3- Excerpt from Figure 57: Remaining developable area, Mudgee URAs (2023 Update)

(Subject land bordered by yellow – part of M21 Unconstrained and undeveloped land).

The Mudgee and Gulgong Urban Release Strategy (2023 Update) prepared by HillPDA updates the 2014 Strategy of the same name. The timing for consideration of this land is noted as planned for mid to late 2020's (see table below). The proposal in 2025, is consistent with the Strategy timing. Developer investment and progression of servicing investigations, and technical studies is more feasible when an LEP amendment process is underway and supported by Council. Well-located housing options should be supported by staff with consistency with the Strategy. The concept plans demonstrate a staged approach to subdivision, and development; whereby the existing built development (dwelling and shedding etc) are separated in a lot from the main developable land (landowner development of existing lot into 2 resulting lots). Which is seen as an advantageous option to facilitate a future development.

Table 55: Lot supply capacity, Mudgee URAs (2023 Update) indicates that the Strategy recognises that the land (M21) has a possible 2 yrs. supply of general residential land with a possible 175 lots (based on yield of 8 lots per ha of unconstrained and undeveloped land). The preliminary subdivision concept designs have indicated that this may have been an overestimation, as the inclusion of riparian buffers and constraints reduces the available land further than estimated. The remaining land outside the subject site within URA M21 is affected by riparian corridor included on the Biodiversity Values Map, topography not suitable for development, railway buffer and drainage requirements that would not have been known or easily estimated.

The update to the URS, has also assessed supply of residential land in five-year blocks, providing an indication of when the residential land supply pipeline would need to be considered by Council. The

Strategy also adopts guiding principles to inform land release. This Planning Proposal is aligned to Principle 6: Maintain a supply buffer of residential land. The supply of general residential land with a 5-year buffer of supply, is acknowledged as likely to be exhausted, unless rezoning occurs in line with the suggested URS timing.

Servicing work is identified in the short term that are noted as affecting the timeframe for supply from URA M18, M18A and M21 (subject area). Refer to 2023 Update: Table 60: General residential land recommendations.

Recommendation		URA(s)	Timeframe	Supply impact
Topic	Detail			
	Council has commenced water and sewer servicing modelling for Mudgee, to inform the future servicing of this area. To reflect this, the relevant land has been included as zoned and serviced.			This additional zoned and serviced supply has been included in the findings above.
Planning	Council should consider rezoning M21 to general residential in the mid-late 2020s and also consider developing a master plan ensuring lot and dwelling typology diversity can be delivered.	M21	Medium term	+175 general residential lots shift to zoned and unserved.
Servicing	Servicing works to facilitate future development in M21 could be undertaken as part of servicing works for M18 and M18A. This would enable a significant number of general residential lots to be released and development-ready, when required. Rezoning and full servicing should be a medium term plan, though efficiencies may be achieved if servicing works can be bundled.	M21	Short term	+175 general residential lots would be able to be progressed to zoned and serviced.

(refer to page139 of 2023 Update)

The development concept has been based on a master planned layout involving the consideration of the larger identified M21 URA, as delineated in the Mudgee and Gulgong Urban Release Strategy 2023 Update. The subject land (Lot 1 DP706730) within M21, is not otherwise constrained or reliant upon other land being developed prior to release. The land has frontage to the Wallerawang Gwabegar railway (disused), Castlereagh Highway and Hill End Road and adjoins serviced land zoned R1 General Residential, with frontage to Knox Crescent, which is already developed on one side of the road. Due to available road frontage, the subject property can be independently developed from the remaining 2 properties, whilst the remaining land can only be developed if the property fronting Saleyards Lane is developed first to provide access to the remaining land. Hence any development of this area can only occur if the owner of Lot 5 DP 1099445 chooses to develop the land first.

This information is highlighted to Mid-Western Regional Council, in so far as interpretation of the Strategy provisions for this land have been further investigated. In this nominated urban release area M21, the estimated timing for rezoning and release of land to market should be tempered by the understanding that the subject properties are unlikely to realise residential supply concurrently i.e. with separate ownership. Further, with access constraints identified, the subject land can be independently developed from the remaining 2 properties included in Area M21. In addition, the lot yields estimated within the Mudgee and Gulgong Urban Release Strategy 2023 Update as indicated above would appear to be an overestimation.

The submission of a scoping report in the pre-planning proposal phase, was intended to open the dialogue with Council's utilities team to provide a basis for further design and scoping of servicing requirements. The development concept to achieve a 2-lot subdivision, initially will also move towards the delivery of housing lots to market in the medium term. The Scoping Report was provided to Council and recognition to proceed to the Proposal stage was received.

Comparison to the **Mudgee and Gulgong Urban Release Strategy 2023 Update:**

Table 40 shows estimated lot yields for Mudgee's URAs based on the observations above, minimum lot sizes and total area, and does not take into account constraints or the amount of land that has already been developed.	2023 Update details: M21 – (based on 600sqm min) – area 30.9ha – Count of Potential lots = 247
Table 55 shows the total estimated number of lots and their status per each URA and the number of years of supply that amount represents (based on the projected average annual demand for each lot type).	M21 – (based on 600sqm min) – area 30.9ha – Unconstrained and Undeveloped – 21.9ha Count of Potential lots = 175 Years supply = 2
Recommendations Table 60 (see excerpt below) Planning - Council should consider rezoning M21 to general residential in the mid-late 2020s and also consider developing a master plan ensuring lot and dwelling typology diversity can be delivered. Servicing works - efficiencies may be achieved if servicing works can be bundled with M18 and M18A.	Supply impact: Planning – Medium Term – +175 general residential lots shift to zoned and un-serviced. Servicing – Short Term +175 general residential lots would be able to be progressed to zoned and serviced.
Planning Proposal: <i>Acts on Planning required in timeframe consistent with Strategy and provides Master Planning concept to inform future delivery of servicing and lot typology.</i>	M21 – (based on 600sqm min) – area 30.9ha Count of Potential lots M21 = 124 (i.e. 51 less lots overall) Planning - Subject land – Lot 1 Dp706730 - +46 general residential lots shift to zoned and un-serviced. Planning- Medium Term – 78 general residential lots shift to zoned and un-serviced. Servicing – Short Term +124 general residential lots would be able to be progressed to zoned and serviced.



2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is considered the best means of achieving the intended outcomes as it will allow for the subdivision of land in a manner that is compatible with the surrounding development, minimises identified potential land use conflict issues and implements the recommendations of key Council strategic planning policies. Therefore, the approval of a site-specific Planning Proposal is considered the best option as it will allow for the further development of the site consistent with the recommendations of the Urban Release Strategy 2023 Update.

Use of clause 4.6 would not be appropriate in these circumstances.

LEP mapping amendment is appropriate without need for any specific clause amendment or site-specific provisions.



SECTION B – Relationship to the Strategic Planning Framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Central West and Orana Regional Plan 2041

People, Centres, Housing and Communities

Objective 13 of the Plan – Provide well located housing options to meet demand

This proposal will support:

Strategy 13.1 - To ensure an adequate and timely supply of housing, in the right locations, strategic and local planning should:

- respond to environmental, employment and investment considerations, and population dynamics when identifying new housing opportunities
- consider how proposed release areas could interact with longer term residential precincts
- provide new housing capacity where it can use existing infrastructure capacity or support the timely delivery of new infrastructure.
- Identify a pipeline of housing supply that meets community needs and provides

Objective 13 of the Plan acknowledges that local housing strategies will need to remain responsive to changing demographic patterns and drivers for growth and change.

The Plan notes 'future residential growth will be predominantly accommodated in existing urban areas or in new development areas identified in local housing strategies'. Future residential growth will be predominantly accommodated in existing urban areas or in new development areas identified in local housing strategies.



4. *Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?*

Planning Priority 2

Make available diverse and affordable housing options through effective land use planning.

This proposal will support MWRC commitment:

Council will: -

- *Provide ongoing monitoring of land release and development.*
- *Promote affordable housing options across the Region.*

OUR PLACE 2040

Mid-Western Regional Local Strategic Planning Statement

The unique town that is Mudgee, has a strong connection to historic streetscape and the rural landscape. Maintaining the aesthetics of the road corridor as a main entry to Mudgee is important. The subject land forms part of the main entrance corridor to the town.

The land has been grazed however, and in supporting opportunities to provide additional land supply in the broader context should be considerate to minimising any impact to the productive agricultural land. In this case the production benefit is not outweighed by the proposal to create a residential opportunity. Hence a proposal for this land has been investigated and scope outlined as there is synergy between the adopted strategies and landowner/developer willingness to proceed.

5. *Is the planning proposal consistent with any other applicable State and regional studies or strategies?*

The NSW Government is addressing the current housing shortage by prioritising the building of more diverse homes in well-located areas near transport, open spaces, schools, hospitals and community facilities. A housing taskforce was established to support the whole of government approach to delivering housing.

Other high level state studies and strategies have not been identified as directly relevant to the proposal.

6. Is the planning proposal consistent with applicable SEPPs?

State Environmental Planning Policy	Consistent (Y/N)
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Y – Further consideration could be made at the development application stage as per the SEPP with regard biodiversity.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Y
State Environmental Planning Policy (Housing) 2021	Y - It is possible that any future dwellings would be seeking approval under the Housing SEPP; no new provisions prevent this SEPP from being used to promote affordable & diverse housing.
State Environmental Planning Policy (Industry and Employment) 2021	Not applicable.
State Environmental Planning Policy (Planning Systems) 2021	Not applicable.
State Environmental Planning Policy (Precincts—Central River City) 2021	Not applicable.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not applicable.
State Environmental Planning Policy (Precincts—Regional) 2021	Not applicable.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Not applicable.
State Environmental Planning Policy (Primary Production) 2021	Y - The subject land was not included in the Draft SSAL map.
State Environmental Planning Policy (Resilience and Hazards) 2021	This SEPP seeks to ensure that land is suitable for the intended use and promote remediation of contaminated land to reduce the risk of harm to human health. It must be considered when consenting to development on land (Clause 7) – but former Clause 6 requiring consideration at the rezoning stage has been repealed and is now addressed under the Ministerial Directions (see below).
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable. The land is not associated with any existing mineral or extractive operation.
State Environmental Planning Policy (Sustainable Buildings) 2022	Y – Future development for BASIX related development application would be able to comply.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Y - Transport and infrastructure SEPP provisions will likely require the development concept to be subject to a referral to the Rail Authority and Transport for NSW. Consultation is expected to occur. The concept plan for future development has avoided new access onto the main road system.



7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The Minister for Planning, under section 9.1 of the EP&A Act issues Directions that relevant planning authorities, in this case Mid-Western Regional Council, must follow when preparing Planning Proposal's for new Local Environmental Plans. An assessment against the most recent Ministerial Directions has been undertaken for planning consistency. The directions cover the following broad categories:

- Planning Systems and Planning Systems – Place Based.
- Design and Place
- Biodiversity and Conservation
- Resilience and Hazards
- Transport and Infrastructure
- Housing
- Industry and Employment
- Resources and Energy
- Primary Production

The following Ministerial Directions (s.9.1 Directions) are highlighted with respect to the Planning Proposal.

FOCUS AREA 1 – Planning Systems	
	<i>Planning Proposal consistent with Direction?</i>
1.1 Implementation of Regional Plans	Yes. Planning proposal consistent with Central West and Orana Regional Plan 2041
1.2 Development of Aboriginal Land Council land	N/A.
1.3 Approval and Referral Requirements	Yes. No new special provisions are proposed to be included in the Mid-Western Regional LEP 2012. Mapping amendment only.
1.4 Site Specific Provisions	Yes. Site specific planning controls are not proposed.
1.4A Exclusion of Development Standards from Variation	Yes.

FOCUS AREA 1 – Planning Systems – Place-based	
	<i>Planning Proposal consistent with Direction?</i>
1.5 To 1.22	The placed-based directions do not apply to the subject land. N/A

FOCUS AREA 2 – Design and Place	
	<i>Planning Proposal consistent with Direction?</i>
	N/A

**FOCUS AREA 3 – Biodiversity and Conservation**

	<i>Planning Proposal consistent with Direction?</i>
3.1 Conservation Zones	Yes. The Proposal does not include any existing conservation zoned land. The environmental sensitivities of the land have been considered in the suitability assessment.
3.2 Heritage Conservation	Yes. Protection of heritage, Aboriginal objects and places has been considered in the preparation of the Proposal.
3.3 Sydney Drinking Water Catchments	N/A
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A
3.5 Recreation Vehicle Areas	Yes.
3.6 Strategic Conservation Planning	Yes. Proposal does not include land within a strategic conservation area, or as avoided land.
3.7 Public Bushland	N/A
3.8 Willandra Lakes Region	N/A
3.9 Sydney Harbour Foreshores and Waterways Area	N/A
3.10 Water Catchment Protection	N/A

FOCUS AREA 4 – Resilience and Hazards

	<i>Planning Proposal consistent with Direction?</i>
4.1 Flooding	Yes. The land does not fall within the Flood Planning Area.
4.2 Coastal Management	N/A
4.3 Planning For Bushfire Protection	Yes. The land is partly mapped as bushfire prone land (Buffer only). The approach to bushfire management is addressed in the Proposal and encourages compliance with Planning For Bushfire Protection. Planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.
4.4 Remediation of Contaminated Land	As a change of use is proposed for the land (i.e. primary production – grazing RU1 to General Residential R1) it is expected that a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines would be required as a condition of the gateway determination.



4.5 Acid Sulphate Soils	Yes. Low risk for acid sulphate soils.
4.6 Mine Subsidence and Unstable Land	N/A.

FOCUS AREA 5 – Transport and Infrastructure

	<i>Planning Proposal consistent with Direction?</i>
5.1 Integrating Land Use and Transport	A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives, and principles of: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001). Improving Transport Choice This policy provides advice on how to better integrate land use and transport planning and development and provide transport choice. The policy introduces accessible development principles and location and design guidelines for specific land uses, including centres, commercial and retail. The subject site is in close travel distance of nearby Town infrastructure and will connect to public transport services. Yes. The planning proposal is consistent with the direction.
5.2 Reserving Land for Public Purposes	Yes. MWRC may decide to reserve for public purposes buffer to the Railway.
5.3 Development Near Regulated Airports and Defence Airfields	Yes. No regulated airfields are located within vicinity of the land, that may impact heights of buildings, affect airspace operation or the like. T
5.4 Shooting Ranges	N/A. No shooting ranges in vicinity of the proposal.
5.5 High pressure dangerous goods pipelines	Yes.

FOCUS AREA 6 – Housing

	<i>Planning Proposal consistent with Direction?</i>
6.1 Residential Zones	Yes. The planning proposal will be subject to the existing clause 6.9 of the LEP. Any new residential housing resulting will be appropriate to the access to infrastructure and services subject to existing LEP provisions.
6.2 Caravan Parks and Manufactured Home Estates	Yes. The proposal will retain provisions that permit development for the purposes of a



caravan park to be carried out on land (permitted with consent in the existing and proposed zone).

FOCUS AREA 7 – Industry and Employment

Planning Proposal consistent with Direction?

7.1 Employment Zones N/A.

7.2 Reduction in non-hosted short-term rental accommodation period N/A

7.3 Commercial and Retail Development along the Pacific Highway, North Coast N/A

FOCUS AREA 8 – Resources and Energy

Planning Proposal consistent with Direction?

8.1 Mining, Petroleum Production and Extractive Industries Yes. Consultation may occur with exhibition of the proposal. No known mining or extractive industries are identified in vicinity to the land.

FOCUS AREA 9 – Primary Production

Planning Proposal consistent with Direction?

9.1 Rural Zones No. Justified.
Direction (1)(a) applies to all relevant planning authorities.
The proposed rezoning of RU1 zoned land to R1 is justified as the subject land is identified as an opportunity area in an endorsed Strategy and is consistent with a Regional Plan. The objective of this direction is further considered in this Proposal.
The protection of agricultural production value of rural land is recognised. This land is not of high agricultural value, with constraint by existing residential development, Hill End Road, the Railway and Castlereagh Highway.

9.2 Rural Lands Yes. (see comments below).

9.3 Oyster Aquaculture N/A

9.4 Farmland of State and Regional Significance on the Far North Coast N/A

Rural Zones/Lands

As the proposal is for residential purposes, this proposal has addressed suitability of the location for development. LUCRA has been prepared to address consistency and minimise the potential for land use conflict.



It is concluded that the land is appropriately located taking account of existing adjoining zones, the availability of human services, utility infrastructure, transport and proximity to existing centres. Further, the proposal is considered necessary taking account of existing and future demand and supply of residential land.

The land (Lot1 DP 706730) is occupied. The existing dwelling and shedding are also associated with the previous transport/delivery business operating from the land. Currently the site has 2 x separate driveway accesses to Hill End Road. The property known as 'Balli-High' has several sheds, and out buildings in a cluster. Most of the land is open paddock with periodic horse grazing. There is an existing farm dam. This can be filled in the future and not considered a development constraint. The land is currently serviced by reticulated town water supply.

The land opposite in Hill End Road to the north is zone RU1 Primary Production and developed for rural residential and tourist related development (Mudgee Honey Haven). Land to the west and south is developed R1 General Residential land with standard residential lots developed known as the Caerleon Estate. The Oak Tree Retirement Village is within this developed residential land. Knox Crescent provides road frontage to the south, which is proposed to be utilised for future residential development. Land opposite the Highway is zoned RU4 Primary Production Small Lots, however, is not associated with any intensive agriculture, with historic dwelling entitlements. The railway line forming the eastern boundary to the lot is currently in disuse. With reference to the LUCRA prepared and the experience of the landowner, overall, the site can be developed with minor impact to rural land and productivity.

**SECTION C – environmental, social and economic impact**

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No land is mapped on the 'Biodiversity Values Map'.

No land is mapped on the MWR LEP 2012 Terrestrial Biodiversity map.

As the land is currently RU1 zoned, the Local Land Services (LLS) Act would currently apply. The land is mostly mapped as 'exempt' land under the draft native vegetation regulatory (NVR) map prepared by the Department of Planning and Environment under Part 5A of the LLS Act (i.e. no land identified as sensitive).

The State Vegetation Type Map (SVTM) is a regional-scale map of NSW Plant Community Types. This map represents the current extent of each Plant Community Type, Vegetation Class and Vegetation Formation, across all tenures in NSW. The SVTM was referenced, and no native plant community type was mapped as occurring on the land. It is assumed that no native vegetation will be cleared.

9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Slope and topography	The land does not have any topographical constraint to residential development.
Groundwater Vulnerability	The land is mapped as 'groundwater vulnerable' on the Mid-Western Regional LEP 2012 Groundwater vulnerability map. Clause 6.4 of the LEP will need to be considered in any future development application. The residential land use proposed with this Planning Proposal and with future connection to reticulated services is not likely to impact groundwater.
Bushfire Prone land	Part of the mapped Bushfire "buffer land category affects the southwestern corner of the Lot. This is not considered a hindrance to future residential development and compliance with Planning for Bushfire Protection 2019 can be demonstrated. 



Flooding	Mudgee Flood Study 2021 has been referenced. Mapping shows the land is outside the identified 'preliminary flood planning area'.
Site History	The current landowners have owned the land since 1984 and the grazing use for the cleared land has not intensified. The site previously had a paddock for working with horses and fencing for horses remains on site. The owner recalls that there have not been any sheds demolished. There is no storage of hazardous goods, or ever has been since their occupation. There has not been any cropping. The transport business has recently ceased but had been operating for almost 40 years and was approved by Council as a home occupation.
Heritage	A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that: 1 Aboriginal site is recorded within 1km of the address. 0 Aboriginal sites are recorded within 1km of the address. 0 Aboriginal places have been declared in or near the above location.

Summary of Key Site-Specific Issues

1. Railway – The site analysis has assumed a min 50m buffer should be provided to railway land based on previous approach of MWRC. This buffer is intended to be restricted from future residential development. There are many ways to achieve this. In the concept plans, the buffer is shown as separate land parcel or reserve land, rather than a future restriction on a residential lot.
2. Road frontage – The land has frontage to a classified road, Castlereagh Highway as well as Hill End Road and Knox Crescent. The existing dwelling and the subject land have existing driveway access off Hill End Road only. A buffer is proposed for residential development from the Highway to facilitate landscaping and restrict any future access directly onto the Highway. The subdivision concept avoids additional traffic onto Hill End Road directly, and connection to Knox Cr is proposed.
3. Topographical features – The land being focus of this Planning Proposal (Lot 1 DP706730) is not limited by topography or riparian corridors with biodiversity issues. (The land within the broader identified M21 area will have development restrictions to minimise impact upon riparian corridors. Buffers are proposed consistent with the DPE Controlled activities – Guidelines for riparian corridors on waterfront land. Further in the broader M21 area steepness of the terrain will limit the subdivision potential (land to the west of Saleyards Lane Lot 5 Dp1099445). Further the additional land making up M21 will trigger a Biodiversity Development Assessment Report (BDAR) due mapping on the biodiversity values map applicable).
4. Access and land ownership – The subject land has been identified as the best suited to development within the M21 area considered. The property can be independently developed.



10. Has the planning proposal adequately addressed any social and economic effects?

The proposal will not cause any significant impact on demand to the retail centre of Mudgee. The addition of new households will not cause any significant demand of social infrastructure such as schools or hospitals. No further studies are warranted in this regard.

SECTION D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the planning proposal?

The proposal will not require significant infrastructure to progress. New roads and infrastructure are extensions to existing system.

There are overhead electricity lines present supplying electricity to the existing dwelling. During the Development Application process, the proponent will be required to liaise with Essential Energy regarding the required upgrades. The Proposal should not be inhibited from proceeding due to electricity augmentation required at development stage.

SECTION E – State and Commonwealth Interests)

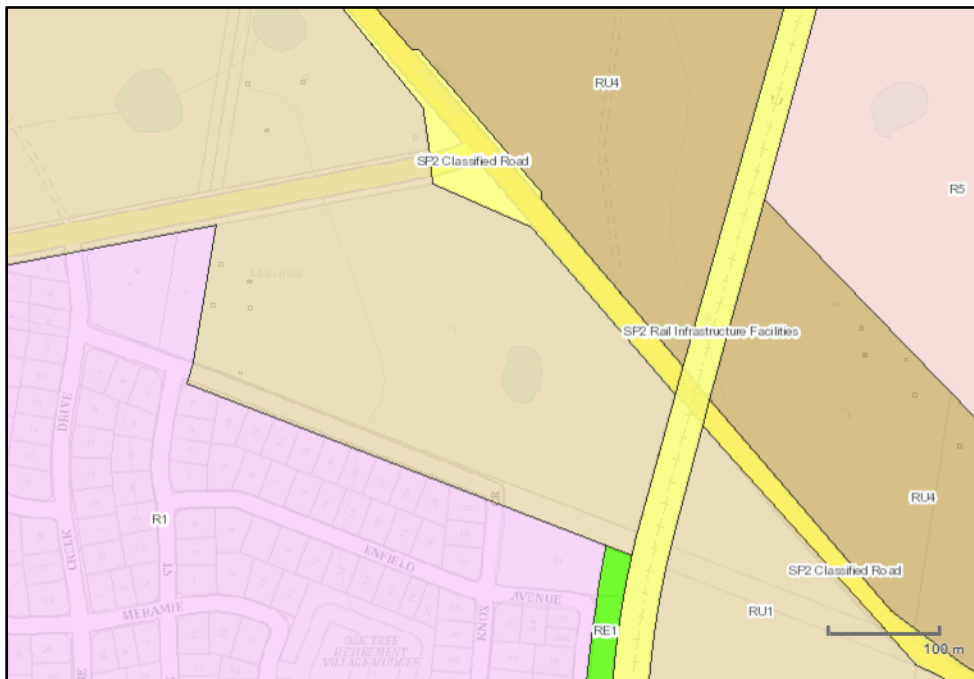
12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Consultation has been carried out prior to gateway determination. The development concept was adapted to address feedback and further consultation would be required at a future DA stage. The Proponent would highlight their intention to proceed to a two lot subdivision and a future developer realise further potential and carry out site specific designs.

PART 4 - Maps

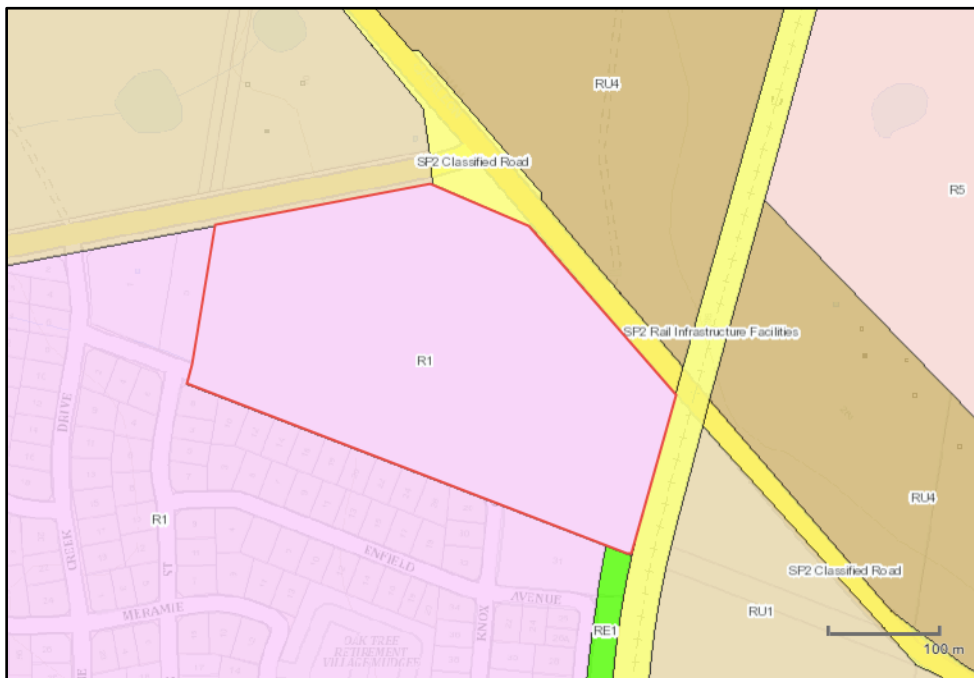
Amend digital mapping.

Land Zone mapping:



Existing Zoning

**RU1 Primary
Production**



Proposed Zoning

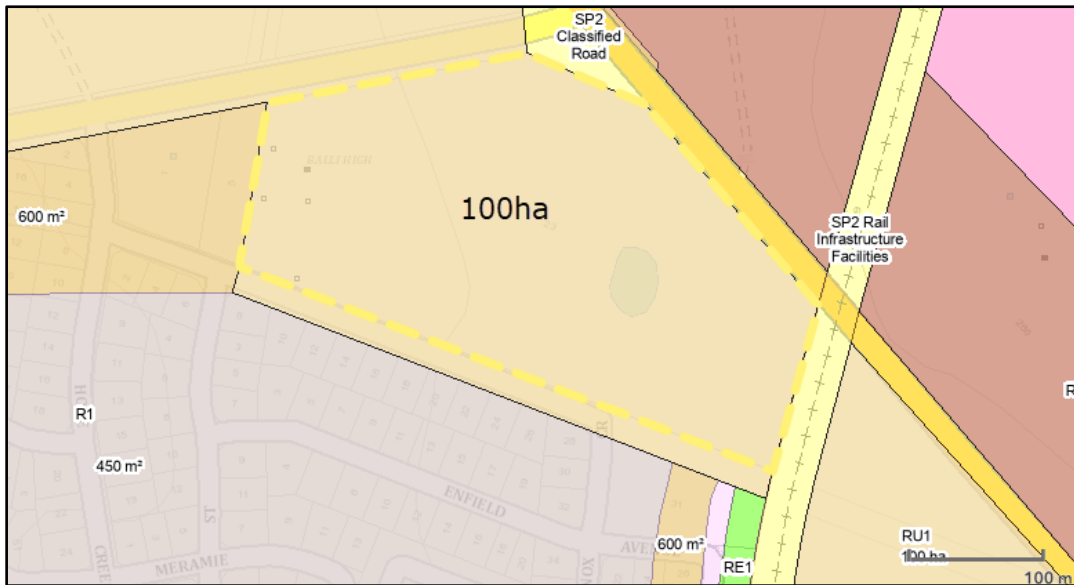
**R1 General
Residential**

Knox Crescent provides road frontage to the south. Currently this road reserve is zoned RU1 Primary Production. It is assumed that inclusion of the road reserve as proposed R1 General Residential land will be preferred, as is consistent with the other local roads in Caerleon Estate.



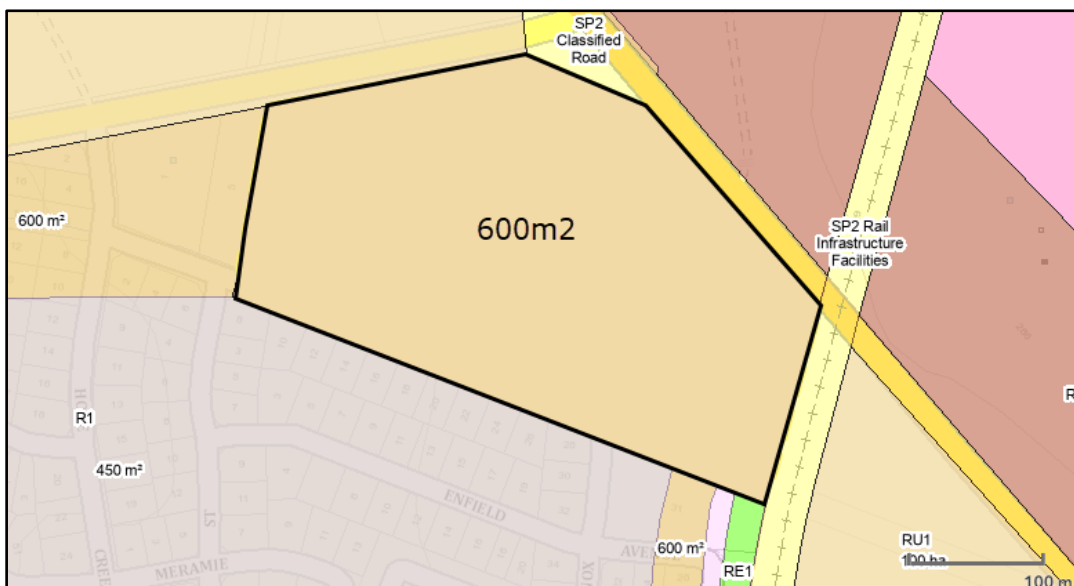
Lot Size mapping:

Proposed lot size amendment



Existing Min Lot Size

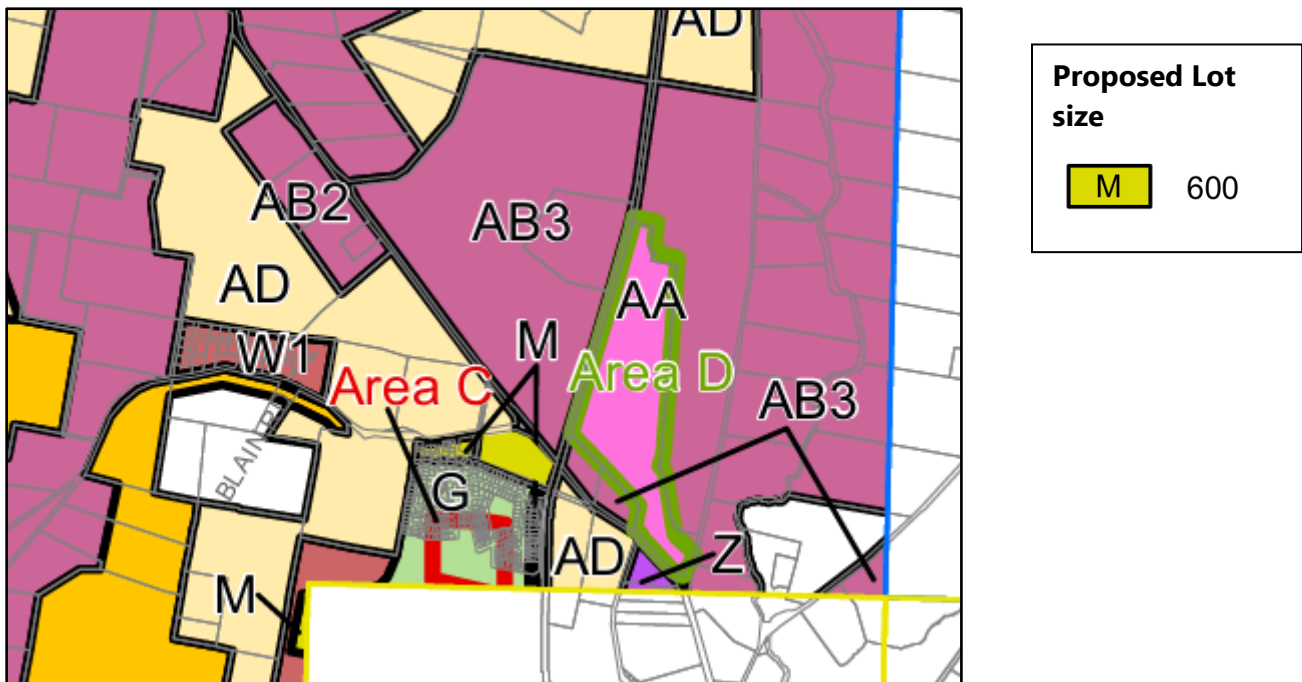
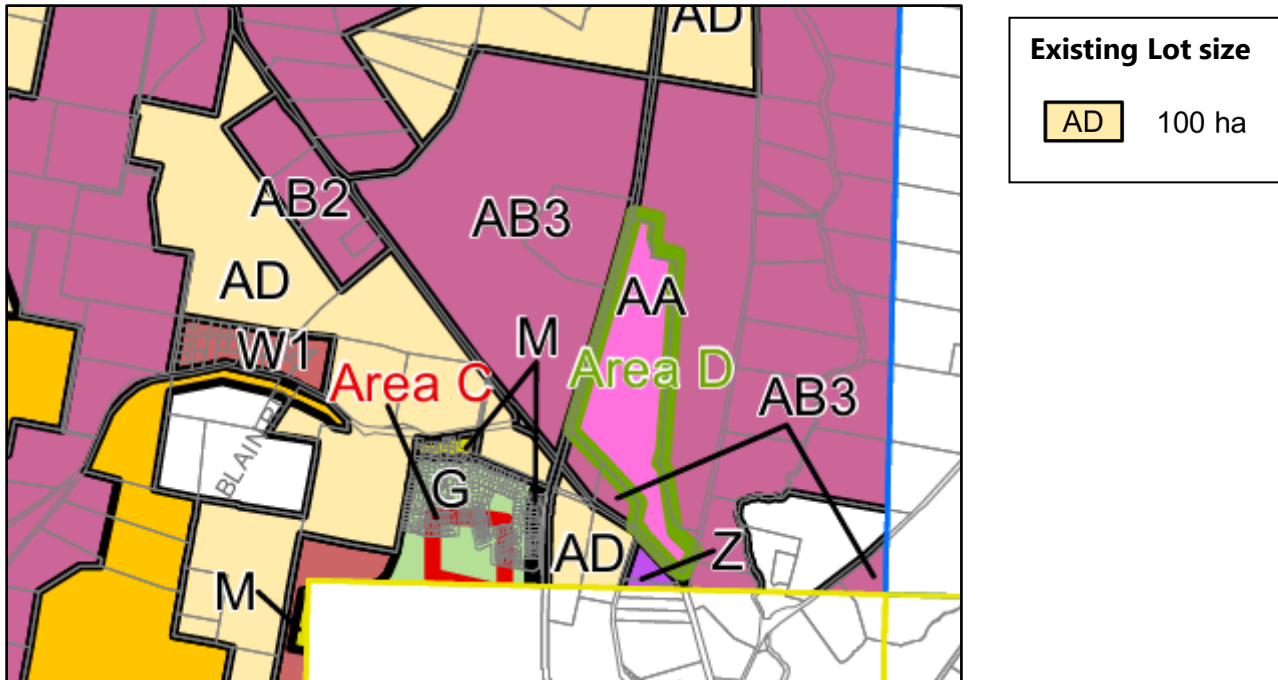
100ha



Proposed Min Lot Size

600m²

To achieve this an Amendment to the Lot size map – Sheet LSZ_006 is required:





PART 5 - Community Consultation

Community consultation will be carried out post Gateway Determination. The proponent will work with Council to provide material relevant to advertise and carry out neighbour consultation.

As this proposal has been proponent-initiated, there has been no specific community consultation to date. The Council will enable associated documents to be viewed and reviewed by the public via the NSW Planning Portal.

Consultation with Mid-Western Regional Council engineers was carried out prior to finalising a concept subdivision for this proposal.



PART 6 - Project timeline

Scoping Report was submitted to Council August 2024. Completion of the indicative project timeline will be in cooperation with MWRC resources and timing to be updated prior to submission for Gateway.

Table 6-2. Indicative project timeline

Stage	Timeframe and/or date
Consideration by council	May to July 2025
Council decision	July 2025
Gateway determination	August 2025
Pre-exhibition	
Commencement and completion of public exhibition period	November 2025
Consideration of submissions	December 2025
Post-exhibition review and additional studies	
Submission to the Department for finalisation (where applicable)	
Gazettal of LEP amendment	

UNDER SEPARATE FILE – Plans of Proposed Subdivision Concept

SHEET 1 Shows the property involved in Mudgee Urban Release Area M21.

SHEET 2 Shows a proposed possible future development over subject land comprising the 2 subdivided lots. This is to demonstrate that support of a planning proposal approval would not adversely impact on the overall residential development, and in fact may encourage a new developer to proceed.

SHEET 3 Shows a proposed possible future development over the remaining area of M21. This is included to assist in clarification of the fact that the subject land is completely separated from the remaining area, not only by the rail corridor but also by the existing constraints posed by the terrain and available road access.

SHEET 4 Shows an indication of the possible number of residential lots that maybe expected from the Urban Release Area M21.

Gateway Determination

Planning proposal (Department Ref: PP-2025-978): rezone Lot 1 DP 706730 at 23 Hill End Road, Caerleon from RU1 Primary Production zone to R1 General Residential zone and amend the lot size from 100 hectares to 660m².

I, the A/Director, Southern, Western and Macarthur Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Mid-Western Regional Local Environmental Plan 2012 to rezone the land and reduce the lot size should proceed subject to the following.

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 19 June 2026.

Gateway Conditions

1. Prior to public exhibition:
 - (a) the proponent is to obtain and have regard to a preliminary site investigation
 - (b) the planning proposal is to be updated with clearer maps showing current and proposed lot size changes
2. Prior to public exhibition, consultation is required with the NSW Rural Fire Service following public authorities under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

It is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.
3. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and

- (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 19 August 2025



Chantelle Chow
Acting Director, Southern, Western and
Macarthur Region
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces