

Prepared for Middlebrook Solar Farm Pty Ltd as trustee for the MSF Project Trust

Preliminary Site Investigation

Middlebrook Solar Farm

October 2025

Project Number: 230488



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We acknowledge the Traditional Owners of this land and pay our respect to Elders past, present and emerging. We recognise that the First Nations peoples of Australia have traditionally managed the resources of this land in a sustainable way, and that they are the original custodians of the Australian environment.

Table of contents

1. Introduction.....	5
1.1. Background.....	5
1.2. Objectives and scope.....	7
1.3. Applicable guidelines and standards	7
2. Site information	8
2.1. Site identification.....	8
2.2. Contaminated land registers	8
2.3. Site history	8
2.3.1. Land zoning and use	8
2.3.2. Aerial imagery review.....	11
2.3.3. Database searches	15
2.3.4. Title Search.....	16
2.3.5. Planning instruments	17
2.4. Site environmental settings	17
2.4.1. Climate.....	17
2.4.2. Topography.....	20
2.4.3. Surface water and hydrology	20
2.4.4. Vegetation	20
2.4.5. Hydrogeology	23
2.4.6. Geology	24
2.4.7. Soils	26
2.5. Site context.....	28
3. Potential Areas of Environmental Concern	31
4. Risk assessment	32
5. Preliminary conceptual site model.....	33
6. Conclusion.....	35
6.1. Triggers for further assessment.....	35
6.2. Recommendations	36
7. References	37

Figures

Figure 1-1 The site	6
Figure 2-1 Land zoning	9
Figure 2-2 Land use	10
Figure 2-3 Topography and hydrology	21
Figure 2-4 Native vegetation occurring within the site	22
Figure 2-5 Terrestrial groundwater dependent ecosystems	25
Figure 2-6 Soil landscapes occurring within the site	27
Figure 2-7 Change 1b – Area proposed for use as a temporary compound area	29
Figure 2-8 Change 1b – View of the temporary compound area (from northern boundary)	29
Figure 2-9 Change 5 – Area proposed for use as a landholder access	29
Figure 2-10 Change 1a – Residence – proposed for demolition	29
Figure 2-11 Change 1a – Water tanks occurring within proximity to the shed	30

Tables

Table 2-1 Site identification details	8
Table 2-2 Aerial photography review	11
Table 2-3 Title Search reports	16
Table 2-4 Climate and weather statistics for Tamworth Airport AWS (station number 055325)	18
Table 2-5 Topography of each area within the site	20
Table 2-6 Topography of each area within the site	20
Table 2-7 Groundwater bores occurring within 1 km of the site	23
Table 2-8 Geological units occurring within the site	24
Table 2-9 Soil landscapes occurring within the site	26
Table 4-1 Risk assessment matrix	32
Table 5-1 Preliminary CSM	33

Appendices

Appendix A Lotsearch	A-I
Appendix B Title Search	B-I
Appendix C Property Reports	C-I

Acronyms and abbreviations

ACM	Asbestos Containing Material
AEC	Areas of Environmental Concern
AHD	Australian Height Datum
ASC	Australian Soil Classification
AWS	Automatic weather station
BESS	Battery energy storage system
CLM Act	<i>Contaminated Land Management Act 1997</i>
CoPC	Chemicals of potential concern
CSM	Conceptual Site Model
DCP	Development Control Plan
DP	Deposited Plan
DPHI	Department of Planning, Housing and Infrastructure
DQIs	Data Quality Indicators
DQOs	Data Quality Objectives
EPA	Environmental Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
GDE	Groundwater dependent ecosystem
GSG	Greater Soil Group
ha	hectares
km	kilometres
LEP	Local Environment Plan
LGA	Local government area
LOR	Limit of Reporting

m	metres
mbgl	metres below ground level
NATA	National Association of Testing Authorities
NEPM	<i>National Environment Protection (Assessment of Site Contamination) Measure</i>
NGH	NGH Pty Ltd
NSW	New South Wales
OCP	Organochlorine Pesticides
OPP	Organophosphate Pesticides
PCT	Plant Community Type
PFAS	Per- and Polyfluoroalkyl Substances
POEO Act 1997	<i>Protection of the Environment Operations Act 1997</i>
PQLs	Practical Quantification Limits
PSI	Preliminary Site Investigation
QA	Quality Assurance
QC	Quality Control
RPD	Relative Percentage Difference
SEPP	State Environmental Planning Policy
SVTM	State Vegetation Type Mapping
UXO	Unexploded Ordnance

1. Introduction

1.1. Background

NGH Pty Ltd (NGH) was engaged by Middlebrook Solar Farm Pty Ltd as trustee for the MSF Project Trust (the Applicant) to prepare a desktop Preliminary Site Investigation (PSI) report to support a Modification for Middlebrook Solar Farm (the Project).

The approved Project is located on part of Lot 60 Deposited Plan (DP) 755343, Lot 61 DP755343, Lot 14 DP37547 and Lot 15 DP37547, also known as 760 Middlebrook Road, Loomberah, NSW 2340, refer to Figure 1-1.

The Modification seeks to facilitate the following changes to the Project:

1. Minor increases to the consented Development Footprint to:
 - a. Allow for the removal of a host landowner residence (and associated infrastructure), and expand the solar array in this area (R2)
 - b. Expand temporary construction laydown areas, improving construction efficiency
 - c. Expand the impact area for New England Highway / Middlebrook Road upgrades, to improve constructability
2. Change in security fencing design for substation, to meet TransGrid requirements
3. Change to Goonoo Bridge assessment approach (Level 2 instead of Level 3)
4. Increase of assumed substation infrastructure height (inclusion of additional poles)
5. Relocation of an existing private landholder access, within the consented Development Footprint, to improve access for the landholder.

Change 1 (a & b) and Change 5 involve land disturbance and land forming works within the site. These activities may result in the mobilisation of potential contaminants, which may present a risk to human health or the environment. Therefore, this PSI is required to determine if there is potential for soil contamination within these areas (the site), refer to Figure 1-1.

Change 1c involves upgrades to an existing intersection. The intersection is located within an area of long-standing use as public road infrastructure. The proposed works at the intersection do not involve a change in land use or deep excavation that would warrant investigation of subsurface conditions. Recommendations have been provided in Section 6.2 of this PSI.

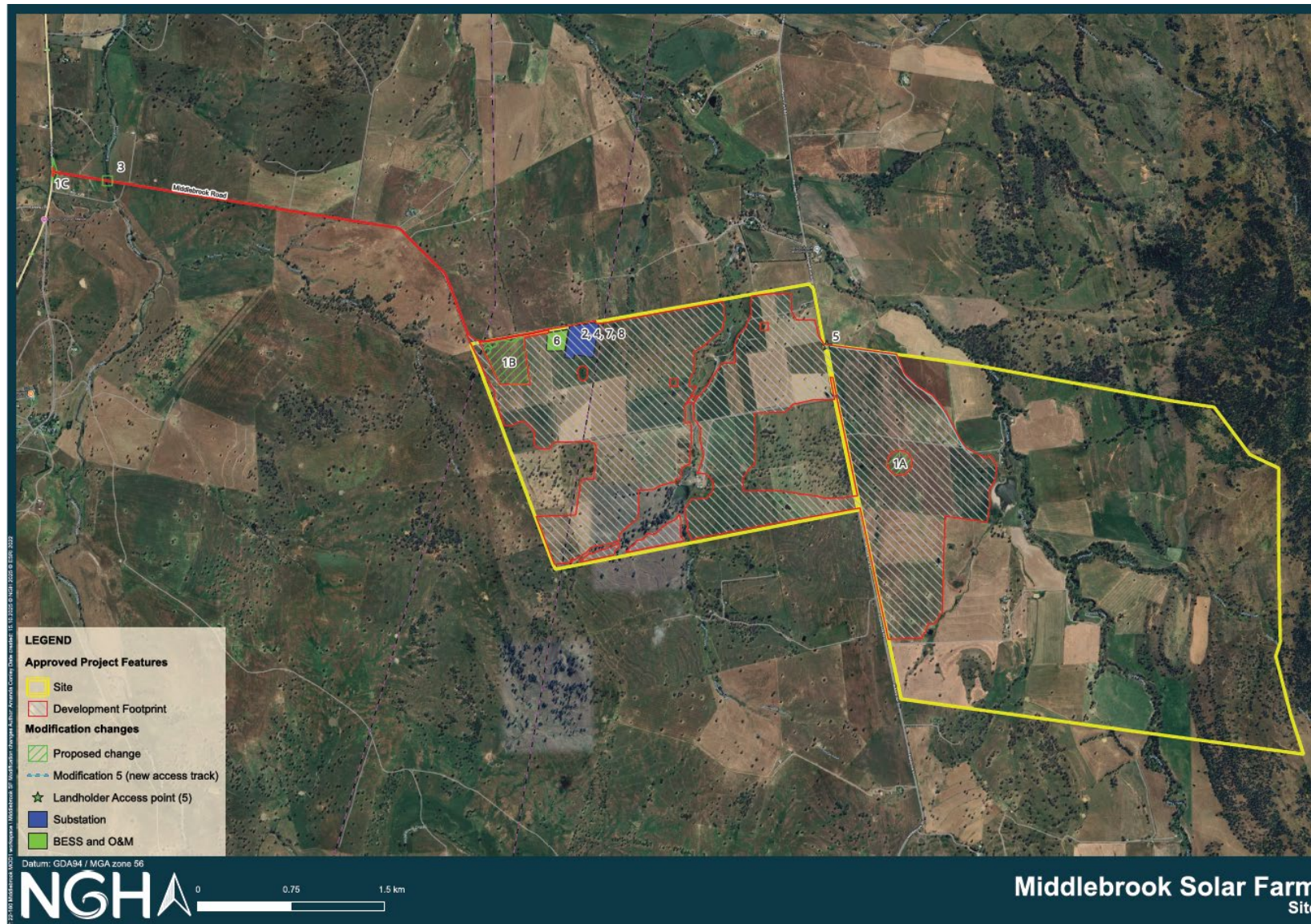


Figure 1-1 The site

1.2. Objectives and scope

The objectives of this PSI are to:

- Provide a technical report specific to the site, in general accordance with the *National Environment Protection (Assessment of Site Contamination) Measure*, as amended in 2013 (ASC NEPM) (NEPC, 1999)
- Determine whether there is a potential for contaminants to occur within the site
- Determine if further investigation is required.

The scope of work included:

- Review of background information – including environmental mapping and publicly available contamination records
- Site history review, via historical imagery sources
- A description of the existing environmental setting
- A summary of any site inspections, photos and/or landholders interviews conducted for the Project
- A review of the applicability of the Resilience and Hazards SEPP and the Managing Land Contamination - Planning Guidelines (NSW Government, 1998)
- An evaluation of potential impacts, mitigation requirements, and recommendations regarding further assessment (if required)
- Preparation of this report.

This desktop assessment of historic and current activities on the site will provide the information required to address Chapter 4 of the Resilience and Hazards SEPP 2021 and specifically, Appendix A of the Managing Land Contamination - Planning Guidelines (NSW Government, 1998), which indicates potentially contaminating land uses, activities, industries and chemicals.

1.3. Applicable guidelines and standards

This PSI has been prepared in general accordance with the following reference documents:

- National Environment Protection (Assessment of Site Contamination) Measure, 1999 [ASC NEPM] (as amended May 2013) (NEPM, 2013)
- AS4482.1-2005 Guide to the investigation and sampling of sites with potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds. (Australian Standards, 2005) (currently withdrawn but referenced in the ASC NEPM)
- Managing Land Contamination Planning Guidelines (EPA, 1998).

2. Site information

2.1. Site identification

Relevant details for the site are provided in Table 2-1.

Table 2-1 Site identification details

Aspect	Description	
Lot / DP	Lot 60 DP755343	Lot 14 DP37547
Street address	760 Middlebrook Road, Loomberah, NSW 2340	
Site area (hectares (ha))	251	412
Local government area (LGA)	Tamworth Regional LGA	
Planning scheme	Tamworth Regional Local Environmental Plan (LEP) 2010	
Site zoning	RU1 Primary Production	

2.2. Contaminated land registers

Lotsearch (Appendix A) conducted a search of the following contaminated land databases on 30 July 2025:

- NSW Contaminated Land List
- Contaminated land – Records of Notice
- Former Gasworks
- EPA notices.

The searches identified no record of contamination within the site.

2.3. Site history

2.3.1. Land zoning and use

The site is located within the Tamworth Regional LGA. The site is zoned RU1 Primary Production under the Tamworth Regional LEP 2010, refer to Figure 2-1.

Portions of the site have been used for the purposes of grazing and cropping (Change 1b and 5), as well as residential and farm infrastructure (Change 1a), refer to Figure 2-2.

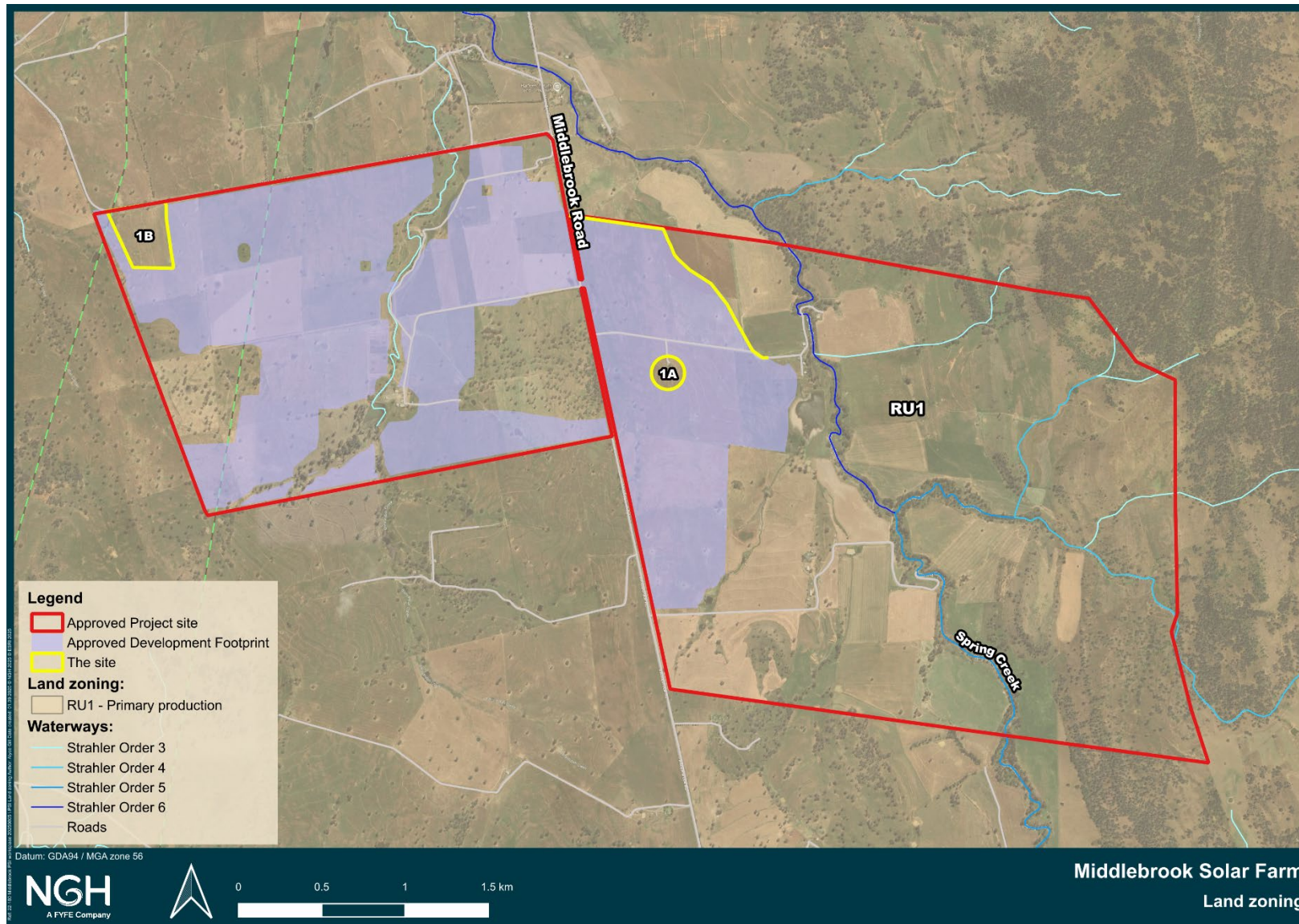


Figure 2-1 Land zoning

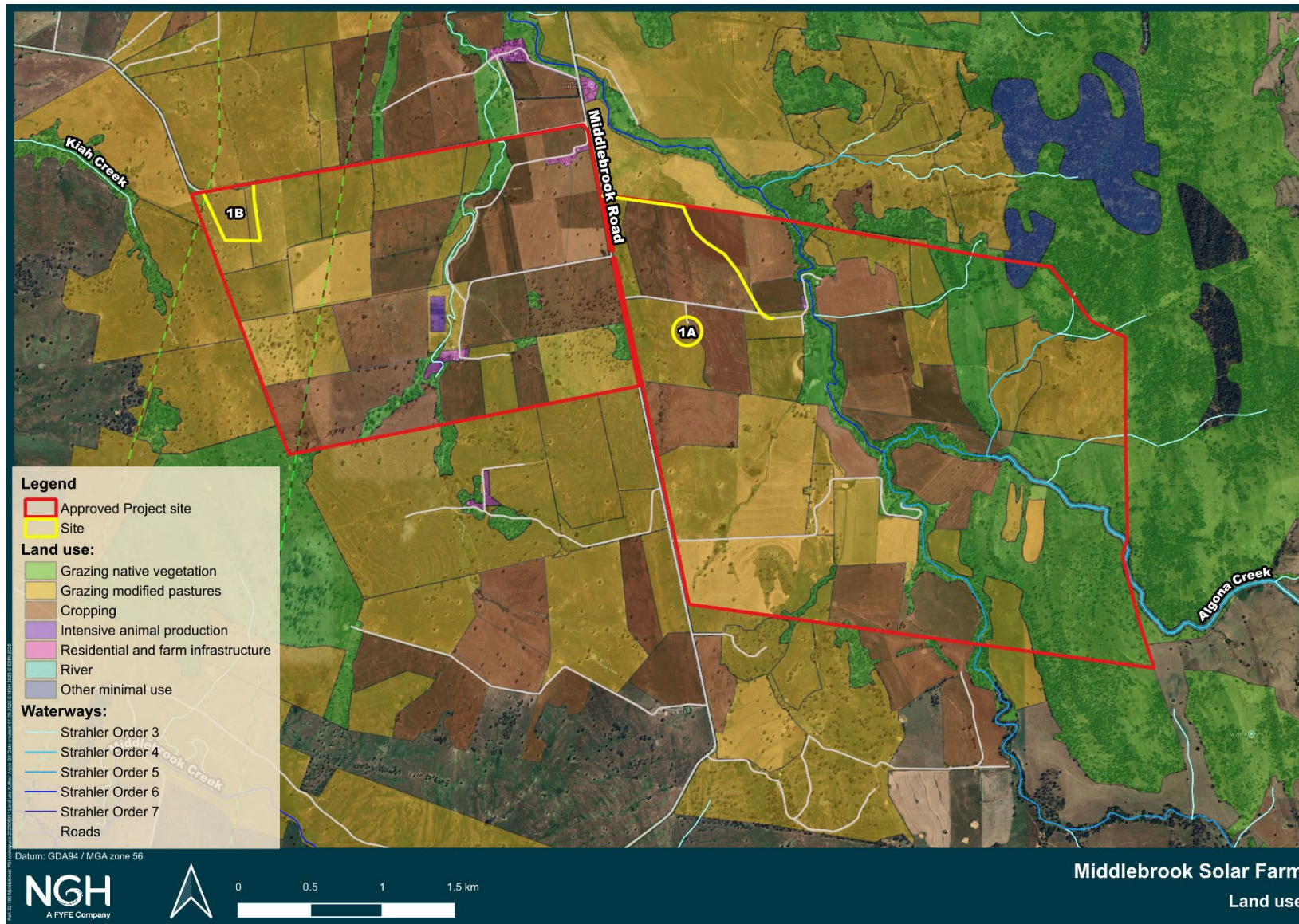


Figure 2-2 Land use

2.3.2. Aerial imagery review

Aerial images are compared to identify changes to the site over time with particular interest in the addition or removal of built infrastructure and use of the land. Changes in built infrastructure and land uses on a rural property of importance to note include but not limited to cropping, other agricultural activities such as livestock dips, infrastructure addition and removal, compounds and waste disposal on-site.

Aerial imagery for the site commences in 1976. The aerial imagery is reviewed in sequence to note changes, which are detailed in Table 2-2. The aerial imagery is provided in the Lotsearch Enviro Pro Report, which is provided as Appendix A.

Table 2-2 Aerial photography review

Year	Source	The site	Surrounds	Approved Project site
1960 (B&W)	NSW Department of Customer Service	Change 1a – Land contouring is evident, with the site area being relatively flat. The site appears grassed.	The immediate surrounds are completely within the Approved Project Site. Contouring is evident, with the immediate surrounds appearing to slope to the west, north and east. Immediately to the south, the area appears relatively flat. An east-west dirt track is present approximately 200m north. The surrounding areas appear to be used for farming/agricultural purposes. Some structures that appear to be residential buildings are present to the east. Spring Creek is present to the east in the vicinity of the residential structures.	A residence is evident within the northeast portion of Lot 60 DP 755343 and within Lot 61 DP 755343. A structure is evident within Lot 15 DP 37547. Land contouring is evident. A large proportion of the approved Project site has been cleared for agricultural purposes.

Year	Source	The site	Surrounds	Approved Project site
			An ephemeral waterway, flowing north to south, is present further to the west, just before Middlebrook Road	
		Change 1b – No photo available	No photo available	
		Change 5 – Has been cleared for agricultural purposes.	The immediate surrounds to the south and east are within the Approved Project Site, which are being used for agricultural purposes. West is Middlebrook Road, followed by the Approved Project Site, which is being used for agricultural purposes. North is cleared land with scattered trees and Spring Creek flowing southeast to northwest.	
1976	NSW Department of Customer Service	Change 1a – A residence, shed and access road are evident	No notable changes.	Cropping is evident to the east and southeast.
		Change 1b – Land contouring is evident.	Immediately to the west, south and east is the Approved Project Site, where land contouring is	

Year	Source	The site	Surrounds	Approved Project site
		The area appears grassed, with some trees throughout.	evident and appears grassed, with scattered trees throughout. Immediately to the north is Middlebrook Road, followed by agricultural land, which appears grassed, with scattered trees throughout.	
		Change 5 – Has been cleared for agricultural purposes.	No notable changes.	
1989	NSW Department of Customer Service	Change 1a – Land contouring evident Change 1b – Land contouring / disturbance are evident Change 5 – No notable changes.		Land contouring and cropping are evident.
1998	NSW Department of Customer Service	Change 1a – No notable changes Change 1b – No notable changes Change 5 – No notable changes.		No notable changes.

Preliminary Site Investigation

Middlebrook Solar Farm



Year	Source	The site	Surrounds	Approved Project site
2004	Google Inc.	Change 1a – No notable changes Change 1b – No notable changes Change 5 – No notable changes.		No notable changes.
2014	Google Inc.	Change 1a – No notable changes Change 1b – No notable changes Change 5 – No notable changes.		No notable changes.
2023	Esri et al.	Change 1a – No notable changes Change 1b – No notable changes Change 5 – No notable changes.		Livestock (cattle) pens are evident.

2.3.3. Database searches

NGH engaged Lotsearch to prepare an Enviro Pro database search report. The dataset listing for this Lotsearch is included on page two of the report, refer to Appendix A. The search was undertaken on 30 July 2025 and identified the following items within a 1000 – 2000 m buffer of the site.

Contaminated Land

- List of NSW contaminated sites notified to the EPA returned no records within the buffer
- The Contaminated Land Record of Notices search returned no records within the buffer
- The Former Gasworks returned no records within the buffer
- The EPA Notices search returned no records within the buffer.

Waste Management and Liquid Fuel Facilities

- National Waste Management Site Database search returned no records within the buffer
- National Liquid Fuel Facilities search returned no records within the buffer.

Per- and Polyfluoroalkyl Substances (PFAS) Investigation and Management Programs

- The EPA PFAS Investigation Program search returned no records within the buffer
- The Defence PFAS Investigation Program search returned no records within the buffer
- The Defence PFAS Management Program search returned no records within the buffer
- The Airservices Australia National PFAS Management Program search returned no records within the buffer
- The Defence Controlled Areas search returned no records within the buffer
- The Defence 3 Year Regional Contamination Investigation Program search returned no records within the buffer
- The National Unexploded Ordnance (UXO) search returned no results within the buffer.

EPA Activities

- The EPA Other Sites with Contamination Issues search returned no records within the buffer
- Licensed activities under the *Protection of the Environment Operations Act 1997* (POEO Act 1997) returned no records within the buffer
- Delicensed activities still regulated by the EPA returned no records within the buffer
- Former licensed activities under the POEO Act 1997 now revoked or surrendered returned with three records within the buffer that are listed as *other activities / non scheduled activity – application of herbicides*, all located within the site (Area 5 only) and include:
 - Luhrmann Environment Management Pty Ltd
 - Robert Orchard
 - Sydney Weed and Pest Management Pty Ltd.

Historic Business Directories

- Business Directory Records 1950-1991 Premise or Road Intersection Matches returned no records within the buffer
- Business Directory Records 1950-1991 Road or Area Matches returned no records within the buffer

- ### 2.3.4. Title Search

Table 2-3 Title Search reports

Lot	Details
Lot 14 DP37547	<u>First schedule -</u> [REDACTED] <u>Second schedule (2 notifications) -</u> 1) Reservations and conditions in the crown grant(s) 2) At 797347 caveat by Middlebrook Solar Farm Pty Ltd <u>Unregistered dealings –</u> Nil
Lot 60 DP755343	<u>First schedule -</u> [REDACTED] <u>Second schedule (7 notifications) -</u> 1) Land excludes minerals and is subject to reservations and conditions in favour of the Crown - see Crown grant(s) 2) Easement for transmission line affecting the land shown so burdened in the title diagram; easement now vested in the New South Wales Electricity transmission authority 3) Easement for electricity transmission line affecting the land Shown so burdened in title diagram 4) [REDACTED] 5) [REDACTED] 6) Caveat (AT792785) by Middlebrook Solar Farm Pty Ltd 7) Caveat (AT833973) by Middlebrook Solar Farm Pty Ltd <u>Unregistered dealings –</u> Nil

2.3.5. Planning instruments

A search of the NSW Planning Portal was undertaken on 14 August 2025. Property Reports were obtained for Lot 60 DP 755343 and Lot 14 DP37547.

Environmental Planning Instruments

The Tamworth Regional LEP (2010) applies to the site.

State Environmental Planning Policies (SEPPs)

A list of relevant SEPPs can be found in Appendix C.

Proposed Environmental Planning Instruments

There are no draft local environmental plans applying to the site.

Development Control Plans

The Tamworth Regional Development Control Plan applies to the site.

Bushfire Prone Land

The site is not identified as bushfire prone land.

2.4. Site environmental settings

2.4.1. Climate

Understanding the climate in the context of the site can help to characterise the persistence, mobility and in some cases toxicity of potential contaminants. The Tamworth Region LGA is part of the NSW Brigalow Belt South Bioregion, Lachlan Plains subregion. The Brigalow Belt South lies within Australia's semi-humid climatic zone with minor patches to the southeast within temperate zone, with a warm summer and no dry season.

Climate data available from the Tamworth Airport Automatic Weather Station (AWS) (station no. 055325, approximately 22 km northwest of the site) indicates a mean summer maximum of 33.0°C (January) and a mean winter minimum of 2.3°C (July) (BoM, accessed August 2025). Rainfall records from the same station show a mean annual rainfall of 656.9 mm, and that rainfall is generally greatest over summer, with the average monthly maximum occurring in November (83.1 mm).

Climate and weather statistics for the Tamworth Airport (AWS) (station number 055325) are provided in Table 2-4.

Preliminary Site Investigation

Middlebrook Solar Farm



Table 2-4 Climate and weather statistics for Tamworth Airport AWS (station number 055325)

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual average
Temperature													
Mean maximum temperature (°C)	33.0	31.7	29.4	25.4	20.8	17.0	16.5	18.6	22.1	25.7	28.6	30.9	25.0
Mean minimum temperature (°C)	17.7	16.9	14.6	10.1	5.9	3.6	2.3	2.9	5.8	9.7	13.3	15.6	9.9
Rainfall													
Mean rainfall (mm)	61.5	70.4	66.7	30.1	29.4	54.8	40.9	39.4	45.4	57.7	83.1	77.1	656.9
Decile 5 (median) rainfall (mm)	55.6	56.0	53.2	20.2	26.4	46.4	32.7	34.4	35.3	53.2	69.4	70.3	
Mean number of days of rain $\geq$ 1 mm	5.4	5.7	5.3	2.9	3.5	5.3	5.0	4.2	4.7	5.6	7.0	6.3	60.9
9AM Conditions													
Mean 9am relative humidity (%)	56	63	64	60	72	83	81	71	63	56	58	57	65
Mean 9am wind speed (km/h)	12.9	12.2	11.6	9.9	9.5	9.1	9.3	10.2	11.5	12.8	13.1	12.5	11.2

Preliminary Site Investigation

Middlebrook Solar Farm



Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual average
3PM Conditions													
Mean 3pm relative humidity (%)	35	40	37	36	44	52	51	41	40	38	39	36	41
Mean 3pm wind speed (km/h)	16.8	16.3	15.8	15.1	14.3	14.2	14.8	16.9	17.3	17.5	17.9	16.7	16.1

Note: Red represents the highest value in the range, blue represents the lowest value in the range.

2.4.2. Topography

The topography of the site is used to identify the way in which potential contaminants will move across the landscape within the site and from upgradient surrounding sites. It can provide the probable direction of groundwater flow. Refer to Table 2-5 and Figure 2-3 for the topography of each area.

Table 2-5 Topography of each area within the site

Change	Topography
1A	Occurring at an elevation of 510 m Australian Height Datum (AHD). The land slopes gently downgradient to the north.
1B	Relatively flat, occurring at an elevation of approximately 510 m AHD.
5	Occurring at an elevation of 470 – 480 m AHD. The land slopes gently downgradient to the north.

2.4.3. Surface water and hydrology

No waterways or dams occur within the site.

2.4.4. Vegetation

The site is dominated by non-native vegetation, consistent with the approved Project site, refer to Figure 2-4. The site has a long history of agricultural use and has been extensively cropped and grazed as evidenced by recent aerial imagery and verification from site visits.

Table 2-6 Topography of each area within the site

Area	Vegetation
1A	Grassed for residential setting, with some trees.
1B	Dominated by non-native vegetation, consistent with the approved Project site, refer to Figure 2-4. The site has a long history of agricultural use and has been extensively cropped and grazed as evidenced by recent aerial imagery and verification from site visits.
5	

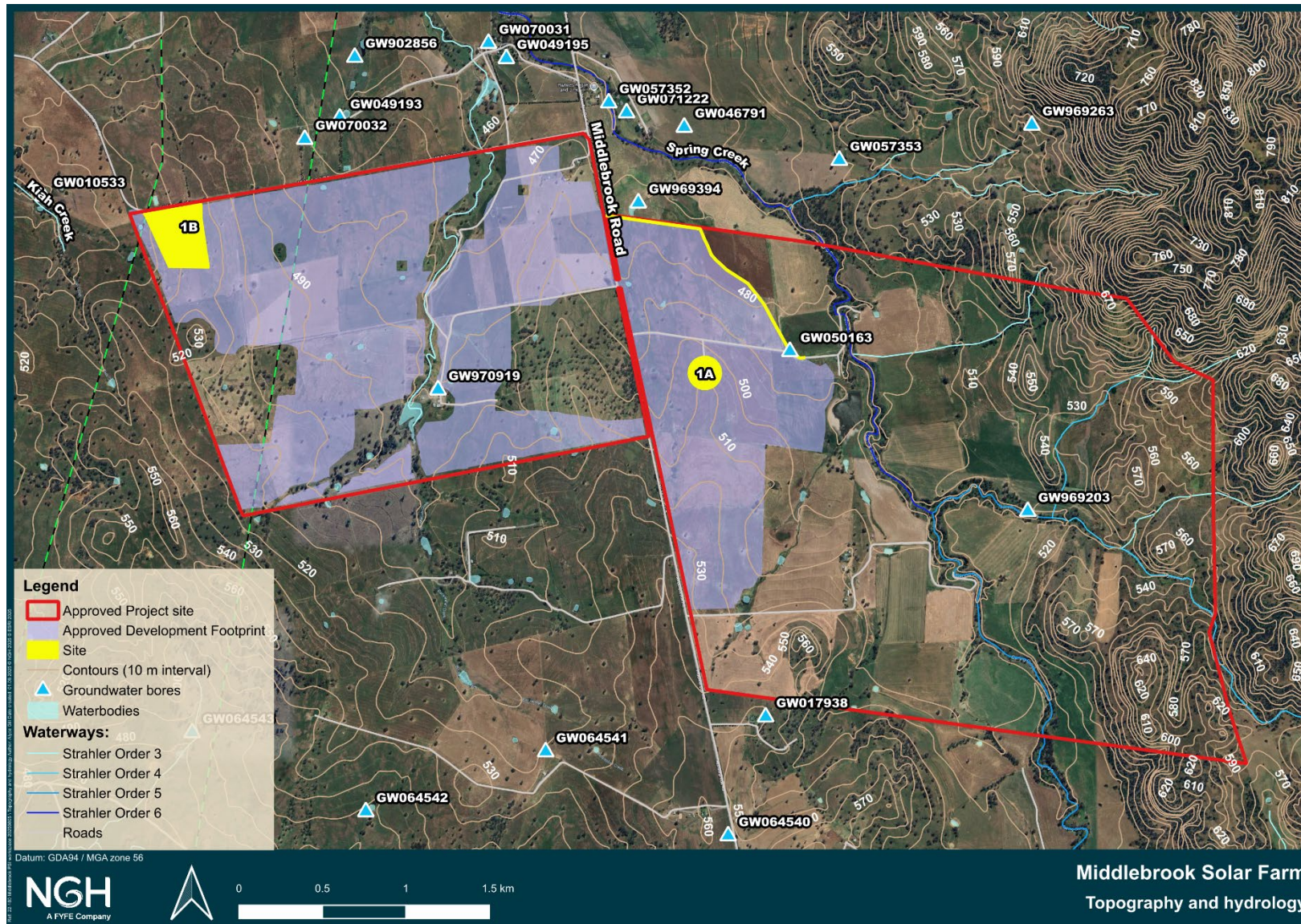


Figure 2-3 Topography and hydrology

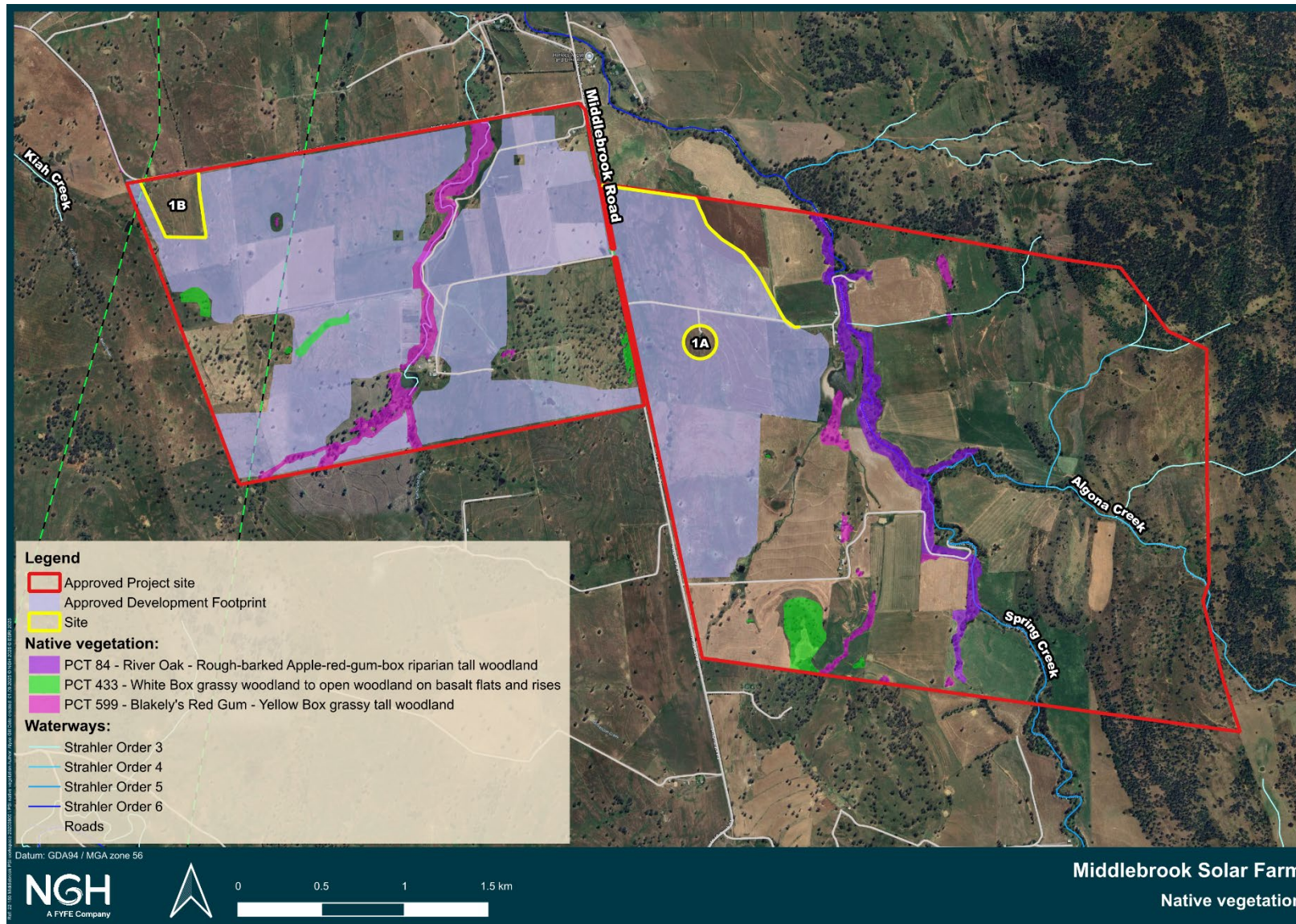


Figure 2-4 Native vegetation occurring within the site

2.4.5. Hydrogeology

No groundwater bores are present in Change 1a and Change 1b.

One groundwater well is present within Change 5. GW050163 has a bore depth of 30 m.

The registered groundwater bore summary provided in Table 2-7 represents bores relative to the Approved Project Site.

Registered groundwater bores

One groundwater bore (GW050163) occurs within the site (Change 5), refer to Figure 2-3. An additional 8 groundwater bores occur within 1 km of the site, refer to Table 2-7. Bore depths range from 3.1 m to 61 m below ground level.

Table 2-7 Groundwater bores occurring within 1 km of the site

State Bore ID	Bore depth (m)	Status	Drilled Date	Use	Easting	Northing	Distance from site (m)
GW050163	30	Used	-	Unknown	308080	6534584	0
GW969394	17.7	Used	2008-09-18	Stock	307172	6535474	95
GW057353	18.3	Used	-	Unknown	308377	6535729	517
GW046791	6.1	Unknown	-	Home use	307447	6535928	585
GW010533	61	Unknown	1953-09-01	Unknown	303605	6535514	620
GW071222	3.1	Unknown	1992-08-20	Irrigation	307102	6536014	640
GW057352	6.1	Used	-	Unknown	306995	6536074	695
GW070032	16	Unknown	-	Stock	305174	6535855	765
GW049193	12.2	Used	-	Unknown	305383	6535982	975

Groundwater dependent ecosystems

No groundwater dependent ecosystems (GDEs) occur within the site. Low and high potential terrestrial GDEs occur within proximity to the site, refer to Figure 2-5.

2.4.6. Geology

Refer to Table 2-8 for a summary of the geological units present within the site.

Table 2-8 Geological units occurring within the site

Name	Description	Dominant lithology	Present within the site?
Mandowa Mudstone	Grey, thin-bedded, laminated and massive mudstone with subordinate, thin siltstone and fine sandstone	Mudstone	Yes (Change 1b)
Tangaratta Formation	Thin-bedded, fine-grained feldsarenite, siltstone, mudstone and rare limestone	Siliciclastic sedimentary rock	Yes (Change 1a, Change 5)

Refer to Appendix A for the location of the geological units.

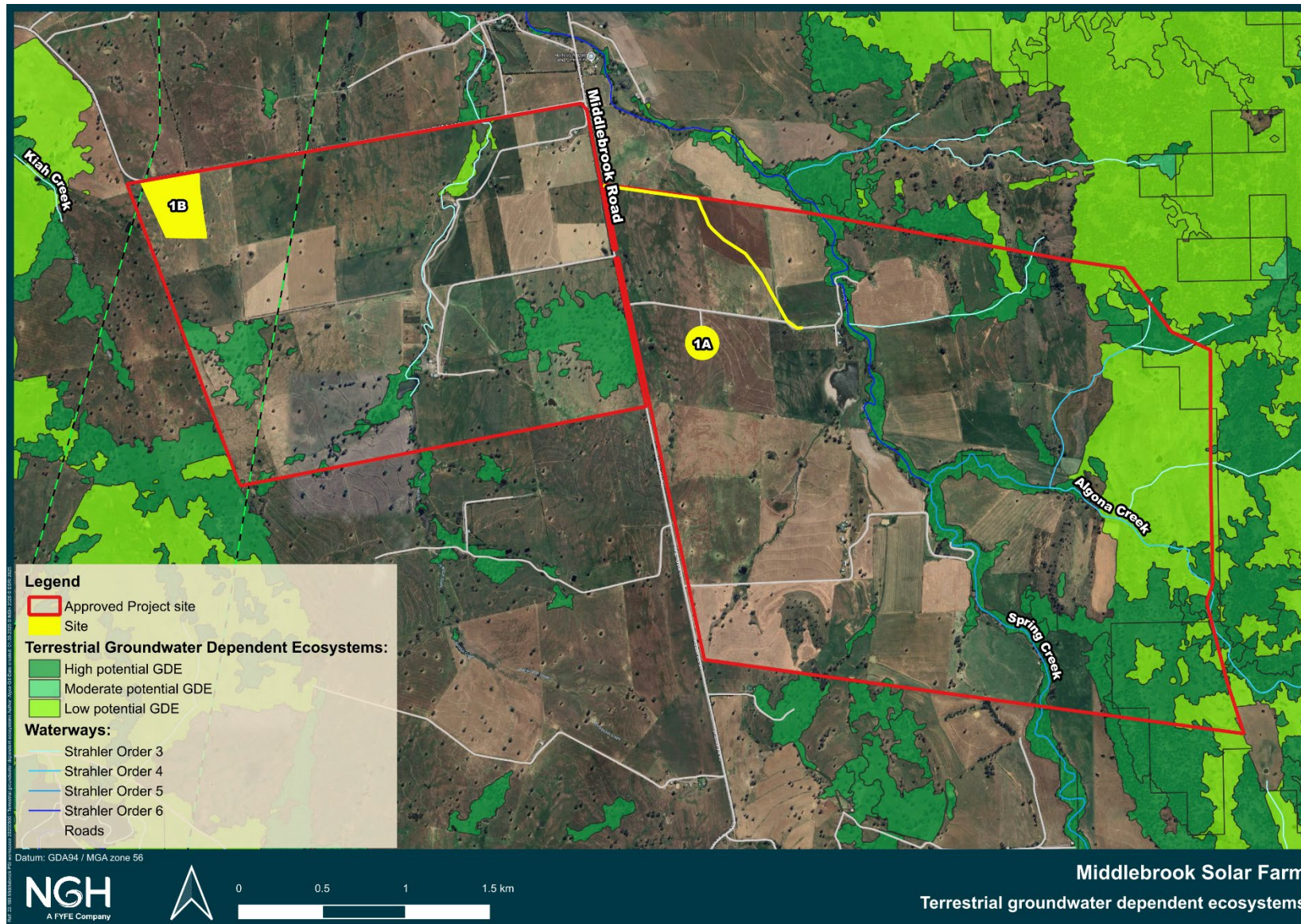


Figure 2-5 Terrestrial groundwater dependent ecosystems

2.4.7. Soils

Two soil landscapes occur within the site, refer to Table 2-9.

Table 2-9 Soil landscapes occurring within the site

Landscape unit in Assessment area	Soil landscape	Geology	Soil fertility	Typical soil erosion
Rolling hills west of Spring Creek and not including drainages	DURI (du) (Change 1a and Change 5)	Geological Unit as described in the Soil Landscape: Devonian and Carboniferous sedimentary rocks. Parent Rock: conglomerate, sandstone, siltstone and mudstone. Parent Material: In situ weathered parent rock with alluvium in the drainage lines.	Moderate	High erodibility under concentrated and non-concentrated flows. Low erosion hazard for sheet-flow under grazing conditions and moderate to high under cropping.
Topographic highs of the western and southern areas of the development footprint	FULLWOODS HILL (fh) (Change 1b)	Geological Unit as described in the Soil Landscape: Folded Devonian and Carboniferous rocks of the Duri Hills. Parent Rock: Lithologies in the Devonian formations include arenite, polymictic conglomerate, greywacke and mudstone. Lithologies in the Carboniferous formations include arenite, sandstone, polymictic conglomerate and siltstone. Parent Material: In situ weathered parent rock with alluvium in the drainage lines.	Moderate	Sheet erosion is common on hillsides. Decline of soil structure common where compacted by stock. High to very high erodibility and erosion hazard under concentrated flows. Dispersible sodosol subsoils create extremely high erosion risk (<i>Alt et al.</i> 2009). Moderate to high shrink-swell potential in subsoils.

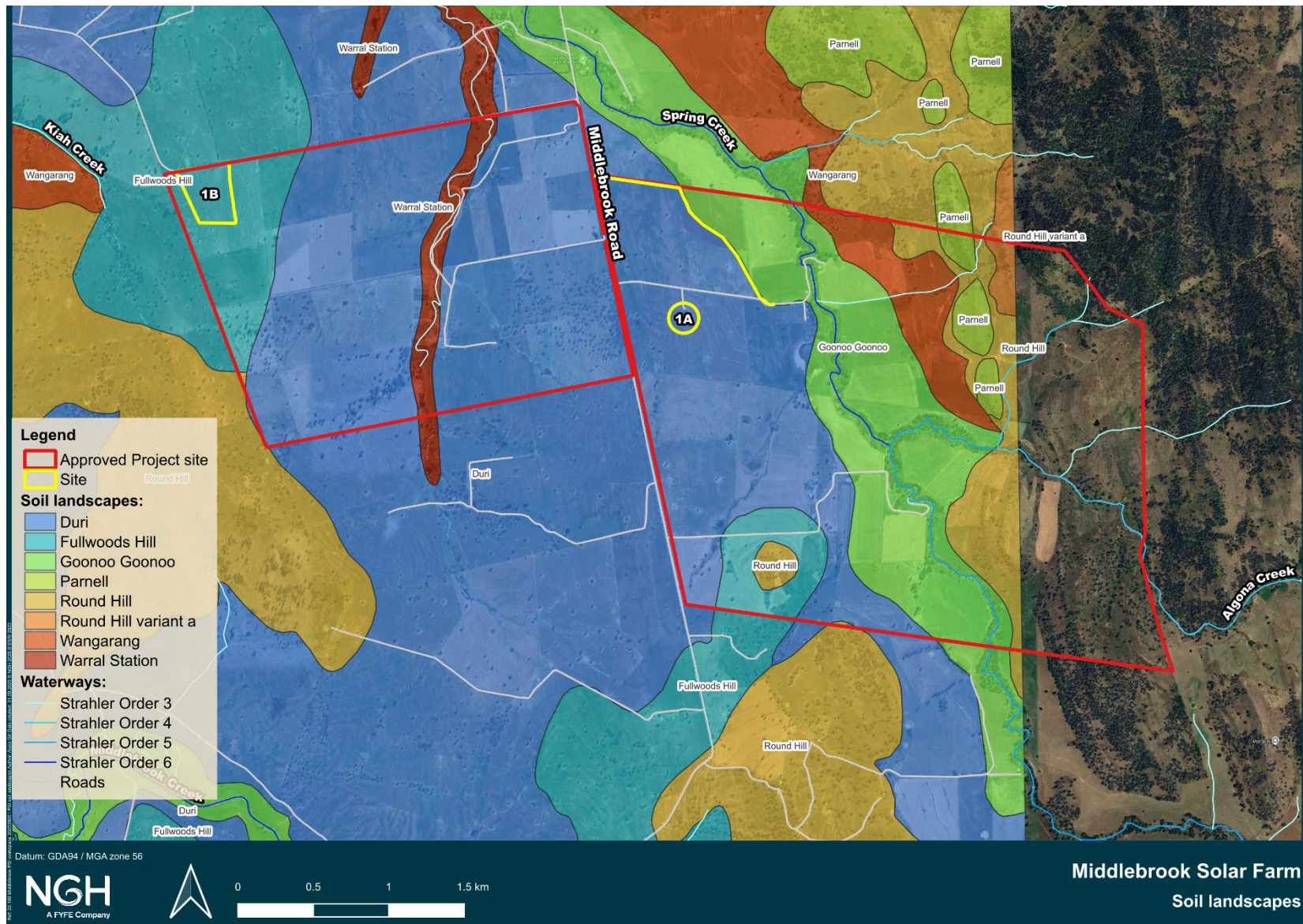


Figure 2-6 Soil landscapes occurring within the site

2.5. Site context

A site inspection was not conducted to inform this PSI. Site photos were supplied by NGH and the Applicant, with additional background information sourced from the EIS (NGH, 2023).

The following observations were made:

- The area proposed for use as a temporary construction laydown area (Change 1b, refer Figure 1-1) was observed to consist of groundcover vegetation, refer to Figure 2-7 and Figure 2-8. No infrastructure or other permanent structures (other than farm fencing) was noted within this location
- The area proposed for use as a landholder access (Change 5) was observed to largely consist of groundcover vegetation, refer to Figure 2-9. Farm fencing was observed
- The residence proposed for demolition (Change 1a, refer to Figure 1-1) is shown in Figure 2-10. The residence is relatively low-set, consisting of a weatherboard exterior, supported by a brick foundation. The residence has a corrugated metal roof. Solar panels were noted, as was a rooftop water tank and cooling system. Lawn grasses occur around the residence
- A shed occurs immediately to the east of the residence. The shed is situated on earthen ground. Waste materials (plastic containers, old tyres, cardboard and timber) occurs within and within proximity to the shed
- Three potential septic and/ or water tanks occur within proximity to the shed, refer to Figure 2-12.

The structures and items observed within the site photos do not appear to be of environmental concern and are consistent with an agricultural land use.



Figure 2-7 Change 1b – Area proposed for use as a temporary compound area



Figure 2-8 Change 1b – View of the temporary compound area (from northern boundary)



Figure 2-9 Change 5 – Area proposed for use as a landholder access



Figure 2-10 Change 1a – Residence – proposed for demolition



Figure 2-11 Change 1a – Water tanks occurring within proximity to the shed

3. Potential Areas of Environmental Concern

The site history review, site inspection and review of anecdotal information identified the following potential Areas of Environmental Concern (AECs) and Chemicals of Potential Concern (CoPC).

AEC1 – Historic cropping activities

During the aerial imagery review, cropping activities were identified within the site (Change 1b and Change 5). Cropping activities are associated with a range of chemicals including but not limited to (refer to Appendix 1 of Contaminated Land Planning Guidelines):

- Fertilisers - Calcium phosphate, calcium sulfate, nitrates, ammonium sulfate, carbonates, potassium, copper, magnesium, molybdenum, boron, cadmium, arsenic
- Pesticides - Arsenic, lead, organochlorines, organophosphates, sodium tetraborate, carbamates, sulfur, synthetic pyrethroids.

AEC2 – Asbestos containing material

The residence located within Change 1A was constructed prior to 1976. Residences constructed prior to 1980 have the potential to contain asbestos, a naturally occurring mineral made up of thin, fibrous crystals. Asbestos was widely used (pre-1980) in roofing and siding materials, walls and ceiling insulation, floor tiles and adhesives, pipe insulation, cement sheeting (fibro) and textured paints and coatings. When disturbed, asbestos can lead to serious diseases, such as asbestosis, mesothelioma, lung cancer and pleural plaques. Noting the age of the dwelling, there is potential for asbestos containing material (ACM) to occur.

Asbestos may be present within the above-ground structures. There is potential for excess asbestos material or demolition waste to have been buried at the site.

4. Risk assessment

The findings of the desktop assessment and site walkover were used to identify risk through the development of a preliminary Conceptual Site Model (CSM), refer to Section 5. The CSM sought to present the potential contaminants of concern, likely receptors that could potentially be impacted, and plausible pathways for exposure to occur (i.e. source, pathway, receptor linkages). A qualitative risk matrix was used to categorise a rating for the identified risks. The risk assessment matrix is provided in Table 4-1. To identify the risk consequences, the chance of these complete pathways occurring (likelihood) was compared with the level of harm (consequence) this would cause (including potential health or ecological impact).

Table 4-1 Risk assessment matrix

Consequence	Likelihood			
		Unlikely	Possible	Likely
	Minor	Low	Low	Medium
	Moderate	Low	Medium	High
	Significant	Medium	High	High

The level of risk identified was defined as follows:

- **Low Risk** – based on review of the source, pathway receptor linkages, the Area of Environmental Concern (AEC) is not anticipated to pose unacceptable risk to human health or the environment under current agricultural or commercial land use
- **Medium risk** – based on review of the source, pathway receptor linkages, the AEC has the potential to pose unacceptable risk to human health or the environment under current agricultural or commercial land use, if risk is not appropriately managed
- **High risk** – based on review of the source, pathway receptor linkages, the AEC is considered likely to pose unacceptable risk to human health or the environment under current agricultural or commercial land use, if risk is not appropriately managed.

Refer to Table 5-1 for the findings of the risk assessment.

5. Preliminary conceptual site model

A preliminary CSM has been prepared to develop an understanding of the potential Areas of Environmental Concern (AEC) and potential contaminating pathways, refer to Table 5-1.

Table 5-1 Preliminary CSM

Potential Source of Contamination	Potential Chemicals of Concern	Transport Mechanisms	Potential Exposure Pathways	Risk rating	Potential Receptors
AEC1 Agricultural practices (cropping)	- Heavy metals (arsenic, cadmium, chromium, copper, nickel, lead, zinc and mercury) - Organochlorine Pesticides (OCPs) - Organophosphate Pesticides (OPPs)	- Disturbance – airborne release - Surface water runoff - Leachability into surficial, sub soils and underlying groundwater and transport via groundwater flows	- Inhalation of dust - Ingestion - Dermal contact	LOW	Human receptors: Construction workers and intrusive maintenance workers Farm workers
			- Inhalation of dust - Dermal contact	LOW	Off-site human receptors: Adjacent land users
			- Inhalation of dust - Ingestion - Dermal contact	LOW	Environmentally sensitive receptors: No waterways or dams occur within the site.
AEC2 Potential ACM	ACM (bonded, non-bonded and fibrous).	Disturbance of structures or buried asbestos –	Inhalation of fibres, or dust containing fibres	MEDIUM^{1,2}	Human receptors (if asbestos disturbed): Construction and maintenance workers

Potential Source of Contamination	Potential Chemicals of Concern	Transport Mechanisms	Potential Exposure Pathways	Risk rating	Potential Receptors
		airborne release.			Farm workers
			Inhalation of fibres, or dust containing fibres	LOW	Off-site human receptors: Minimised by distance from source
			Inhalation of fibres, or dust containing fibres	LOW	Environmentally sensitive receptors: Minimal environmental receptors identified surrounding identified source.

Notes:

- 1 Risk rating 'Low' if undisturbed.
- 2 Risk rating reduced to 'Low' if disturbance works undertaken under an Asbestos Management Plan, or an Unexpected Finds Protocol.

6. Conclusion

NGH were engaged by the Applicant to undertake a PSI to support a Modification for Middlebrook Solar Farm. The purpose of this PSI was to summarise the history of the site, to provide up to date site information, a CSM and recommendations for further investigation, if required.

The site history review identified that the site has been used for the purposes of grazing, cropping, as well as intensive animal production and residential and farm infrastructure.

No previous contamination investigations have been conducted within the site.

A search of the Contaminated Land Record returned no records within the site. The Contaminated Land Record of Notices did not return any notices within the site, nor is the land known to contain a former gasworks development.

The results are generally considered to be consistent with long-term agricultural land use within a regional setting.

Land use activities within the site are generally consistent with the approved Project. Noting this, it is considered unlikely that the additional areas (represented as Change 1a, 1b and 5) investigated within this report would result in an increased risk to human health or the environment.

Noting the considerations below, it is likely that intrusive environmental assessment of Change 1a, 1b and 5 would provide no material benefit:

- Change 1a, 1b and 5 are generally consistent with the surrounding Approved Project site
- The risk ratings for AEC1 and associated COPC was 'Low'
- The risk ratings for AEC2 and associated COPC (asbestos) was 'Low' if asbestos (if present) is managed under an:
 - Asbestos Management Plan for building structures, or
 - Unexpected Finds Protocol for potentially buried asbestos.

6.1. Triggers for further assessment

In accordance with Appendix A of the Managing Land Contamination - Planning Guidelines (NSW Government, 1998), the following activities trigger further assessment:

- Potentially contaminating activities, including cropping, have occurred within the site
- Cropping and agricultural activities are associated with a range of chemicals including but not limited to (refer to Appendix 1 of Contaminated Land Planning Guidelines):
 - Fertilisers - Calcium phosphate, calcium sulfate, nitrates, ammonium sulfate, carbonates, potassium, copper, magnesium, molybdenum, boron, cadmium, arsenic
 - Pesticides - Arsenic, lead, organochlorines, organophosphates, sodium tetraborate, carbamates, sulfur, synthetic pyrethroids.
- There is potential for asbestos to be present within the residence located within Change 1a, or buried within Change 1a
- No previous investigations have been undertaken for the site; however, this desktop assessment indicates that no further investigation is required.

6.2. Recommendations

An intrusive investigation is not required to support this Modification.

The following recommendations would be implemented for the Project:

- A pre-demolition Hazardous Materials Survey (by a Licenced Asbestos Assessor (LAA)) will be conducted, prior to demolishing the residence
- If asbestos is detected within the residence, then a licenced asbestos removalist will be engaged to remove the identified asbestos and provide a clearance certificate
- An Unexpected Finds Procedure will be developed and implemented, should contaminated material be identified on site (or within the intersection upgrade area (Change 1c)) during the construction program.

7. References

BoM. (accessed August 2025). *Climate statistics for Australian locations*. Retrieved from Australian Government Bureau of Meteorology.

EPA. (1998). *Managing Land Contamination: Planning Guidelines SEPP 55 - Remediation of Land*.

NEPM. (2013). *National Environment Protection (Assessment of Site Contamination) Measure*. National Environment Protection Council.

NGH. (2023). *Environmental Impact Statement - Middlebrook Solar Farm*. NGH Pty Ltd.

NSW Government. (1998). *Managing Land Contamination - Planning Guidelines SEPP 55 - Remediation of Land*. Retrieved from Department of Urban Affairs and Planning - Environment Protection Authority: <https://www.epa.nsw.gov.au/sites/default/files/managing-contaminated-land-guidelines-remediation.pdf>

Appendix A Lotsearch



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 30 Jul 2025 17:51:52

Reference: LS089804 EP

Address: 760 Middlebrook Road, Loomberah, NSW 2340

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	24/06/2025	24/06/2025	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	15/07/2025	08/07/2025	Monthly	1000m	0	0	0
Contaminated Land Records of Notice	Environment Protection Authority NSW	15/07/2025	15/07/2025	Monthly	1000m	0	0	0
Former Gasworks	Environment Protection Authority NSW	20/05/2025	15/05/2025	Quarterly	1000m	0	0	0
Notices under the POEO Act 1997	Environment Protection Authority NSW	30/06/2025	30/06/2025	Monthly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	30/05/2025	19/01/2023	Annually	1000m	0	0	0
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	30/06/2025	05/02/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	15/07/2025	15/07/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	15/07/2025	15/07/2025	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	15/07/2025	21/05/2025	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	11/06/2025	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	24/07/2025	24/07/2025	Monthly	1000m	0	0	0
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority NSW	24/07/2025	24/07/2025	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority NSW	24/07/2025	24/07/2025	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	19/05/2025	19/05/2025	Quarterly	1000m	4	4	9
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	19/05/2025	19/05/2025	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	19/05/2025	19/05/2025	Quarterly	1000m	2	2	7
Major Easements	NSW Department of Customer Service - Spatial Services	20/05/2025	20/05/2025	Quarterly	1000m	2	2	2
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	13/05/2025	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	3	4	32
NSW Seamless Geology Single Layer: Rock Units	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	4	4	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	9	9	15
NSW Seamless Geology Single Layer: Trendlines	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	0	0	0
NSW Seamless Geology Single Layer: Fold Axes	NSW Department of Primary Industries and Regional Development	19/05/2025	16/04/2024	Annually	1000m	1	1	2
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	8	8	8
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Housing and Infrastructure	26/06/2025	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	20/05/2025	20/05/2025	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Primary Industries and Regional Development	09/07/2025	09/07/2025	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Primary Industries and Regional Development	09/07/2025	09/07/2025	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Primary Industries and Regional Development	09/07/2025	09/07/2025	Monthly	1000m	4	4	4
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Housing and Infrastructure	26/06/2025	08/09/2023	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Housing and Infrastructure	26/06/2025	13/06/2025	Monthly	1000m	1	1	1
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	20/05/2025	21/03/2025	Quarterly	1000m	0	0	0
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Housing and Infrastructure	26/06/2025	13/06/2025	Monthly	1000m	0	1	1
Bush Fire Prone Land	NSW Rural Fire Service	30/07/2025	29/07/2025	Monthly	1000m	3	3	3
NSW Native Vegetation Type Map	NSW Department of Climate Change, Energy, the Environment and Water	28/05/2025	04/10/2024	Quarterly	1000m	68	80	190
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	2	2	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	6	6	8
NSW BioNet Species Sightings	NSW Department of Climate Change, Energy, the Environment and Water	29/07/2025	29/07/2025	Monthly	10000m	-	-	-

Site Diagram

760 Middlebrook Road, Loomberah, NSW 2340



Legend Site Boundary Internal Parcel Boundaries	Total Area: 13.99km² Total Perimeter: 21.44km 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: 0 225 450 900 1,350 1,800 2,250 Meters	
	Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2025			
	Coordinate System: GDA 1994 MGA Zone 56		Date: 30 July 2025	

Contaminated Land

760 Middlebrook Road, Loomberah, NSW 2340

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

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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

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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
N/A	No records in buffer											

NSW EPA Notice Data Source: Environment Protection Authority

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Waste Management & Liquid Fuel Facilities

760 Middlebrook Road, Loomberah, NSW 2340

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
N/A	No records in buffer								

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

760 Middlebrook Road, Loomberah, NSW 2340

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

760 Middlebrook Road, Loomberah, NSW 2340

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

760 Middlebrook Road, Loomberah, NSW 2340

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

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EPA Activities

760 Middlebrook Road, Loomberah, NSW 2340

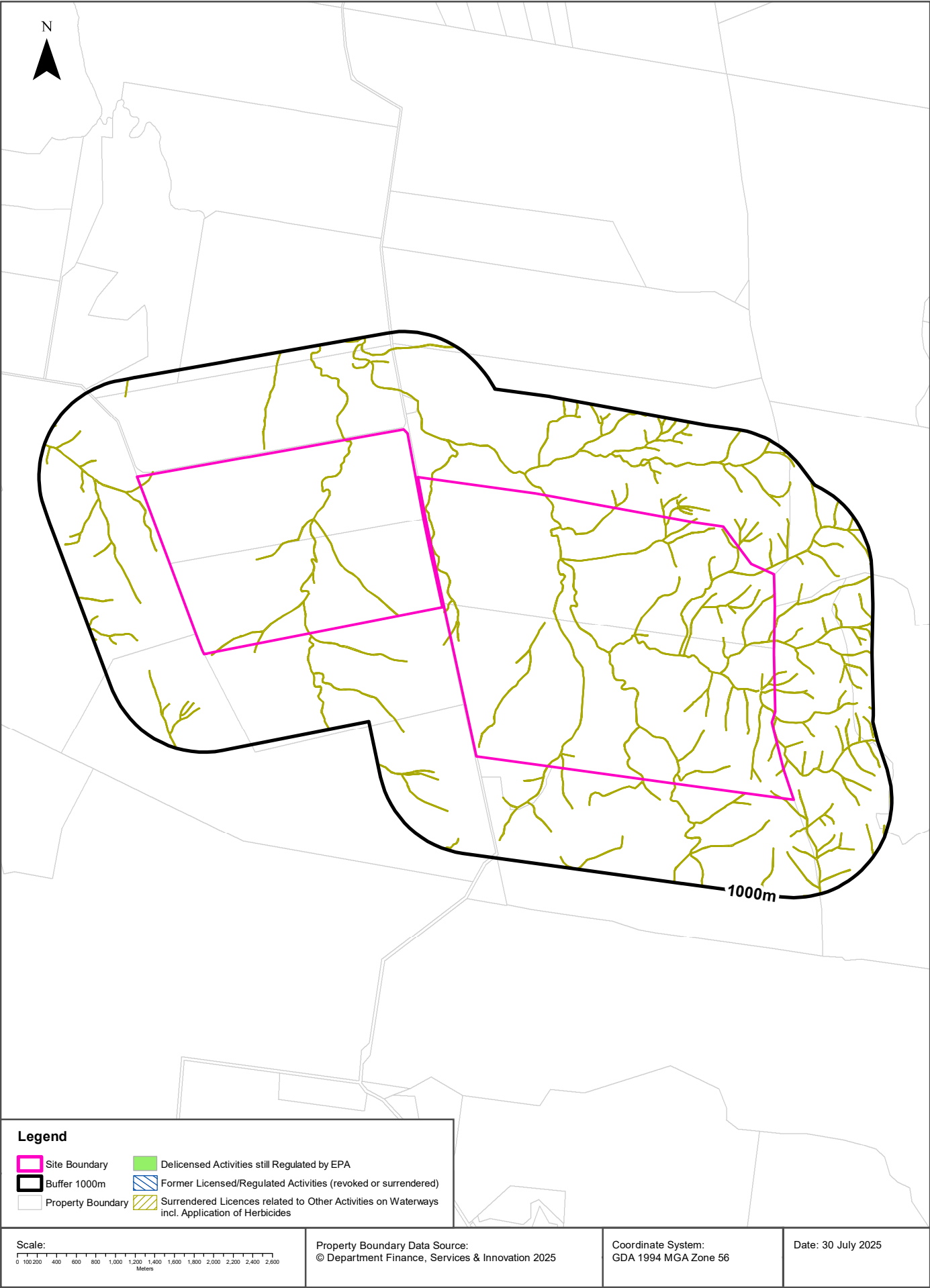
Licensed Activities under the POEO Act 1997

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
N/A	No records in buffer							

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority



EPA Activities

760 Middlebrook Road, Loomberah, NSW 2340

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

760 Middlebrook Road, Loomberah, NSW 2340

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

760 Middlebrook Road, Loomberah, NSW 2340

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

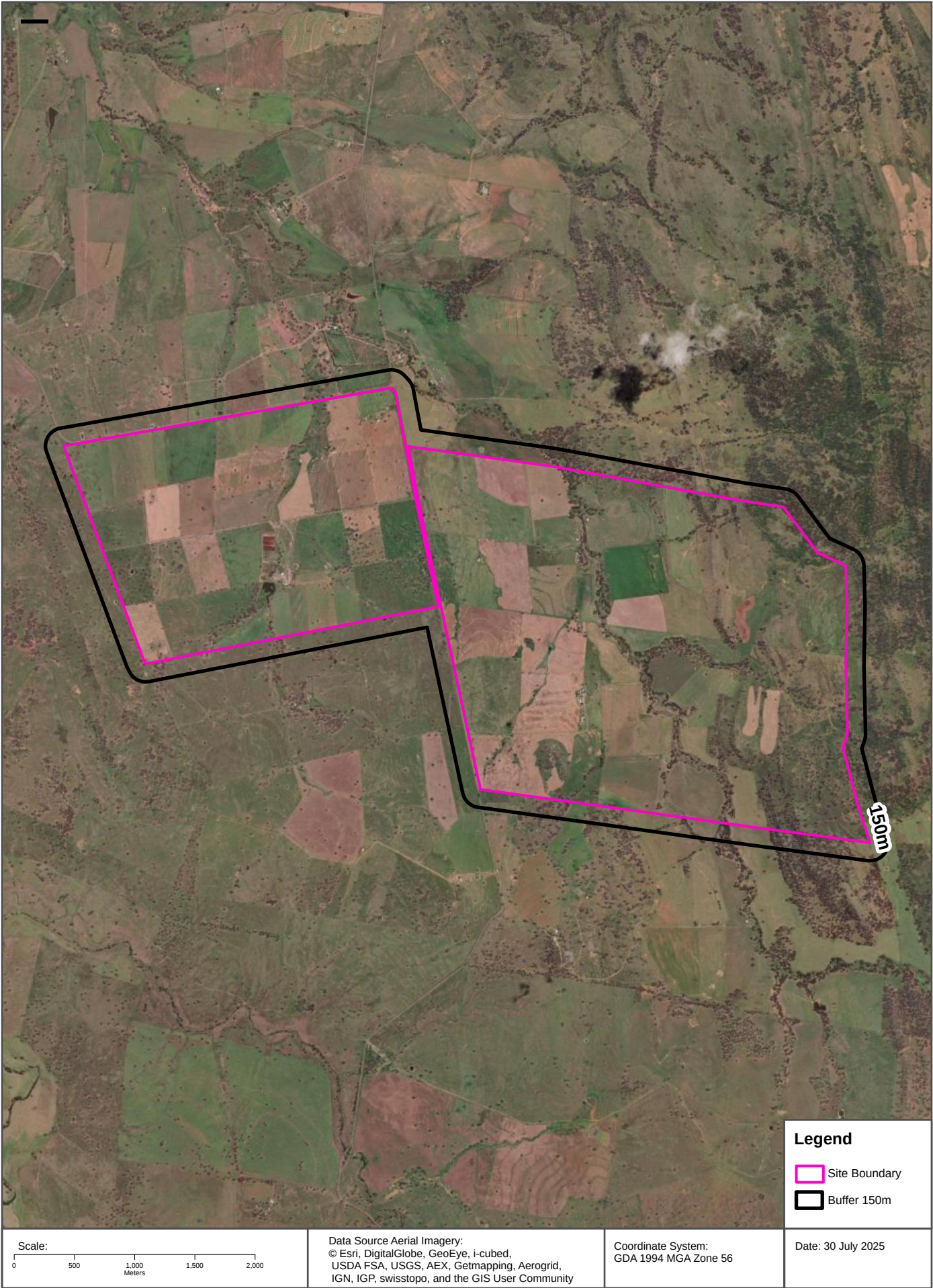
Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

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

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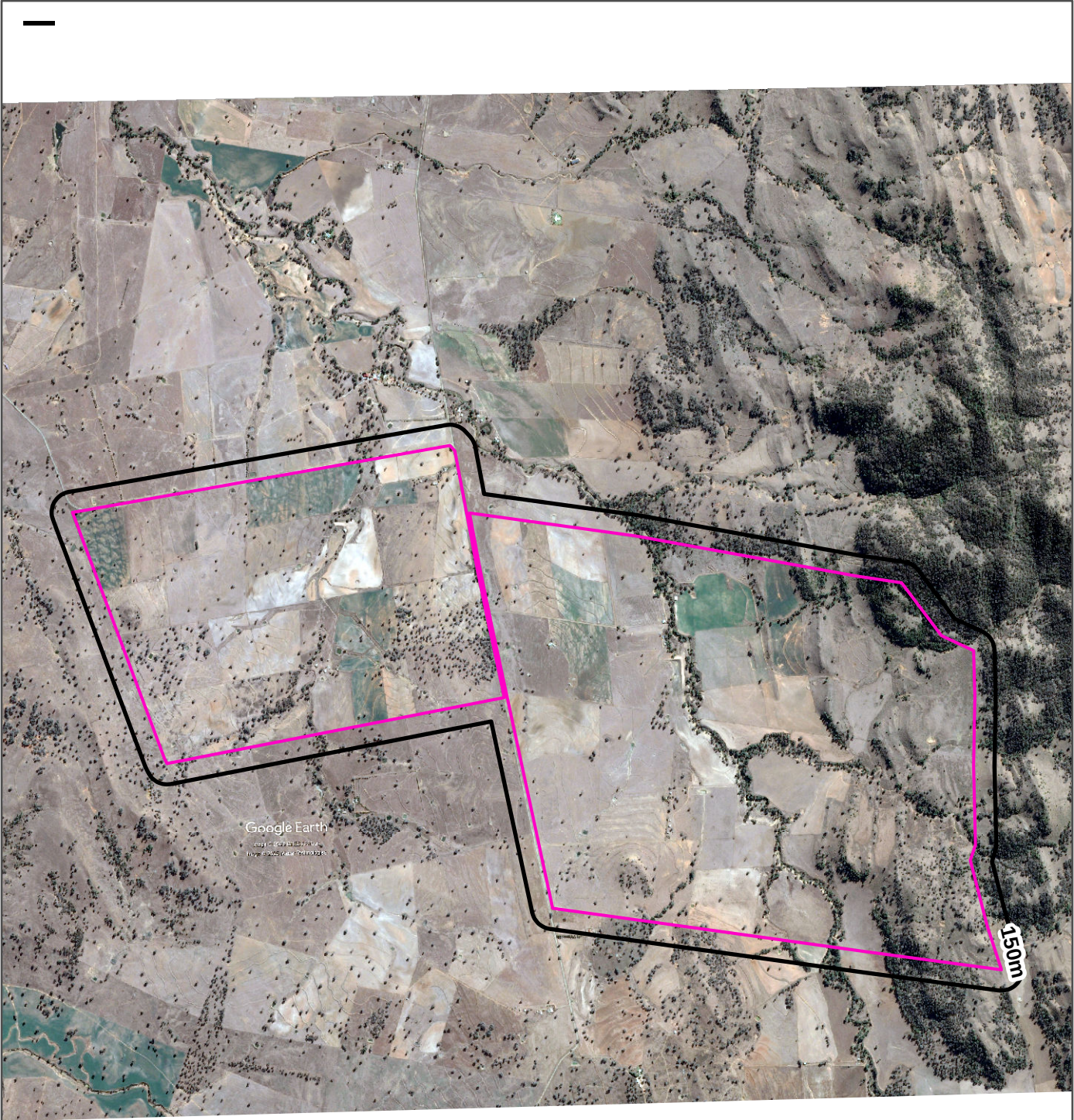
Aerial Imagery 2023

760 Middlebrook Road, Loomberah, NSW 2340



Aerial Imagery 2014

760 Middlebrook Road, Loomberah, NSW 2340

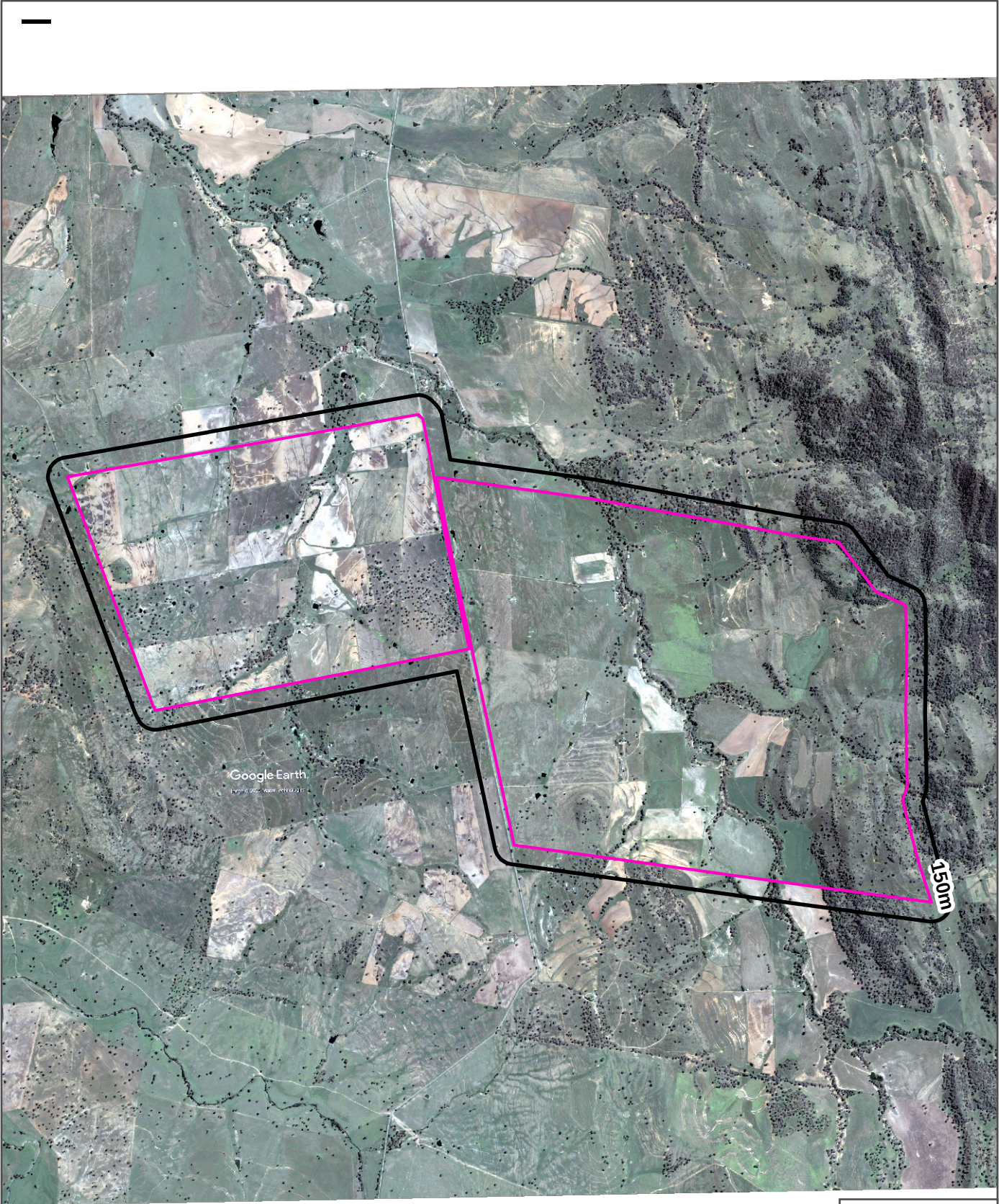


- Legend**
- Site Boundary
 - Buffer 150m

Scale: 0 500 1,000 1,500 2,000 Meters	Data Source Aerial Imagery: © 2025 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 July 2025
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Aerial Imagery 2004

760 Middlebrook Road, Loomberah, NSW 2340



			Legend Site Boundary Buffer 150m
Scale: 0 500 1,000 1,500 2,000 Meters	Data Source Aerial Imagery: © 2025 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 30 July 2025

Aerial Imagery 1998

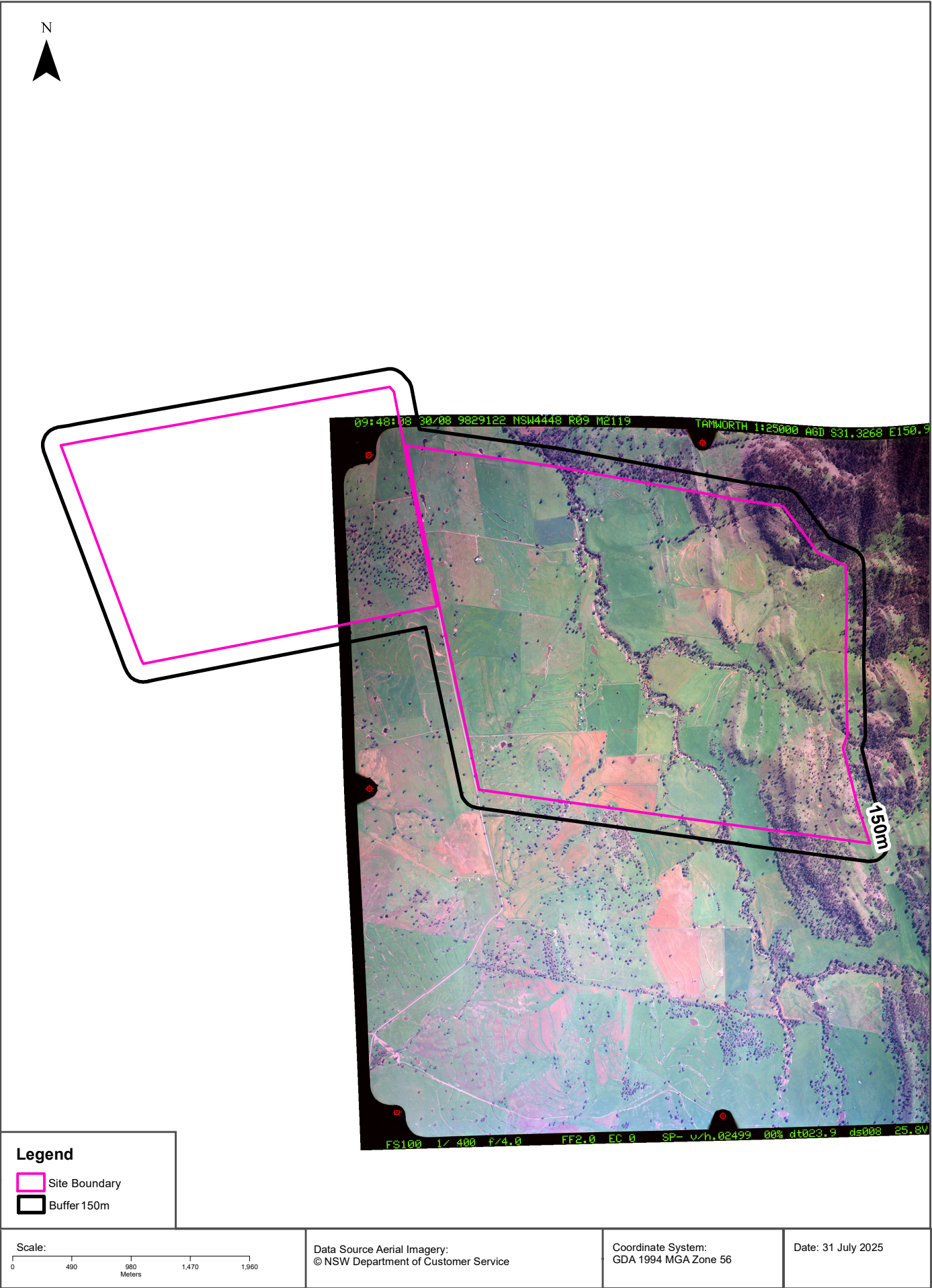
760 Middlebrook Road, Loomberah, NSW 2340



Aerial Imagery 1998

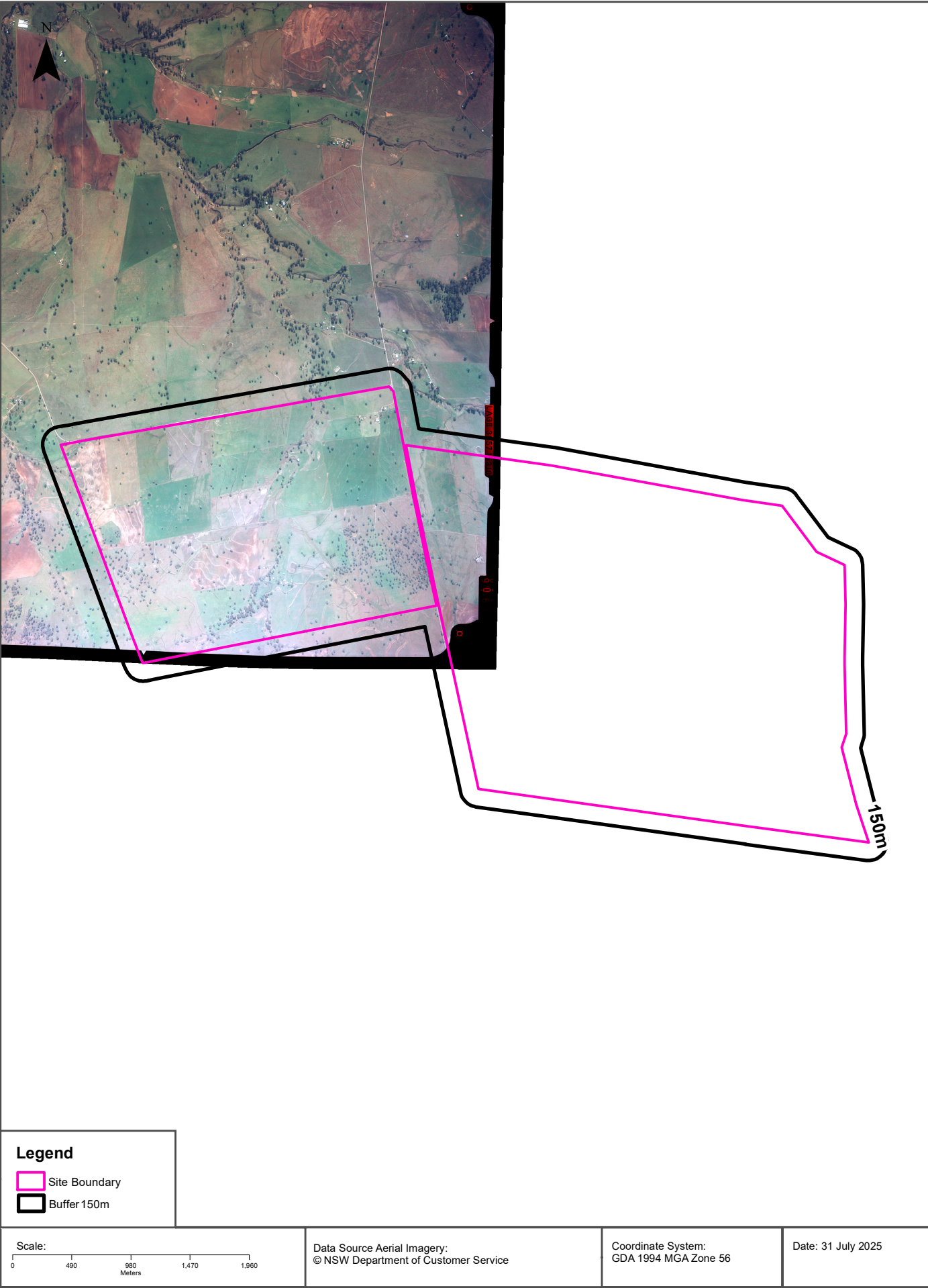
760 Middlebrook Road, Loomberah, NSW 2340





Aerial Imagery 1989

760 Middlebrook Road, Loomberah, NSW 2340



Aerial Imagery 1989

760 Middlebrook Road, Loomberah, NSW 2340





Aerial Imagery 1976

760 Middlebrook Road, Loomberah, NSW 2340



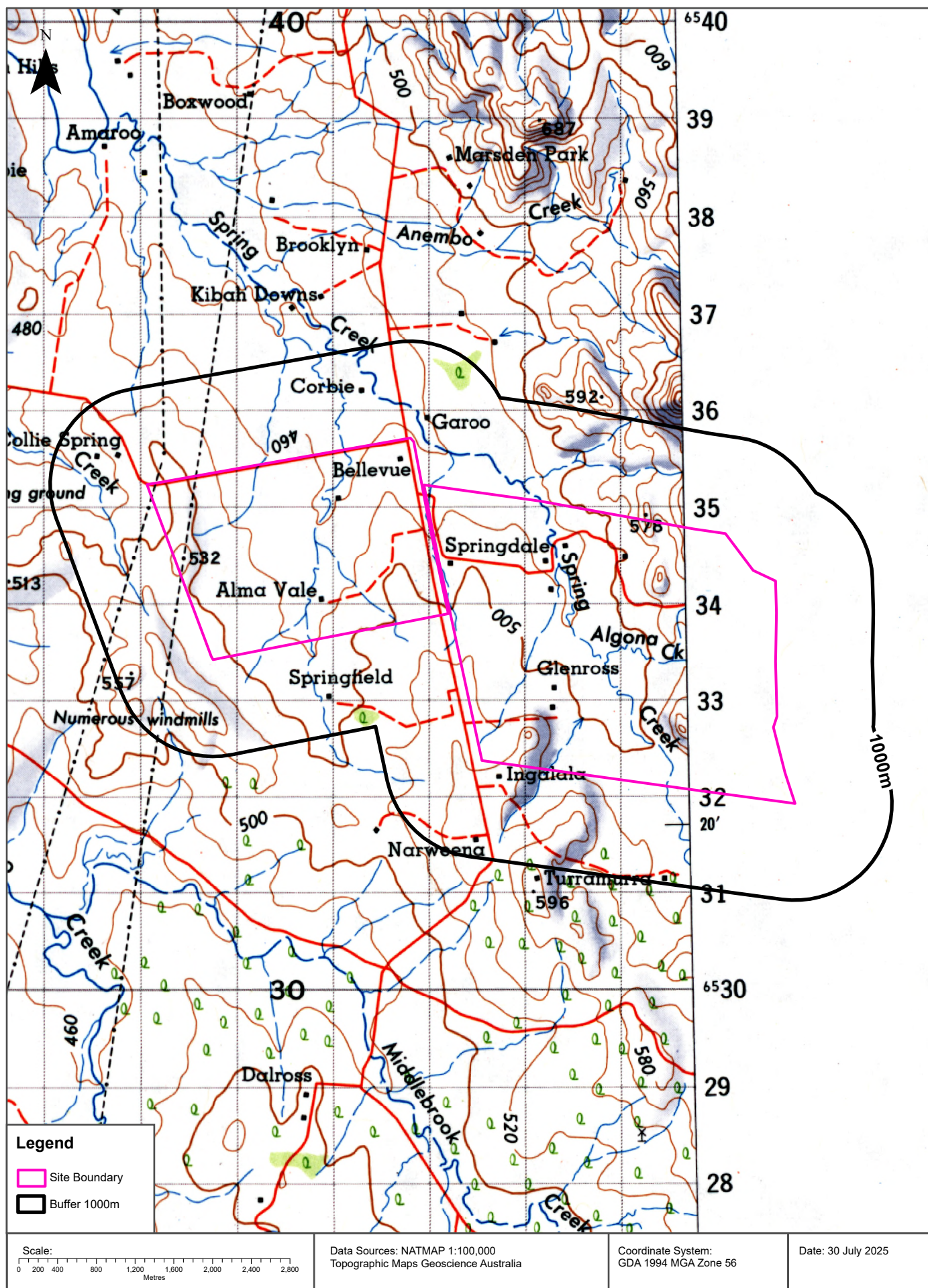
Aerial Imagery 1960

760 Middlebrook Road, Loomberah, NSW 2340



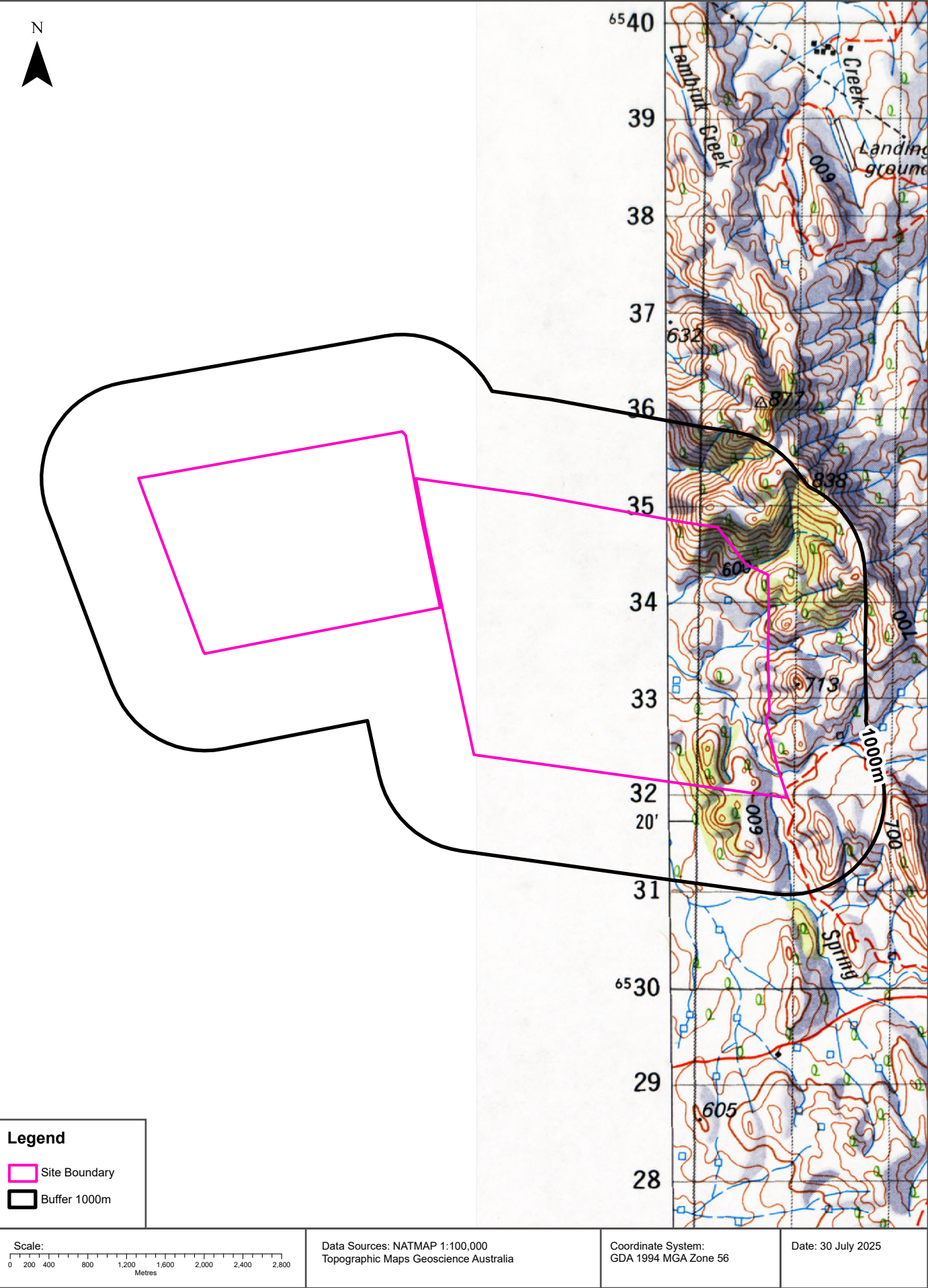
Historical Map 1975

760 Middlebrook Road, Loomberah, NSW 2340



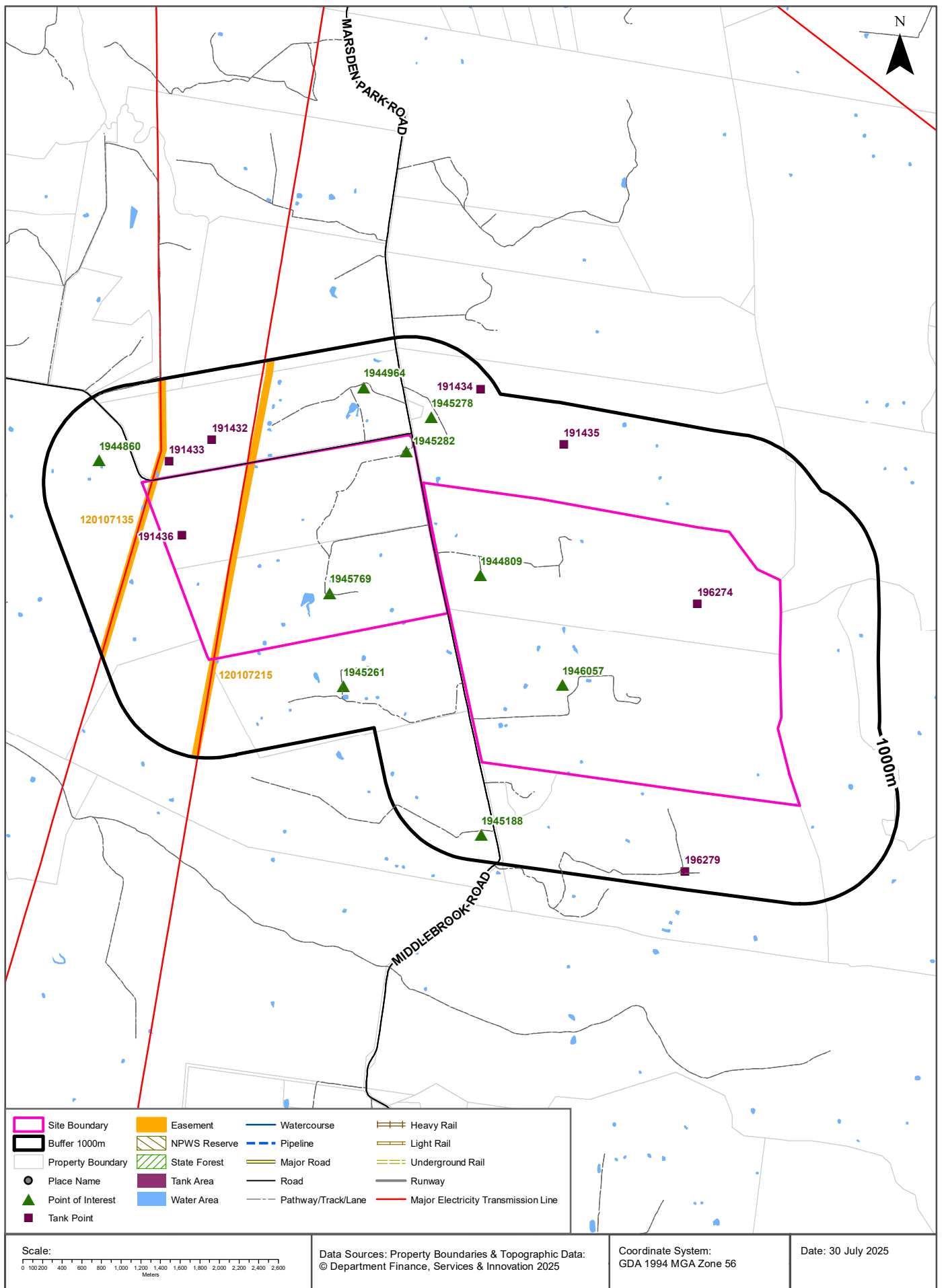
Historical Map 1975

760 Middlebrook Road, Loomberah, NSW 2340



Topographic Features

760 Middlebrook Road, Loomberah, NSW 2340



Topographic Features

760 Middlebrook Road, Loomberah, NSW 2340

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
1945769	Homestead	ALMA VALE	0m	On-site
1945282	Homestead	BELLEVUE	0m	On-site
1946057	Homestead	GLENROSS	0m	On-site
1944809	Homestead	SPRINGDALE	0m	On-site
1945278	Homestead	GAROO	290m	North
1944860	Homestead	COLLIE SPRING	492m	West
1945261	Homestead	SPRINGFIELD	523m	South West
1944964	Homestead	CORBIE	560m	North West
1945188	Homestead	MARWEENA	731m	South

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
191436	Water	Operational		28/06/2017	0m	On-site
196274	Water	Operational		01/05/2013	0m	On-site
191433	Water	Operational		28/06/2017	161m	North West
191432	Water	Operational		28/06/2017	305m	North West
191435	Water	Operational		28/06/2017	589m	North
196279	Water	Operational		01/05/2013	819m	South East
191434	Water	Operational		28/06/2017	855m	North

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
120107135	Primary	Undefined		0m	On-site
120107215	Primary	Undefined		0m	On-site

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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760 Middlebrook Road, Loomberah, NSW 2340



Hydrogeology & Groundwater

760 Middlebrook Road, Loomberah, NSW 2340

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

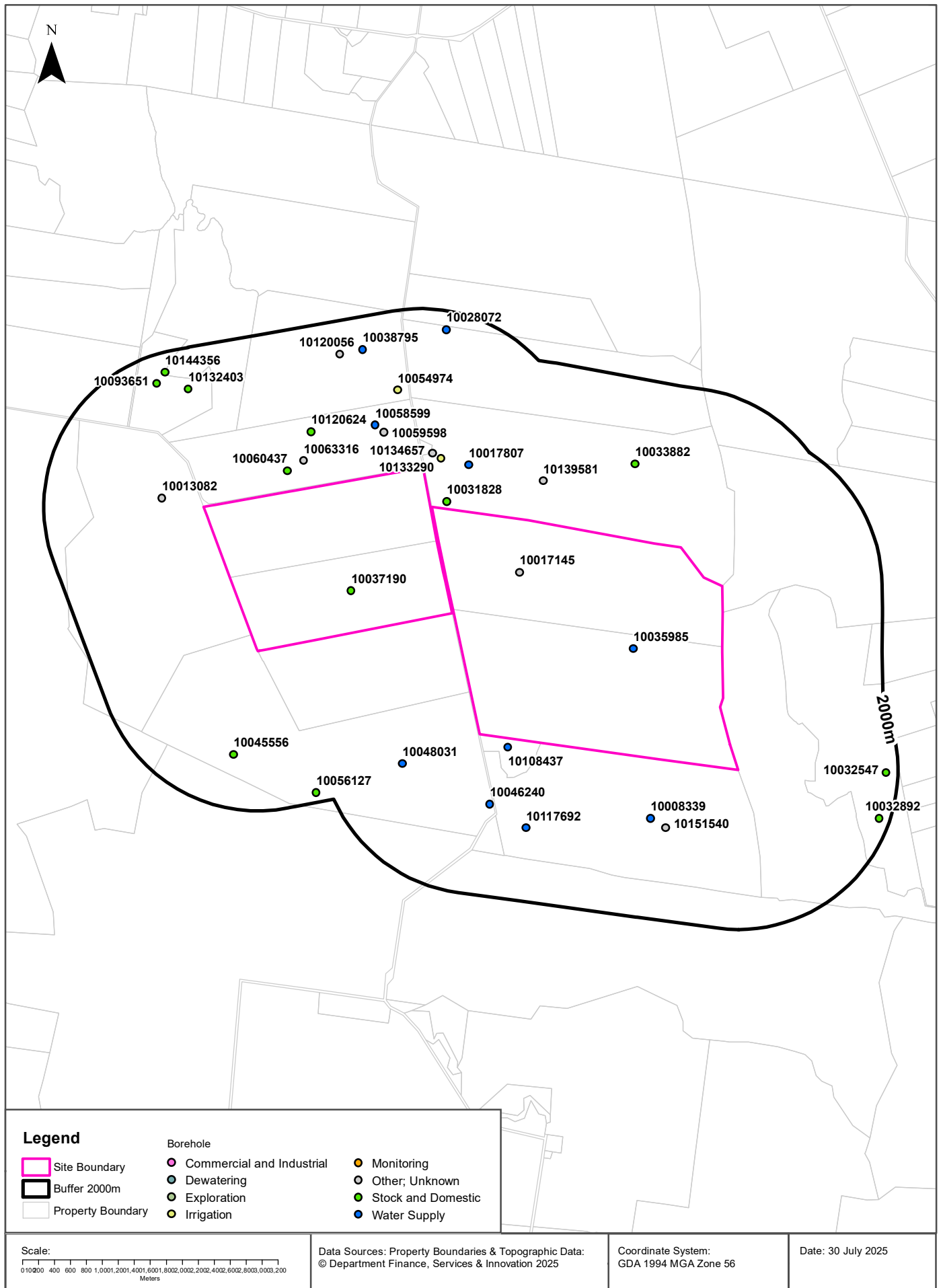
Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

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

Groundwater Boreholes

760 Middlebrook Road, Loomberah, NSW 2340



Hydrogeology & Groundwater

760 Middlebrook Road, Loomberah, NSW 2340

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
10017145	GW050163	Unknown	Functioning		30.00		AHD	Good			0m	On-site
10035985	GW969203	Water Supply	Functioning	19/01/2006	61.00		AHD		0.450	19.80	0m	On-site
10037190	GW970919	Stock and Domestic	Functioning	03/04/2014	91.50		AHD		0.220	6.70	0m	On-site
10031828	GW969394	Stock and Domestic	Functioning	18/09/2008	17.70		AHD		0.882	4.00	94m	North West
10108437	GW017938	Water Supply	Unknown	01/10/1959	18.30		AHD				113m	South
10134657	GW057352	Unknown	Functioning		6.10		AHD				237m	North
10060437	GW070032	Stock and Domestic	Unknown		16.00		AHD				256m	North West
10133290	GW071222	Irrigation	Unknown	20/08/1992	3.10	460.00	AHD	8		0.20	275m	North
10063316	GW049193	Unknown	Functioning		12.20		AHD				345m	North West
10139581	GW057353	Unknown	Functioning		18.30		AHD				517m	North
10059598	GW049195	Unknown	Functioning		12.20		AHD				522m	North West
10013082	GW010533	Unknown	Unknown	01/09/1953	61.00		AHD	1001-3000 ppm			530m	West
10017807	GW046791	Water Supply	Unknown		6.10		AHD	Good			573m	North
10058599	GW070031	Water Supply	Unknown		16.00		AHD				630m	North West
10120624	GW902856	Stock and Domestic	Unknown	10/03/2018	58.00		AHD			0.00	688m	North West
10008339	GW062580	Water Supply	Unknown		6.10		AHD	Good			751m	South East
10151540	GW060421	Unknown	Unknown	01/01/1963	6.60		AHD	Good			845m	South East
10046240	GW064540	Water Supply	Functioning		30.50		AHD				850m	South
10033882	GW969263	Stock and Domestic	Functioning	15/05/2007	18.90		AHD		1.500	4.60	931m	North East
10054974	GW032298	Irrigation	Functioning	01/01/1967	15.80		AHD				1011m	North West
10048031	GW064541	Water Supply	Functioning		41.10		AHD				1036m	South West
10117692	GW017937	Water Supply	Unknown	01/10/1959	19.80		AHD				1084m	South
10045556	GW064543	Stock and Domestic	Functioning		17.10		AHD				1335m	South West
10132403	GW037617	Stock and Domestic	Functioning	01/10/1972	13.10		AHD				1481m	North West
10120056	GW031506	Unknown	Functioning	01/01/1947	12.80		AHD				1579m	North West
10038795	GW969488	Water Supply	Functioning	12/02/2007	67.00		AHD		0.380	10.80	1588m	North West
10093651	GW068436	Stock and Domestic	Unknown	23/01/1990	56.70		AHD				1646m	North West
10144356	GW056873	Stock and Domestic	Unknown	01/05/1982	82.20		AHD				1748m	North West
10028072	GW967293	Water Supply	Unknown	04/10/2005	48.70		AHD			28.20	1763m	North
10032547	GW965135	Stock and Domestic	Unknown	01/01/1979	36.00		AHD			0.50	1857m	South 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
10032892	GW969957	Stock and Domestic	Functioning	26/07/2010	252.00		AHD		0.740	6.00	1870m	South East
10056127	GW064542	Stock and Domestic	Functioning		9.10		AHD				1881m	South West

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>

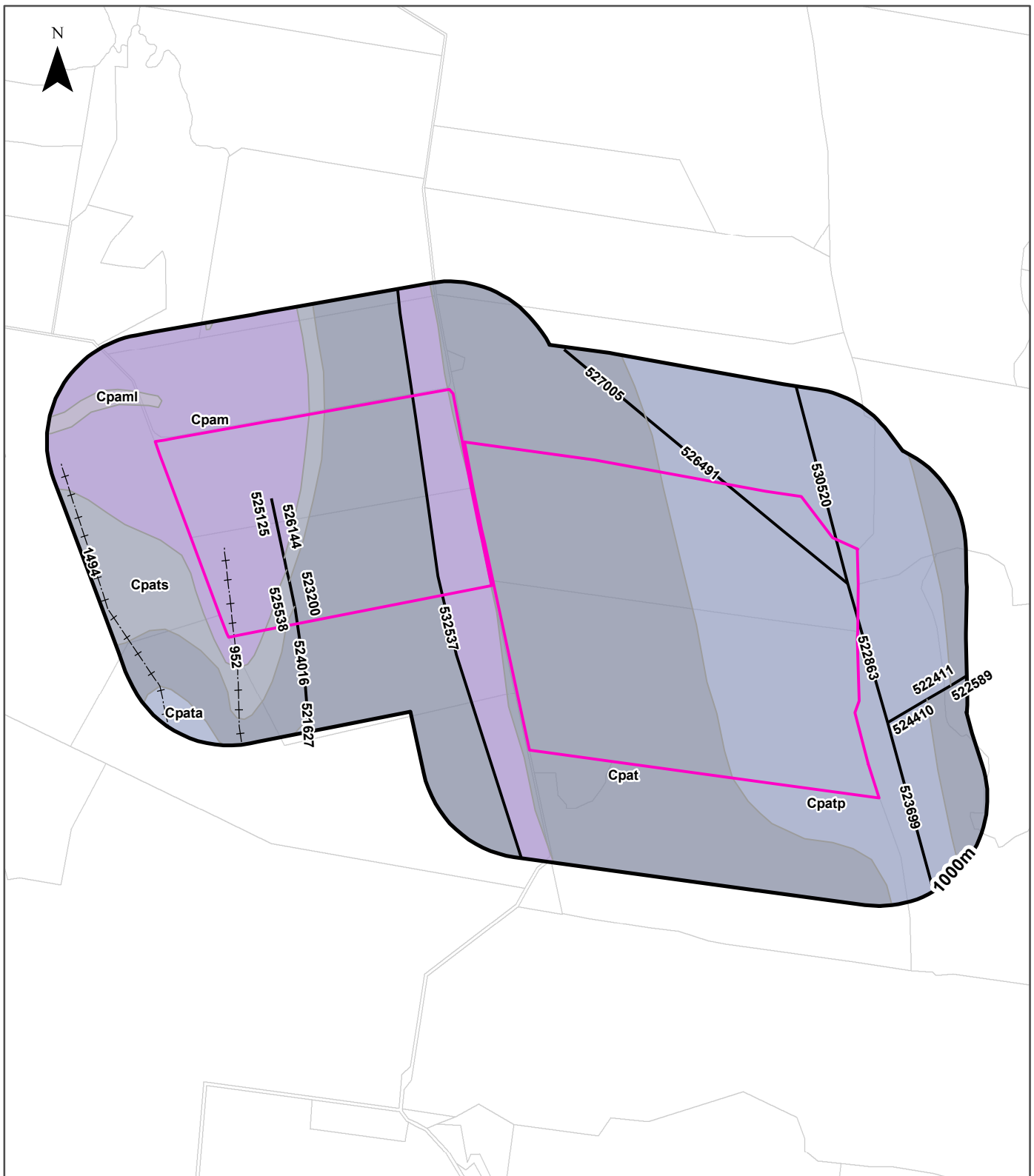
Driller's Logs

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

NGIS Bore ID	Drillers Log	Distance	Direction
10035985	0.00m-0.30m Topsoil 0.30m-9.40m Shale, blue 9.40m-36.50m Basalt 36.50m-36.80m Basalt, water bearing 36.80m-59.70m Basalt 59.70m-60.00m Basalt, water bearing 60.00m-61.00m Basalt	0m	On-site
10037190	0.00m-1.20m Topsoil 1.20m-4.80m Clay 4.80m-26.00m Shale; brown 26.00m-51.80m Basalt; blue 51.80m-52.00m Basalt; water bearing 52.00m-76.20m Basalt; blue 76.20m-76.80m Basalt; water bearing 76.80m-91.50m Basalt; blue	0m	On-site
10031828	0.00m-0.60m Topsoil 0.60m-2.10m Clay 2.10m-5.40m Shale, brown 5.40m-7.80m Basalt, blue 7.80m-10.80m Shale, brown 10.80m-10.90m Shale, seepage 10.90m-14.90m Shale, brown 14.90m-17.60m Shale, brown, water bearing 17.60m-17.70m Shale, brown	94m	North West
10108437	0.00m-0.30m Topsoil 0.30m-18.29m Shale	113m	South
10013082	0.00m-6.10m Shale 6.10m-45.72m Shale Black 45.72m-46.02m Basalt Grey 46.02m-52.43m Shale Black 52.43m-52.73m Basalt Grey 52.73m-57.00m Shale Black 57.00m-58.52m Basalt Grey 58.52m-60.96m Shale Black Water Supply	530m	West
10033882	0.00m-0.60m Topsoil 0.60m-1.80m Clay 1.80m-3.60m Soil, black 3.60m-10.30m Shale, brown 10.30m-13.90m Basalt, water bearing 13.90m-18.90m Basalt	931m	North East
10054974	0.00m-3.66m Loam Clay 3.66m-6.71m Clay Some Gravel 6.71m-15.85m Shale Solid	1011m	North West
10117692	0.00m-0.30m Topsoil 0.30m-19.81m Shale Water Supply	1084m	South
10038795	0.00m-0.60m Topsoil 0.60m-3.60m Clay 3.60m-13.60m Shale, brown 13.60m-13.90m Shale, water bearing 13.90m-45.60m Basalt 45.60m-46.20m Basalt, water bearing 46.20m-58.40m Basalt 58.40m-59.00m Basalt, water bearing 59.00m-67.00m Basalt	1588m	North West
10093651	0.00m-0.70m 0.70m-10.40m Yellow Shale 10.40m-56.70m Blue Basalt	1646m	North West
10144356	0.00m-1.50m Shale Broken 1.50m-9.10m Shale Yellow Hard 9.10m-34.10m Shale Hard Water Bearing 34.10m-41.10m Shale Hard 41.10m-82.20m Basalt	1748m	North West

NGIS Bore ID	Drillers Log	Distance	Direction
10028072	0.00m-0.80m topsoil 0.80m-33.50m shale 33.50m-34.00m water bearing 34.00m-39.50m shale 39.50m-40.00m water bearing 40.00m-48.70m basalt	1763m	North
10032892	0.00m-3.00m Topsoil 3.00m-15.00m Shale 15.00m-17.00m Gravel 17.00m-159.00m Basalt 159.00m-163.00m Limestone 163.00m-252.00m Basalt	1870m	South 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:
0 100 200 400 600 800 1,000 1,200 1,400 1,600 1,800 2,000 2,200 2,400 2,600
Meters

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

Coordinate System:
GDA 1994 MGA Zone 56

Date: 31 July 2025

Geology

760 Middlebrook Road, Loomberah, NSW 2340

Geological Units

Geological units within the dataset buffer:

Code	Unit Name	Description	Stratigraphy	Age Range	Dominant Lithology	Dist	Dir
Cpam	Mandowa Mudstone	Grey, thin-bedded, laminated and massive mudstone with subordinate, thin siltstone and fine sandstone.	/Parry Group//Mandowa Mudstone//	Famennian (base) to Famennian (top)	Mudstone	0m	On-site
Cpat	Tangaratta Formation	Thin-bedded, fine-grained feldsarenite, siltstone, mudstone and rare limestone.	/Parry Group//Tangaratta Formation//	Tournaisian (base) to Tournaisian (top)	Siliciclastic sedimentary rock	0m	On-site
Cpatp	Pyramid Hill Arenite Member	Interbedded lenses of labile sandstone and litharenite with minor conglomerate	/Parry Group//Tangaratta Formation/Pyramid Hill Arenite Member/	Tournaisian (base) to Tournaisian (top)	Sandstone	0m	On-site
Cpats	Scrub Mountain Conglomerate Member	Polymictic conglomerate with argillaceous matrix and some lithic arenite.	/Parry Group//Tangaratta Formation/Scrub Mountain Conglomerate Member/	Tournaisian (base) to Tournaisian (top)	Conglomerate	0m	On-site
Cpaml	Kiah Limestone Member	Grey, fine-grained, thinly bedded and laminated micritic limestone.	/Parry Group//Mandowa Mudstone/Kiah Limestone Member/	Famennian (base) to Famennian (top)	Limestone	307m	West
Cpata	Gowrie Sandstone Member	Green labile sandstone and minor conglomerate with discontinuous bedding. Sedimentary shale-breccia is abundant and crinoid stems are locally present.	/Parry Group//Tangaratta Formation/Gowrie Sandstone Member/	Tournaisian (base) to Tournaisian (top)	Sandstone	703m	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
522863	Faulted boundary	Fault, position approximate	Steep	East	0m	On-site
523200	Faulted boundary	Fault, position accurate	Unknown	Unknown	0m	On-site
524016	Faulted boundary	Fault, position accurate	Unknown	Unknown	0m	On-site
525125	Faulted boundary	Fault, position accurate	Unknown	Unknown	0m	On-site
525538	Faulted boundary	Fault, position accurate	Unknown	Unknown	0m	On-site
526144	Faulted boundary	Fault, position accurate	Unknown	Unknown	0m	On-site
526491	Faulted boundary	Fault, position approximate	Unknown	Unknown	0m	On-site
530520	Faulted boundary	Fault, position approximate	Steep	East	0m	On-site
532537	Faulted boundary	Fault, position approximate	Steep	East	0m	On-site
523699	Faulted boundary	Fault, position approximate	Steep	East	259m	South East
524410	Faulted boundary	Fault, position approximate	Unknown	Unknown	270m	South East
527005	Faulted boundary	Fault, position approximate	Unknown	Unknown	474m	North East
522411	Faulted boundary	Fault, position approximate	Unknown	Unknown	630m	East
522589	Faulted boundary	Fault, position approximate	Unknown	Unknown	849m	East
521627	Faulted boundary	Fault, position accurate	Unknown	Unknown	881m	South West

Trendlines within the dataset buffer:

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

Fold axes within the dataset buffer:

Map ID	Feature Description	Observation Method	Structure Name	Dist	Dir
952	Anticline, position approximate	Published map		0m	On-site
1494	Syncline, position approximate	Published map		781m	West

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

760 Middlebrook Road, Loomberah, NSW 2340

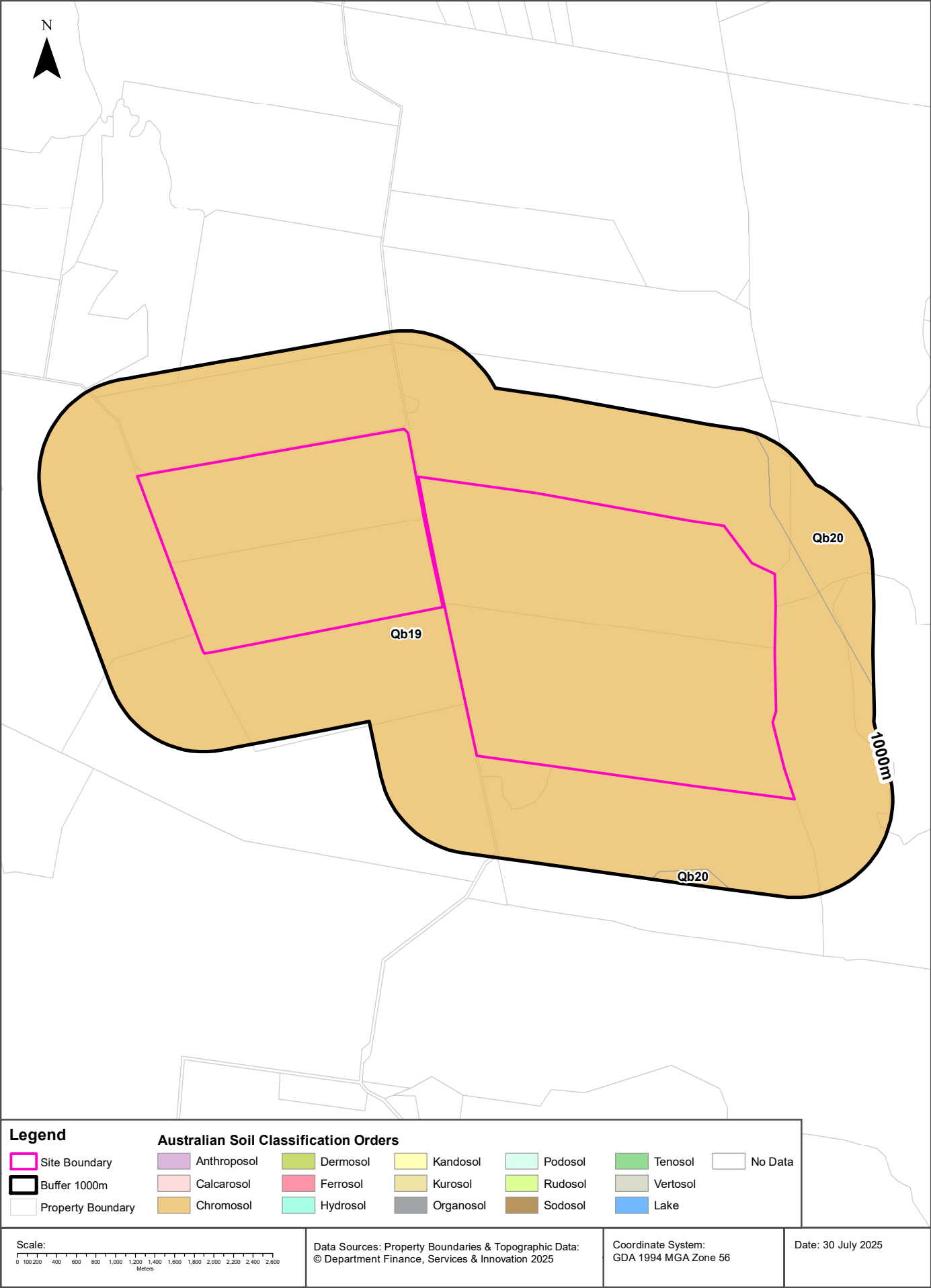
Naturally Occurring Asbestos Potential

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

760 Middlebrook Road, Loomberah, NSW 2340

Atlas of Australian Soils

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

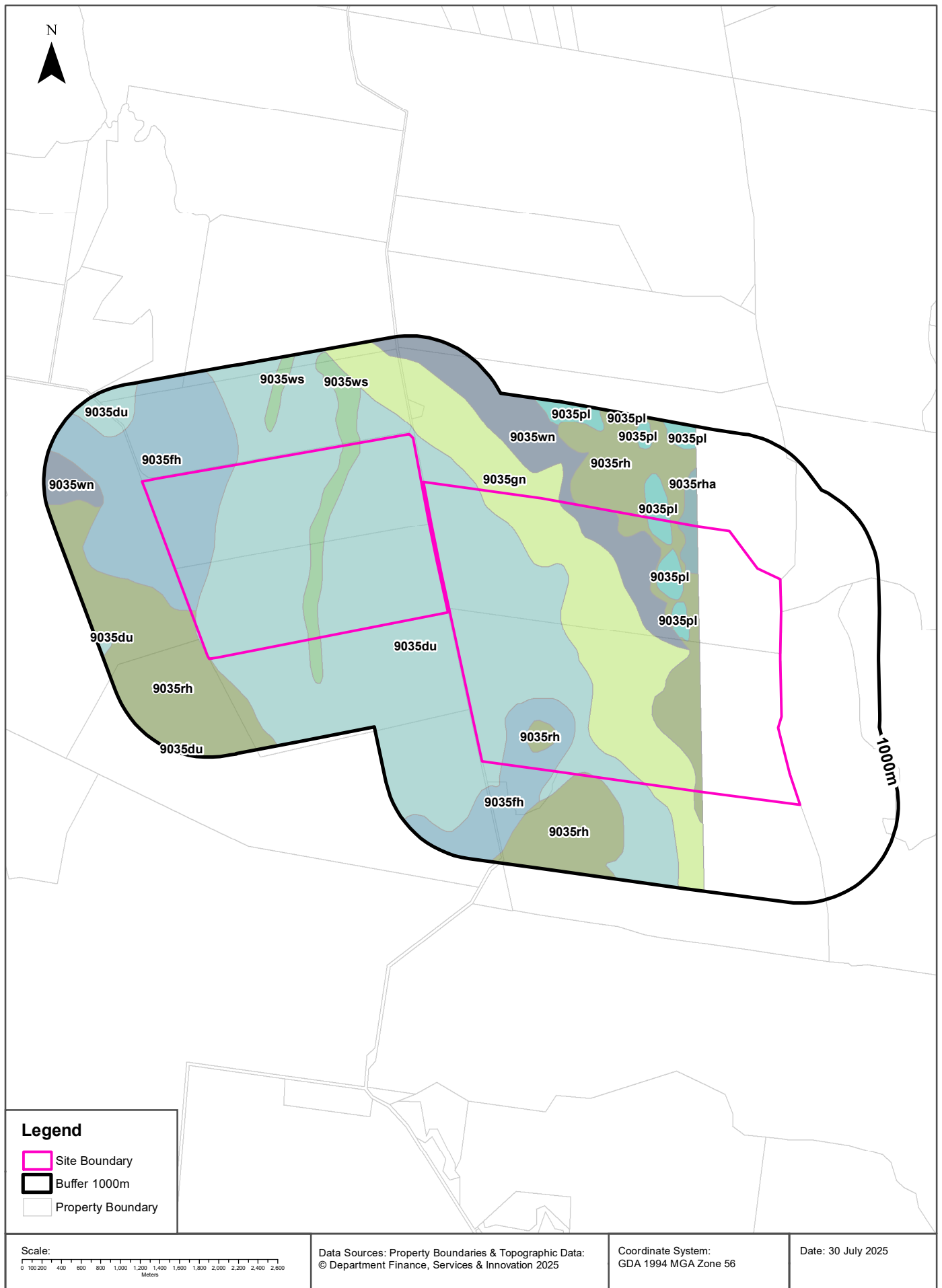
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Qb19	Chromosol	Hilly: chief soils are hard neutral red soils (Dr2.22). Associated are: (Db1.22 and Db1.23) on slopes; (Dr2.23), usually on lower slopes; shallow loams, such as (Um4.1), usually in steep situations; and small areas of other soils including (Dy2.43) in low-lying positions and (Gn2.14) on steeper colluvial slopes especially in eastern occurrences of the unit. As mapped, areas of units Gb12, Ob14, and Qb20 are included.	0m	On-site
Qb20	Chromosol	Steep hilly with rock outcrops: chief soils are hard neutral red soils (Dr2.22). Associated are: shallow loams such as (Um4.1) on steeper slopes; (Db1.22) on slopes; some (Uc) and (Um) soils on alluvial fans; and small areas of many other soils including (Gn2.14) on steeper colluvial slopes especially in eastern occurrences of the unit. As mapped, areas of unit Qb19 are included.	298m	East

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

760 Middlebrook Road, Loomberah, NSW 2340



Soil Landscapes of Central and Eastern NSW

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

Soil Code	Name	Distance	Direction
9035du	Duri	0m	On-site
9035gn	Goonoo Goonoo	0m	On-site
9035fh	Fullwoods Hill	0m	On-site
9035wn	Wangarang	0m	On-site
9035ws	Warral Station	0m	On-site
9035pl	Parnell	0m	On-site
9035rha	Round Hill variant a	0m	On-site
9035rh	Round Hill	0m	On-site

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

760 Middlebrook Road, Loomberah, NSW 2340

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?

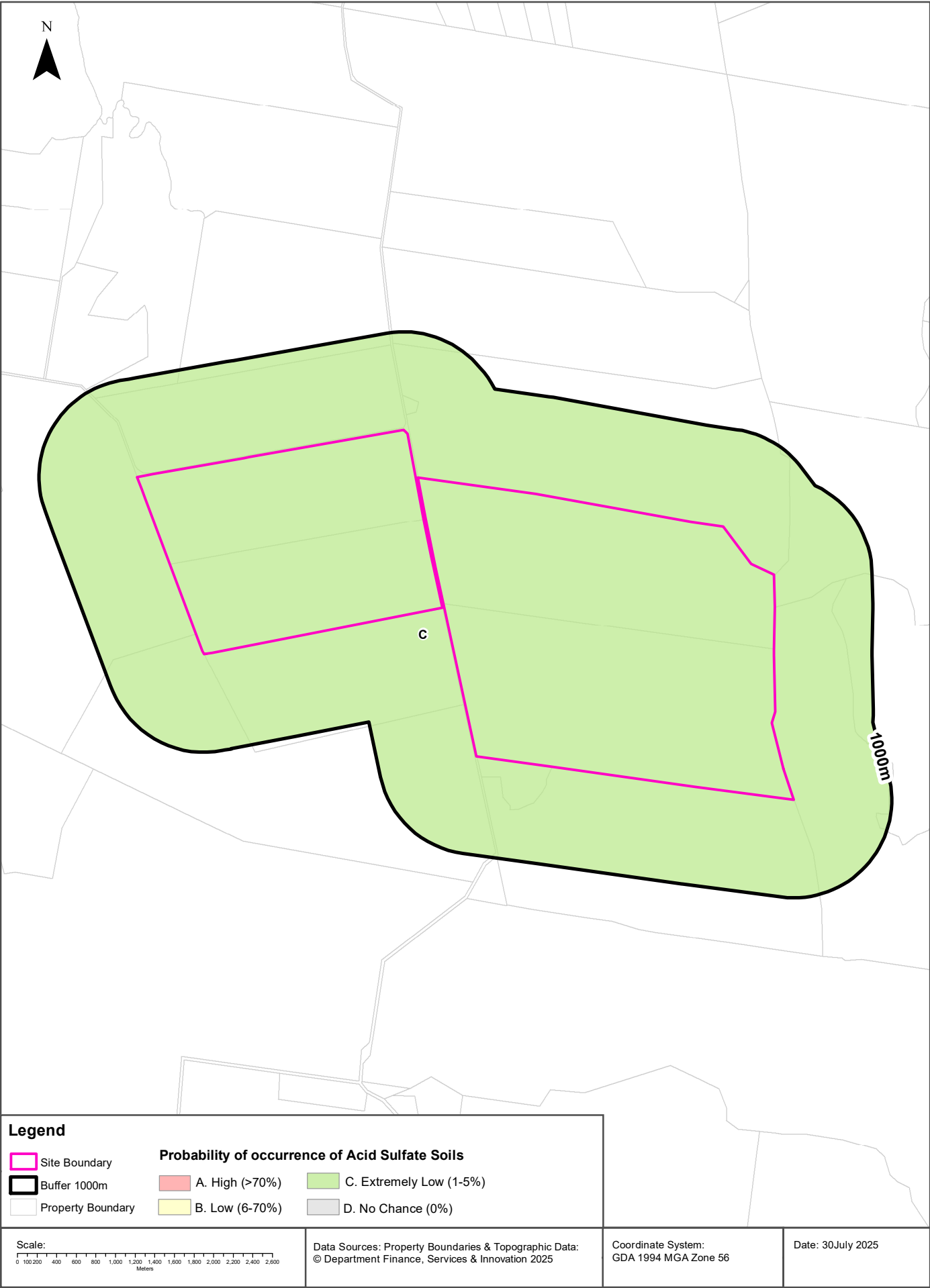
Soil Class	Description	EPI Name	Distance	Direction
N/A				

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Atlas of Australian Acid Sulfate Soils

760 Middlebrook Road, Loomberah, NSW 2340



Acid Sulfate Soils

760 Middlebrook Road, Loomberah, NSW 2340

Atlas of Australian Acid Sulfate Soils

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

Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

760 Middlebrook Road, Loomberah, NSW 2340

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

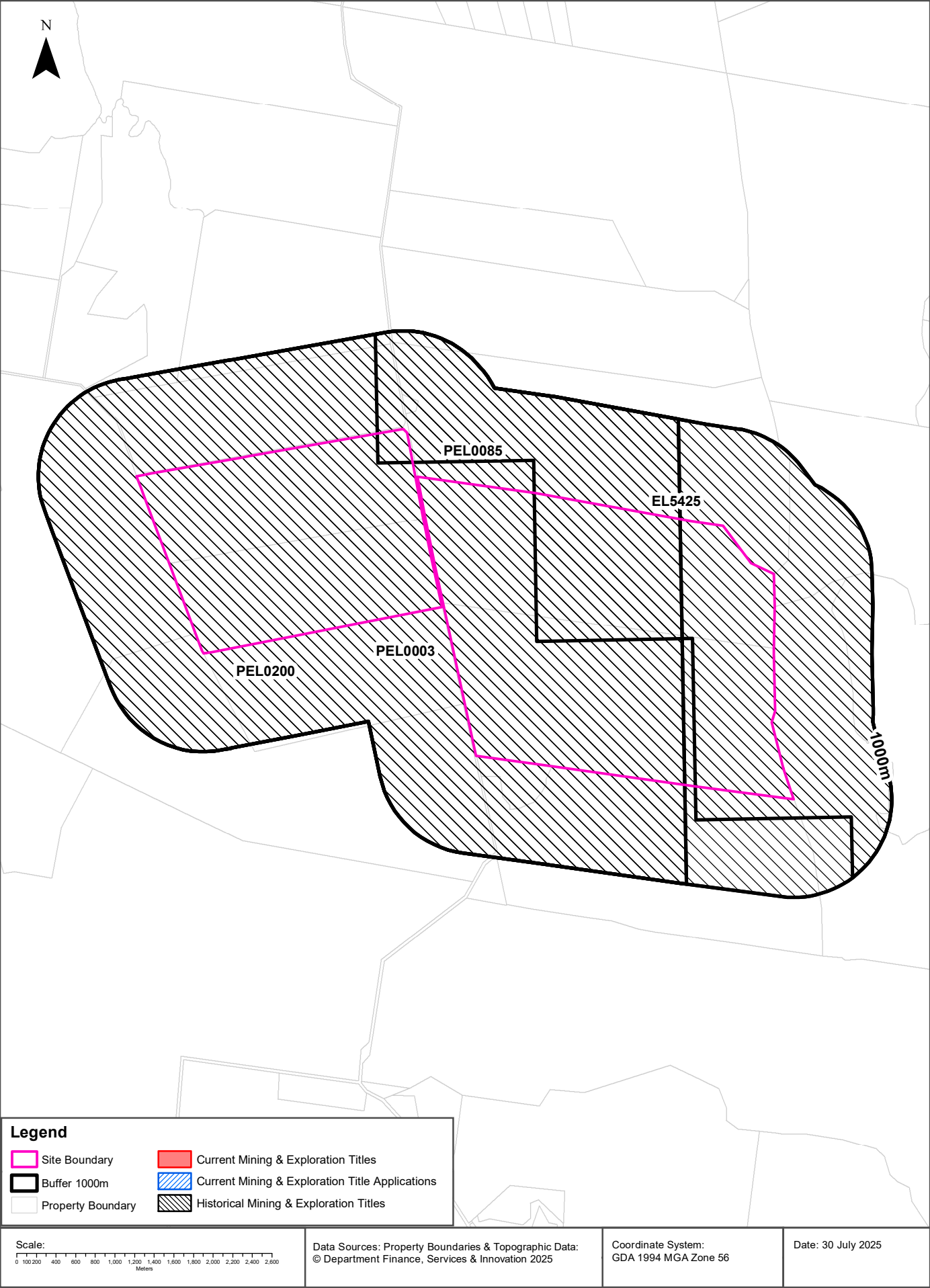
760 Middlebrook Road, Loomberah, NSW 2340

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

760 Middlebrook Road, Loomberah, NSW 2340

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
N/A	No records in buffer								

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
PEL0200	GULLIVER E., ALLIANCE OIL DEVELOPMENT AUSTRALIA NL	19730703		PETROLEUM	Petroleum	0m	On-site
PEL0003	AUSTRALIAN OIL AND GAS CORPORATION LTD, OIL DEVELOPMENT NL, ALLIANCE PETROLEUM AUST NL			PETROLEUM	Petroleum	0m	On-site
PEL0085	ALLIANCE PETROLEUM AUSTRALIA NL			PETROLEUM	Petroleum	0m	On-site
EL5425	ALPHADALE PTY LIMITED	19980116	20000115	MINERALS	Au	0m	On-site

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

760 Middlebrook Road, Loomberah, NSW 2340

State Significant Precincts

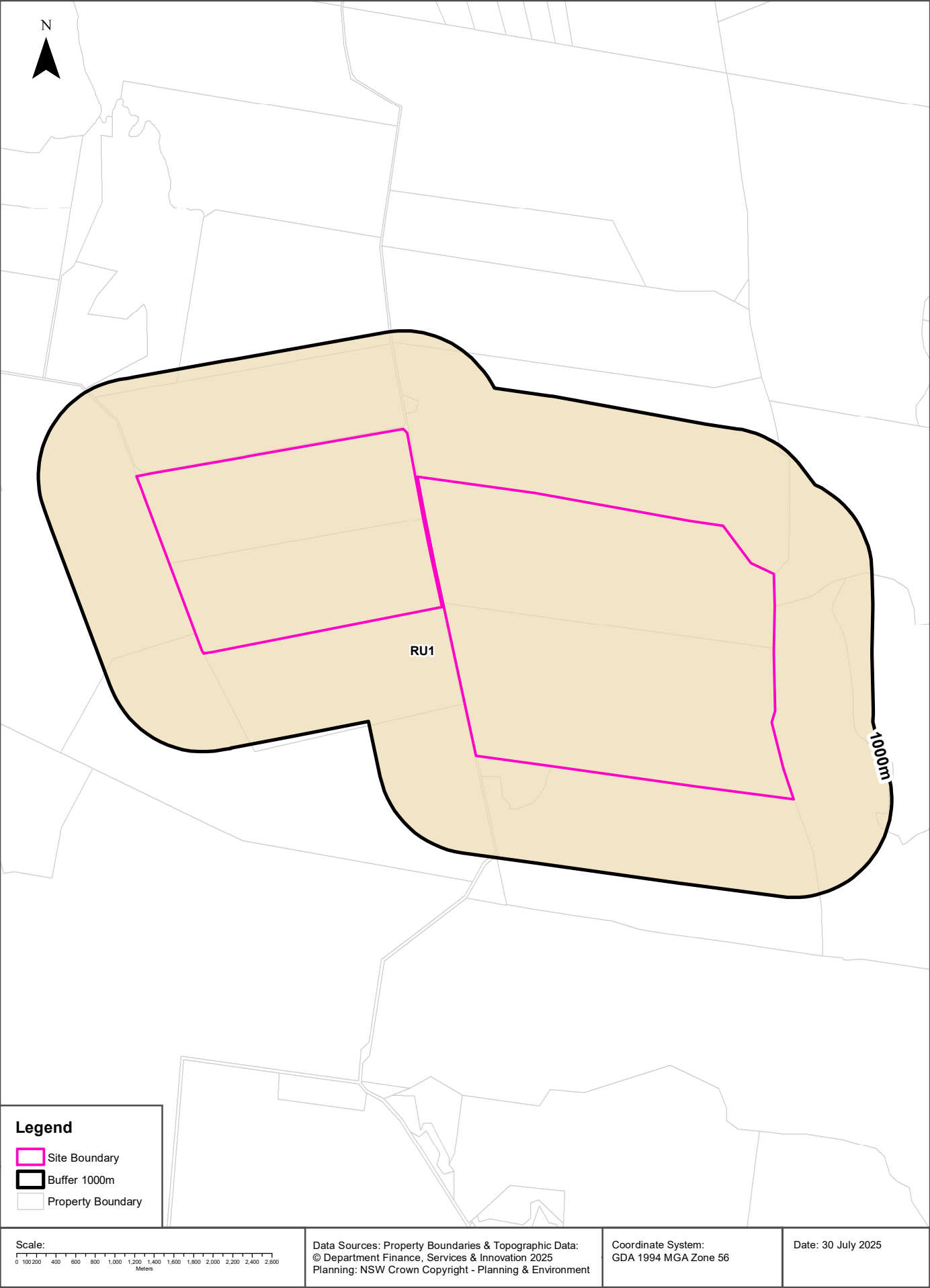
What SEPP State Significant Precincts exist within the dataset buffer?

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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EPI Planning Zones

760 Middlebrook Road, Loomberah, NSW 2340



Environmental Planning Instrument

760 Middlebrook Road, Loomberah, NSW 2340

Land Zoning

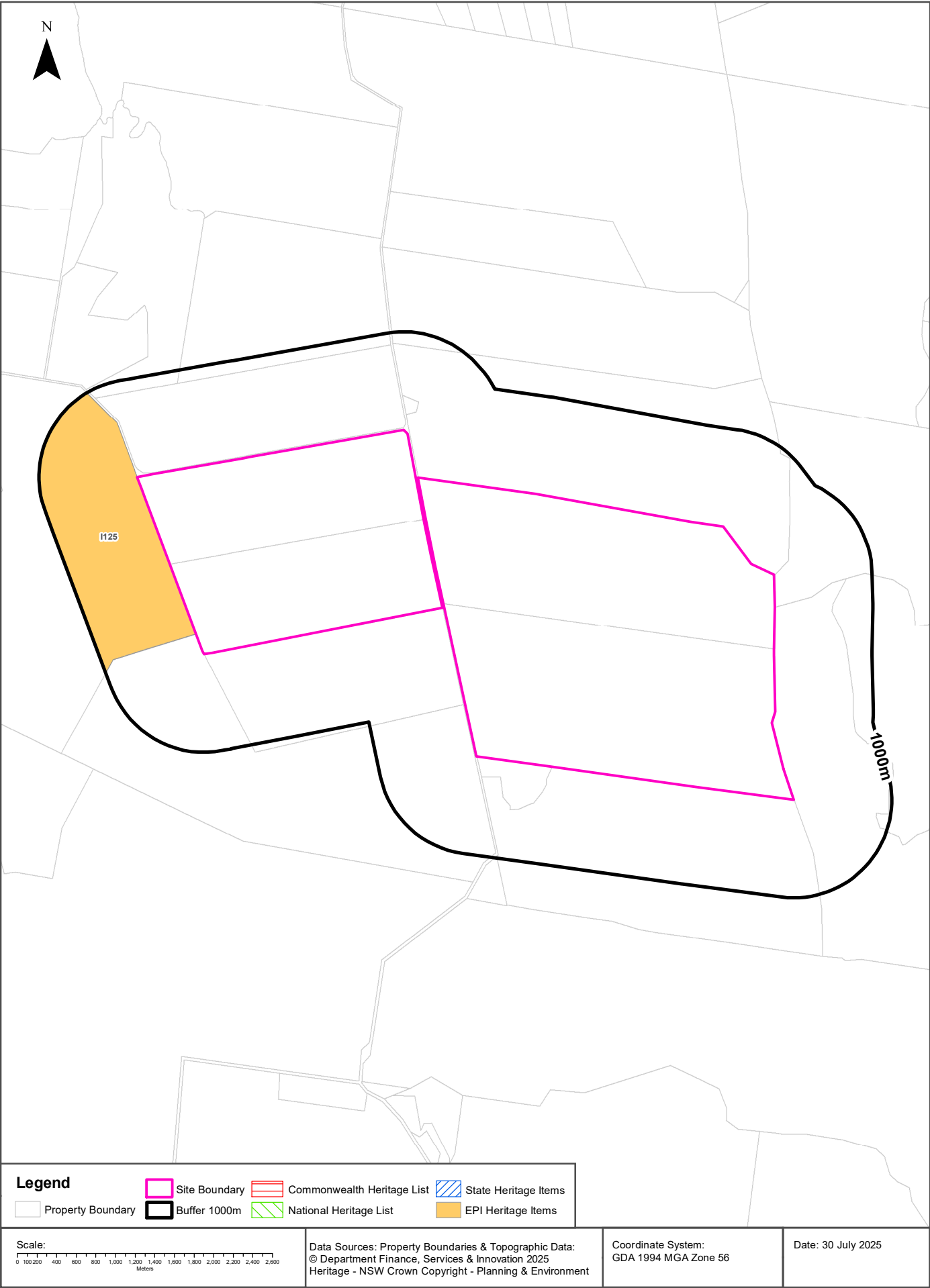
What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
RU1	Primary Production		Tamworth Regional Local Environmental Plan 2010	16/05/2025	16/05/2025	16/05/2025	Amendment No 27	0m	On-site

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

760 Middlebrook Road, Loomberah, NSW 2340



Heritage

760 Middlebrook Road, Loomberah, NSW 2340

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							

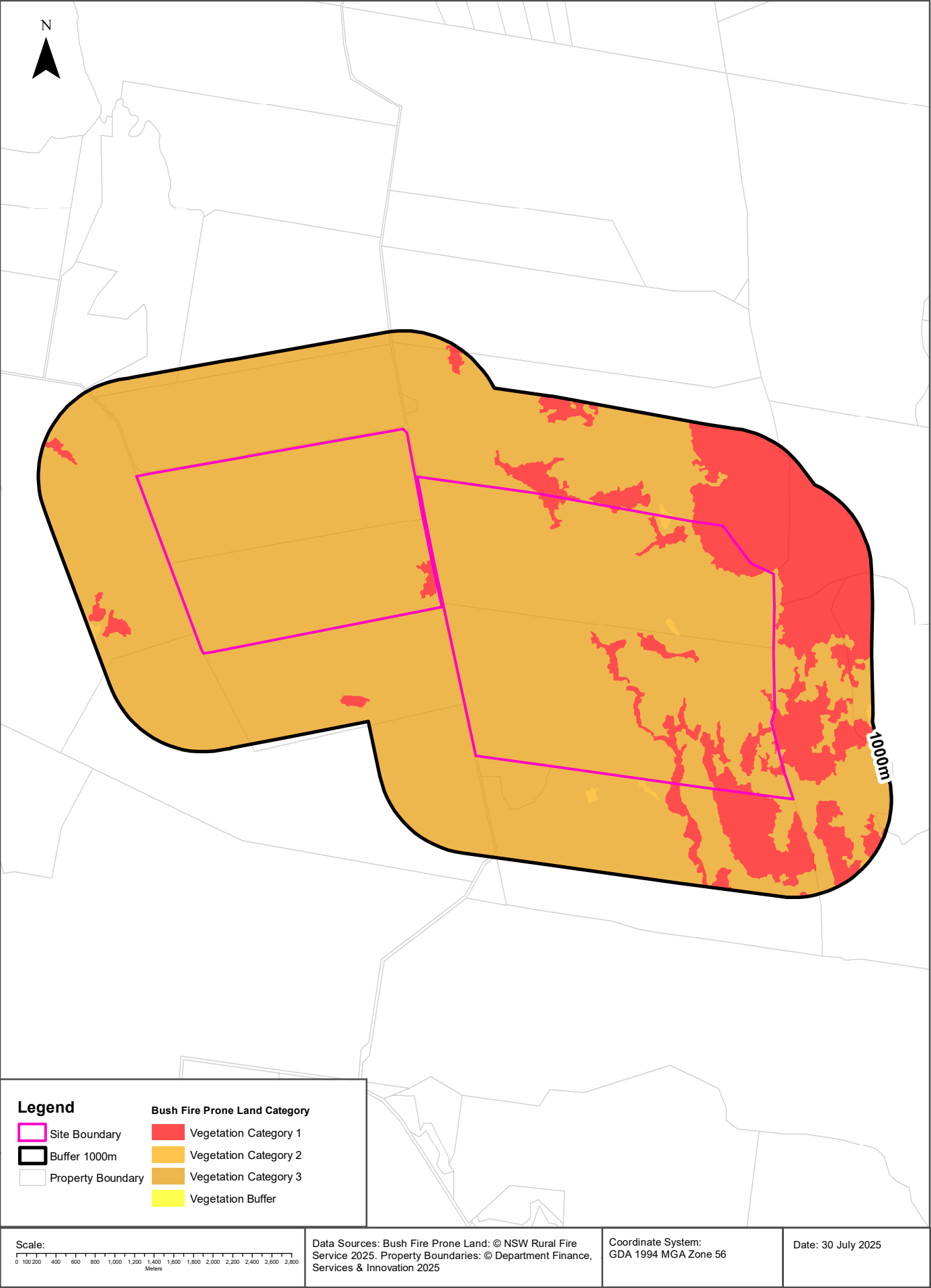
Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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Environmental Planning Instrument - Heritage

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
I125	(Homestead (Goonoo Goonoo) including Shearing Shed, Inn, Graves, Chapel, Cottage Number 1 (Cook's House), Cottage Number 2 (Jackaroo's Quarters), Cottages Number 3, 4, 5, 7, 8, 9, 10, 11	Item - General	Local	Tamworth Regional Local Environmental Plan 2010	16/05/2025	16/05/2025	16/05/2025	0m	West

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

760 Middlebrook Road, Loomberah, NSW 2340

Bush Fire Prone Land

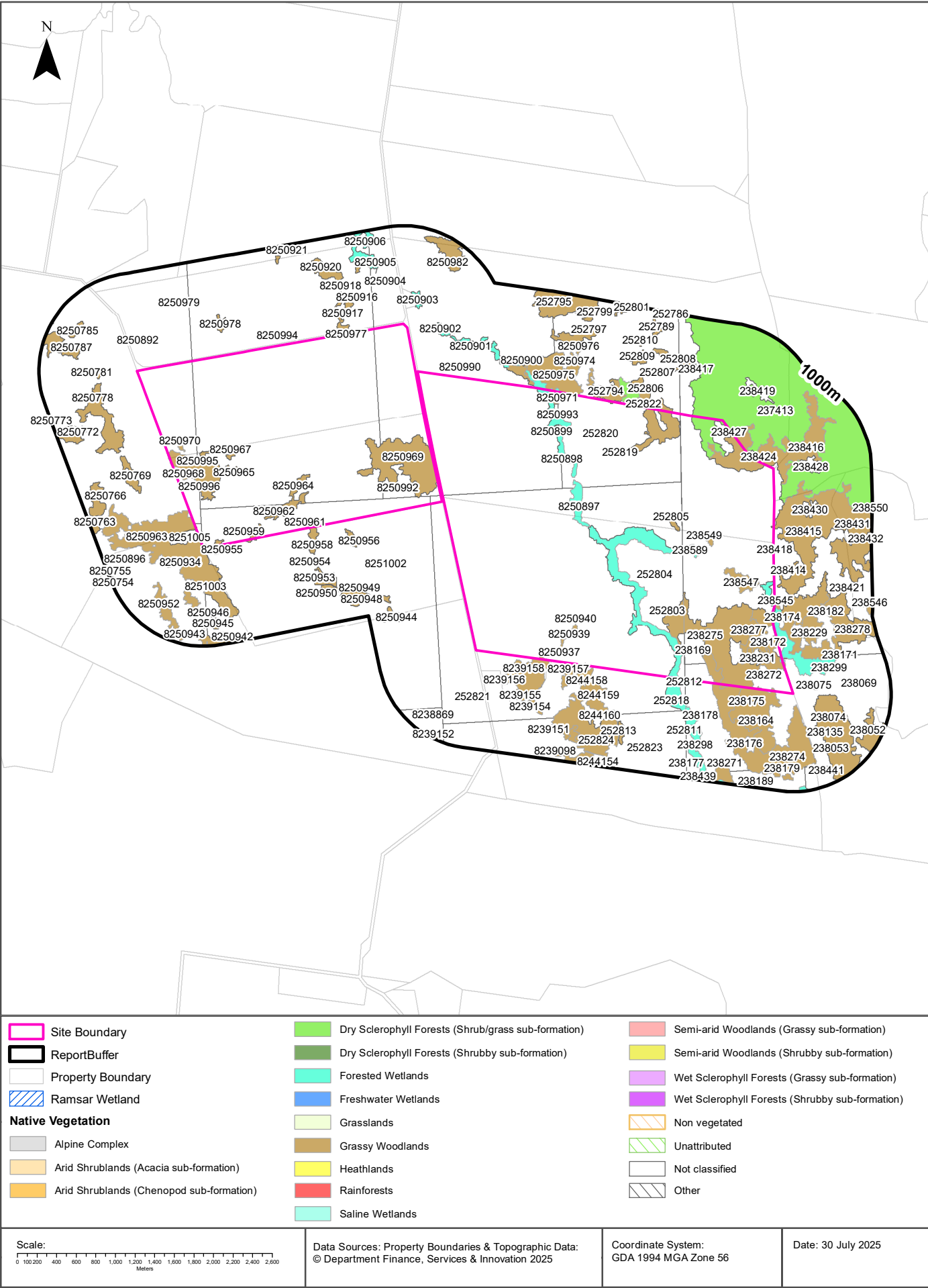
What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Category 1	0m	On-site
Vegetation Category 3	0m	On-site
Vegetation Category 2	0m	On-site

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

Ecological Constraints - Vegetation & Ramsar Wetlands

760 Middlebrook Road, Loomberah, NSW 2340



Ecological Constraints

760 Middlebrook Road, Loomberah, NSW 2340

Native Vegetation

What native vegetation exists within the dataset buffer?

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
237413	Dry Sclerophyll Forests (Shrub/grass sub-formation)	(Dry Sclerophyll Forests (Shrub/grass sub-formation)) White Box shrubby open forest on hills mainly in the Nandewar Bioregion	North-west Slopes Dry Sclerophyll Woodlands	0m	On-site
238069	Not classified	(Not classified) Not classified	Not classified	0m	On-site
238163	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	0m	On-site
238164	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	0m	On-site
238169	Not classified	(Not classified) Not classified	Not classified	0m	On-site
238172	Not classified	(Not classified) Not classified	Not classified	0m	On-site
238178	Not classified	(Not classified) Not classified	Not classified	0m	On-site
238180	Not classified	(Not classified) Not classified	Not classified	0m	On-site
238181	Not classified	(Not classified) Not classified	Not classified	0m	On-site
238183	Not classified	(Not classified) Not classified	Not classified	0m	On-site
238231	Not classified	(Not classified) Not classified	Not classified	0m	On-site
238272	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
238274	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
238275	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
238277	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
238299	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	0m	On-site
238416	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	0m	On-site
238418	Not classified	(Not classified) Not classified	Not classified	0m	On-site
238424	Not classified	(Not classified) Not classified	Not classified	0m	On-site
238427	Not classified	(Not classified) Not classified	Not classified	0m	On-site
238545	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
238547	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
238549	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
238589	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	0m	On-site

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
252794	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	0m	On-site
252803	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	0m	On-site
252804	Not classified	(Not classified) Not classified	Not classified	0m	On-site
252805	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	0m	On-site
252806	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	0m	On-site
252812	Not classified	(Not classified) Not classified	Not classified	0m	On-site
252818	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	0m	On-site
252819	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
252820	Not classified	(Not classified) Not classified	Not classified	0m	On-site
252821	Not classified	(Not classified) Not classified	Not classified	0m	On-site
8239158	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250892	Not classified	(Not classified) Not classified	Not classified	0m	On-site
8250897	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	0m	On-site
8250898	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	0m	On-site
8250899	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	0m	On-site
8250933	Not classified	(Not classified) Not classified	Not classified	0m	On-site
8250937	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250939	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250940	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250955	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250957	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250959	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250960	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250961	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250962	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250964	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
8250965	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250966	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250967	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250968	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250969	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250970	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250971	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250975	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250977	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	On-site
8250990	Not classified	(Not classified) Not classified	Not classified	0m	On-site
8250992	Not classified	(Not classified) Not classified	Not classified	0m	On-site
8250993	Not classified	(Not classified) Not classified	Not classified	0m	On-site
8250994	Not classified	(Not classified) Not classified	Not classified	0m	On-site
8250995	Not classified	(Not classified) Not classified	Not classified	0m	On-site
8250996	Not classified	(Not classified) Not classified	Not classified	0m	On-site
8250997	Not classified	(Not classified) Not classified	Not classified	0m	On-site
8251002	Not classified	(Not classified) Not classified	Not classified	0m	On-site
8251005	Not classified	(Not classified) Not classified	Not classified	0m	On-site
238415	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	0m	East
8244159	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	0m	South East
8250958	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	West
8250963	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	0m	West
8239157	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	2m	South
238170	Not classified	(Not classified) Not classified	Not classified	6m	South East
252822	Dry Sclerophyll Forests (Shrub/grass sub-formation)	(Dry Sclerophyll Forests (Shrub/grass sub-formation)) White Box shrubby open forest on hills mainly in the Nandewar Bioregion	North-west Slopes Dry Sclerophyll Woodlands	13m	North East
8250917	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	18m	North West
8250915	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	21m	North
238174	Not classified	(Not classified) Not classified	Not classified	45m	South East

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
8250956	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	86m	West
8250973	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	95m	North East
238414	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	104m	East
238175	Not classified	(Not classified) Not classified	Not classified	110m	South East
8250972	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	111m	North
8244158	Not classified	(Not classified) Not classified	Not classified	128m	South East
238229	Not classified	(Not classified) Not classified	Not classified	151m	South East
8250901	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	160m	North
238278	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	190m	East
238421	Not classified	(Not classified) Not classified	Not classified	192m	East
8239156	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	193m	South
8250900	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	194m	North
238075	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	199m	South East
8250903	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	210m	North
8250978	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	234m	North West
8250934	Not classified	(Not classified) Not classified	Not classified	236m	West
238053	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	237m	South East
238298	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	241m	South East
8250902	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	248m	North
238428	Not classified	(Not classified) Not classified	Not classified	258m	East
238430	Not classified	(Not classified) Not classified	Not classified	261m	East
8250896	Not classified	(Not classified) Not classified	Not classified	288m	West
252824	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	290m	South
8250954	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	303m	West
8250974	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	309m	North East
8250916	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	316m	North West
252823	Not classified	(Not classified) Not classified	Not classified	320m	South

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
238182	Not classified	(Not classified) Not classified	Not classified	321m	East
8239155	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	335m	South
252807	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	351m	North East
8250778	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	351m	West
8250781	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	371m	West
8250769	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	373m	West
8251003	Not classified	(Not classified) Not classified	Not classified	376m	West
238419	Not classified	(Not classified) Not classified	Not classified	385m	East
252809	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	405m	North East
8250953	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	409m	South West
8250976	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	409m	North East
238074	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	417m	South East
8239154	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	423m	South
238230	Not classified	(Not classified) Not classified	Not classified	424m	South East
8250951	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	434m	West
8250904	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	439m	North West
238417	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	440m	North East
8250935	Not classified	(Not classified) Not classified	Not classified	445m	West
8250918	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	446m	North West
238135	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	456m	South East
8244161	Not classified	(Not classified) Not classified	Not classified	456m	South East
252811	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	458m	South East
8244160	Not classified	(Not classified) Not classified	Not classified	470m	South East
238379	Not classified	(Not classified) Not classified	Not classified	475m	North East
252797	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	486m	North East
238176	Not classified	(Not classified) Not classified	Not classified	493m	South East
238171	Not classified	(Not classified) Not classified	Not classified	506m	South East

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
252813	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	508m	South East
252808	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	518m	North East
238177	Not classified	(Not classified) Not classified	Not classified	538m	South East
8250920	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	549m	North West
8250905	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	557m	North West
8250952	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	573m	West
8250979	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	583m	North West
8250919	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	593m	North West
8250787	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	597m	West
8250950	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	599m	South West
252810	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	604m	North East
8250738	Not classified	(Not classified) Not classified	Not classified	610m	West
8239150	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	617m	South
8250946	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	629m	West
8239151	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	639m	South
8250949	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	646m	South West
8250785	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	658m	West
8250945	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	670m	South West
8250739	Not classified	(Not classified) Not classified	Not classified	680m	West
8238869	Not classified	(Not classified) Not classified	Not classified	681m	South
8250944	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	686m	South West
8250772	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	691m	West
8250948	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	691m	South West
8250982	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	717m	North
252795	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	718m	North
252789	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	722m	North East

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
8250766	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	732m	West
8250947	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	745m	South West
238189	Not classified	(Not classified) Not classified	Not classified	757m	South East
238441	Not classified	(Not classified) Not classified	Not classified	758m	South East
238052	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	762m	South East
238179	Not classified	(Not classified) Not classified	Not classified	762m	South East
238271	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	781m	South East
238431	Not classified	(Not classified) Not classified	Not classified	799m	East
8250998	Not classified	(Not classified) Not classified	Not classified	804m	North East
238313	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	815m	South East
8250906	Forested Wetlands	(Forested Wetlands) River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Eastern Riverine Forests	825m	North West
8250980	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	826m	North West
8239098	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	849m	South
8250943	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	851m	South West
252801	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	857m	North East
252799	Not classified	(Not classified) Not classified	Not classified	863m	North East
8250942	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	879m	South West
238546	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	887m	East
238190	Not classified	(Not classified) Not classified	Not classified	898m	South East
238432	Not classified	(Not classified) Not classified	Not classified	906m	East
8250763	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	916m	West
238439	Not classified	(Not classified) Not classified	Not classified	930m	South East
8244154	Grassy Woodlands	(Grassy Woodlands) White Box - White Cypress Pine - Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	Western Slopes Grassy Woodlands	931m	South
8250755	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	932m	West
8250921	Grassy Woodlands	(Grassy Woodlands) Blakelys Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	Western Slopes Grassy Woodlands	934m	North West
238550	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	939m	East
8250754	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	944m	West

Map ID	Vegetation Formation	Plant Community Type and Vegetation Formation	Vegetation Class	Dist	Dir
8239152	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	945m	South
252791	Not classified	(Not classified) Not classified	Not classified	948m	North East
8250773	Grassy Woodlands	(Grassy Woodlands) White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	Western Slopes Grassy Woodlands	980m	West
252786	Dry Sclerophyll Forests (Shrub/grass sub-formation)	(Dry Sclerophyll Forests (Shrub/grass sub-formation)) White Box shrubby open forest on hills mainly in the Nandewar Bioregion	North-west Slopes Dry Sclerophyll Woodlands	987m	North East
8251004	Not classified	(Not classified) Not classified	Not classified	998m	South 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

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Collaborative Australian Protected Areas Database - Terrestrial

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

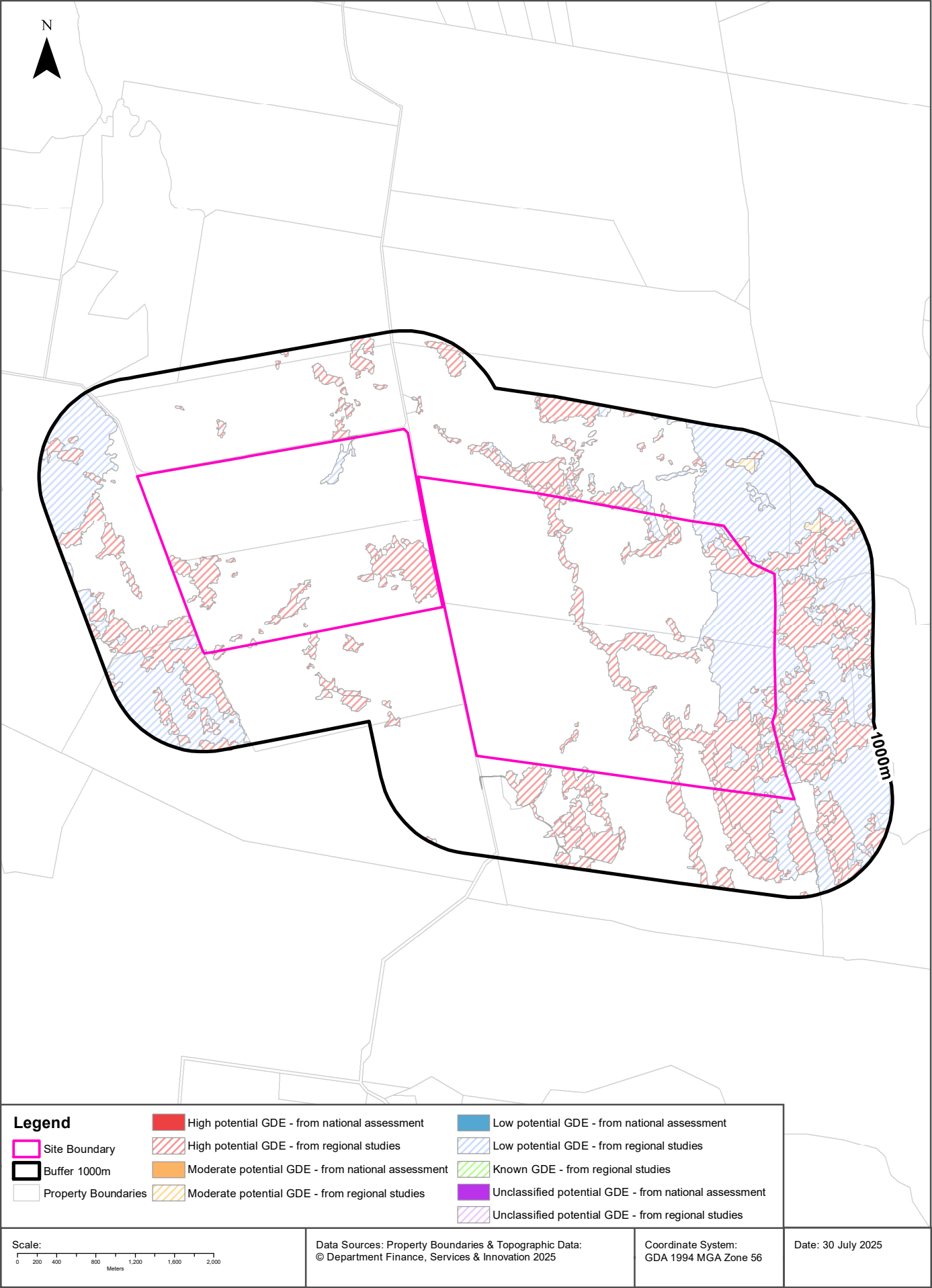
Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

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

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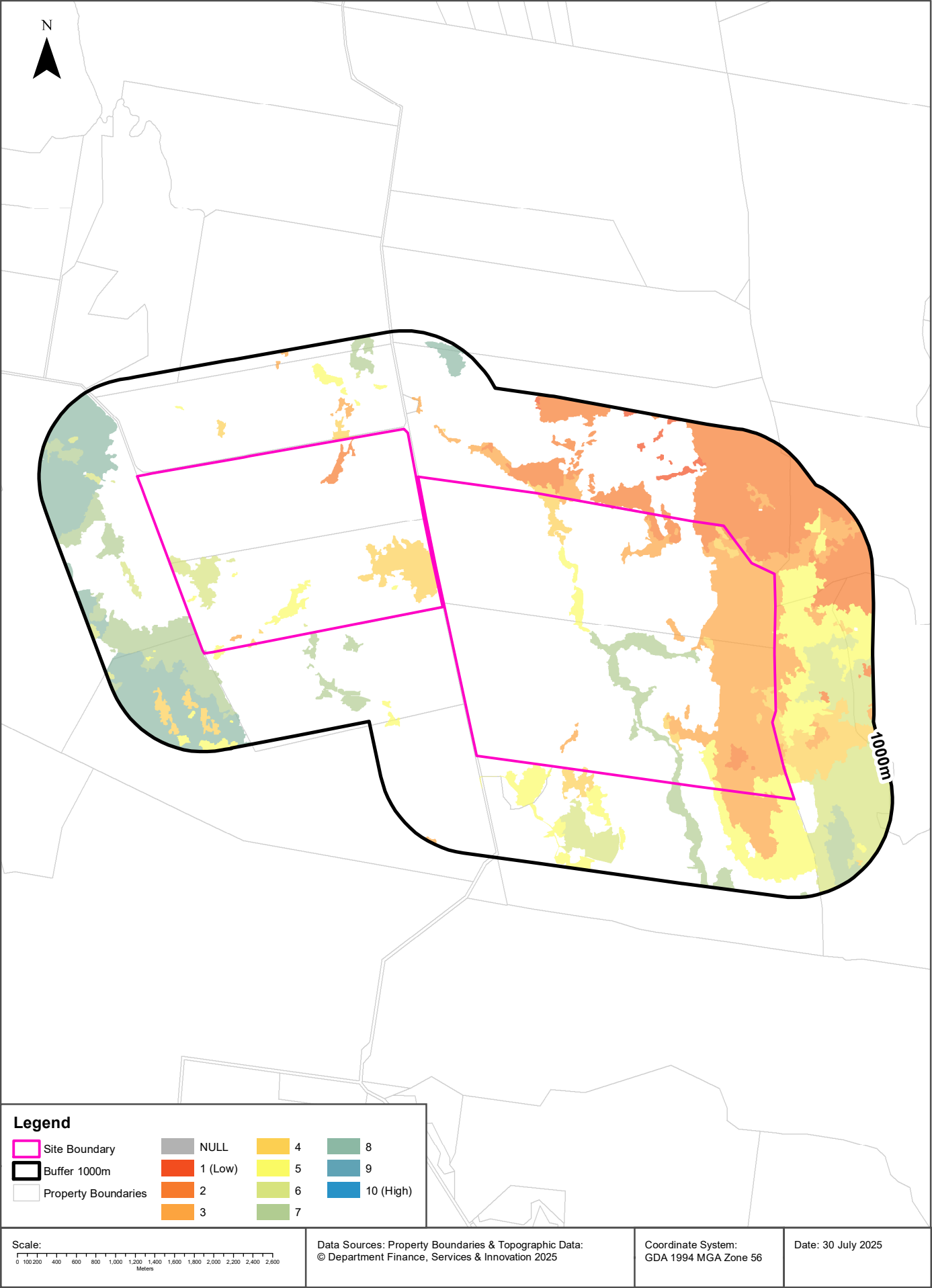
Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	High potential GDE - from regional studies	Ridges and valleys in metamorphic rocks.	Vegetation		0m	On-site
Terrestrial	Low potential GDE - from regional studies	Ridges and valleys in metamorphic rocks.	Vegetation		0m	On-site
Terrestrial	Moderate potential GDE - from regional studies	Ridges and valleys in metamorphic rocks.	Vegetation		547m	East

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints - Inflow Dependent Ecosystems Likelihood

760 Middlebrook Road, Loomberah, NSW 2340



Ecological Constraints

760 Middlebrook Road, Loomberah, NSW 2340

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	5	Ridges and valleys in metamorphic rocks.	Vegetation		0m	On-site
Terrestrial	3	Ridges and valleys in metamorphic rocks.	Vegetation		0m	On-site
Terrestrial	4	Ridges and valleys in metamorphic rocks.	Vegetation		0m	On-site
Terrestrial	6	Ridges and valleys in metamorphic rocks.	Vegetation		0m	On-site
Terrestrial	7	Ridges and valleys in metamorphic rocks.	Vegetation		0m	On-site
Terrestrial	2	Ridges and valleys in metamorphic rocks.	Vegetation		0m	On-site
Terrestrial	8	Ridges and valleys in metamorphic rocks.	Vegetation		212m	West
Terrestrial	1	Ridges and valleys in metamorphic rocks.	Vegetation		351m	North East

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

760 Middlebrook Road, Loomberah, NSW 2340

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	Anthochaera phrygia	Regent Honeyeater	Category 2	Critically Endangered	Critically Endangered	
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Not Sensitive	Vulnerable	Not Listed	
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	Haliaeetus leucogaster	White-bellied Sea-Eagle	Not Sensitive	Vulnerable	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Not Sensitive	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	Petroica phoenicea	Flame Robin	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	Miniopterus orianae oceanensis	Large Bent-winged Bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Not Sensitive	Vulnerable	Not Listed	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Not Sensitive	Vulnerable	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheathtail-bat	Not Sensitive	Vulnerable	Not Listed	
Animalia	Reptilia	Uvidicolus sphyrurus	Border Thick-tailed Gecko	Not Sensitive	Vulnerable	Vulnerable	
Plantae	Flora	Dichanthium setosum	Bluegrass	Not Sensitive	Vulnerable	Vulnerable	

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 B Title Search



FOLIO: 14/37547

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
14/2/2024	2:29 PM	3	31/1/2024

LAND

LOT 14 IN DEPOSITED PLAN 37547
AT GOONOO GOONOO
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL
PARISH OF NO PARISH COUNTY OF PARRY
TITLE DIAGRAM DP37547

FIRST SCHEDULE

(ND AG107923)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AT797347 CAVEAT BY MIDDLEBROOK SOLAR FARM PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



FOLIO: 60/755343

SEARCH DATE	TIME	EDITION NO	DATE
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14/2/2024	2:29 PM	7	14/2/2024

LAND

LOT 60 IN DEPOSITED PLAN 755343
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL
PARISH OF TIMBUMBURI COUNTY OF PARRY
(FORMERLY KNOWN AS PORTION 60)
TITLE DIAGRAM CROWN PLAN 3248.1764

FIRST SCHEDULE

(T AI303832)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EASEMENT FOR TRANSMISSION LINE AFFECTING THE LAND SHOWN SO
BURDENED IN THE TITLE DIAGRAM & IN GOV. GAZ. DATED 22.4.1960,
FOL.1165
O730034 EASEMENT NOW VESTED IN THE NEW SOUTH WALES
ELECTRICITY TRANSMISSION AUTHORITY
- 3 EASEMENT FOR ELECTRICITY TRANSMISSION LINE AFFECTING THE LAND
SHOWN SO BURDENED IN TITLE DIAGRAM BY NOTIF. IN GOV. GAZ. DATED
14-9-1973 FOLIO 4080
O723046 EASEMENT VESTED IN NEW SOUTH WALES ELECTRICITY
TRANSMISSION AUTHORITY
- 4 AI303834 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- 5 AR334919 MORTGAGE TO REGIONAL INVESTMENT CORPORATION
- * 6 AT792785 CAVEAT BY MIDDLEBROOK SOLAR FARM PTY LTD
- * 7 AT833973 CAVEAT BY MIDDLEBROOK SOLAR FARM PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

82729708

PRINTED ON 14/2/2024

Appendix C Property Reports

Property Report

805 MIDDLEBROOK ROAD LOOMBERAH 2340



Property Details

Address: 805 MIDDLEBROOK ROAD LOOMBERAH 2340
 Lot/Section /Plan No: 14/-/DP37547
 Council: TAMWORTH REGIONAL COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Tamworth Regional Local Environmental Plan 2010 (pub. 16-5-2025)
Land Zoning	RU1 - Primary Production: (pub. 16-5-2025)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	400 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Property Report

805 MIDDLEBROOK ROAD LOOMBERAH 2340

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Biodiversity Value (BV) Map	Clearing native vegetation for a development on an area on the BV Map may require a Biodiversity Development Assessment Report. Consult your local council.
Bushfire Prone Land	Vegetation Category
Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under Transport and Infrastructure SEPP 2021 Clause 2.48. Please contact Essential Energy for more information.
Local Aboriginal Land Council	NUNGAROO
Regional Plan Boundary	New England North West

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Property Report

666 MIDDLEBROOK ROAD LOOMBERAH 2340



Property Details

Address: 666 MIDDLEBROOK ROAD LOOMBERAH 2340
Lot/Section /Plan No: 60/-/DP755343 61/-/DP755343
Council: TAMWORTH REGIONAL COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Tamworth Regional Local Environmental Plan 2010 (pub. 16-5-2025)
Land Zoning	RU1 - Primary Production: (pub. 16-5-2025)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	400 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

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Property Report

666 MIDDLEBROOK ROAD LOOMBERAH 2340

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- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
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Local Aboriginal Land Council	TAMWORTH
Regional Plan Boundary	New England North West

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

NGH

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GOLD COAST

2B 34 Tallebudgera Creek Road
Burleigh Heads QLD 4220

T. (07) 3129 7633

SYDNEY REGION

Suite 9.01, Level 9, 28 Foveaux Street
Surry Hills NSW 2010

T. (02) 8202 8333

BEGA

Suite 11, 89-91 Auckland Street
(PO Box 470)
Bega NSW 2550

T. (02) 6492 8333

MELBOURNE

Level 14, 10-16 Queen Street
Melbourne VIC 3000

T. (03) 7031 9123

TOWNSVILLE

Level 4, 67-75 Denham Street
Townsville QLD 4810

T. (07) 4410 9000

BRISBANE

T3, Level 7, 348 Edward Street
Brisbane QLD 4000

T. (07) 3129 7633

NEWCASTLE - HUNTER & NORTH COAST

2 Dick Street
Newcastle West NSW 2302

T. (02) 4929 2301

WAGGA WAGGA - RIVERINA & WESTERN NSW

35 Kincaid Street (PO Box 5464)
Wagga Wagga NSW 2650

T. (02) 6971 9696

CANBERRA

Unit 8, 27 Yallourn Street
(PO Box 62)
Fyshwick ACT 2609

T. (02) 6280 5053

SUNSHINE COAST

Building 1, 30 Chancellor Village Boulevard
Sippy Downs QLD 4556

T: 13 54 93

WODONGA

Unit 2, 83 Hume Street
(PO Box 506)
Wodonga VIC 3690

T. (02) 6067 2533