



ABN 68 068 831 452

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27th of June 2025

Mid-Western Regional Council
Market Street
Mudgee NSW 2850

PRELIMINARY SITE INVESTIGATION

The purpose of this document is to address State Environmental Planning Policy (Resilience and Hazards) Chapter 4 Contamination. The document is consistent with the Contaminated Land Planning Guidelines as required by clause 4.6(2).

An assessment of ground conditions and potential contamination risk is provided as follows. This assessment specifically addresses the location of the proposed development within the context of the property at Peppertree Hill Estate, Mudgee.

Reference is made to SEPP Clause 4.6(4b) Table 1. The Peppertree Hill Estate has existing agricultural and horticultural activities carried out on the land and property for the purpose of viticulture. However this does not relate to the land on which development is proposed.

PB Ag Consulting have completed a large number of soil contamination tests within the Mudgee Region. These have predominately been on similar local rural sites including old vineyards and permanent tree crops, and not one result has shown any contamination issue.

The proposed development sites for the 16 villa guest accommodation units, visitor amenities facility (Bath House) and cellar building extension have never been a vineyard or another permanent crop. These sites relate to the areas of the Peppertree Hill Estate which are likely to be accessed by guests and visitors. No agricultural enterprise has been practiced on these specific areas of land which have been maintained as a native system.

Due to the location of the development sites being outside of the area of agricultural activities and drift zones, the risk of soil contamination is extremely low to zero. We therefore consider it to be unnecessary to test for soil contamination.

The proposed locations of the 16 villas and the amenities facility are over 250 metres away from the on-site diesel and oil storage area. There is a negligible risk of any contamination from diesel or oil spills which may affect the proposed development sites which will be accessed by guests and visitors.

The proposed development sites are also over 250 metres away from the on-site chemical storage area. There is a negligible risk of any contamination from chemical spills which may affect the proposed development sites which will be accessed by guests and visitors.

The proposed development sites are on undisturbed native land which has not received any soil disturbance or required the introduction of offsite fill. The amenities facility will be built on the same site as the existing dwelling. This site is a level site with no fill requirements expected.

If fill is required, soil will be taken from undisturbed native lands located on site which exclude; any areas of land previously used for agriculture activities implemented for the operation of the vineyard, the diesel and oil storage areas, chemical storage areas and areas occupied by the existing dwelling effluent management system.

The existing dwelling effluent management system is located a substantial distance away from the proposed development sites on a lower area of land. It does not cause any contamination issues to areas of land surrounding the existing buildings, or present a contamination risk to the other buildings proposed which are located at the top of the site at a higher ground level.

The Vineyard is considered a potential contamination source. However the agricultural activities for the vineyard operation do not occur in the same location as the proposed development sites.

Even as an identified potential contamination source the chance of any contamination resulting from the Vineyard operations is extremely low risk. This is because modern day viticulture chemical vineyard inputs do not fall into the categories listed below and have not for at least 30 years.

1 – Organophosphates

2 – Organochlorides

3 – Heavy metals

Common modern-day viticulture chemical active constituent used in vineyards include,

- Copper Hydroxide (is a metal but used at low concentrations)
- Sulphur

- Chlorothalonil
- Bacillus Thuringiensis
- Fenpyrazamine
- Metalaxyl
- Cyflufenamid
- Glyphosate
- Paraquat
- Glufosinate

In accordance with Clause 4.6(4) of the SEPP we consider the sites identified to be suitable for development and the proposed uses. This is because the risk of contamination to the proposed development sites is considered negligible, with all site locations falling outside of potential contamination areas. We advise that the Mid-Western Regional Council consider there would be no reasonable justification for further ground investigations or contamination assessments to be completed.

Regards

Paul Baguley
Managing Director – PB Ag Consulting Pty Ltd



Proposed site for 5 Villas to the right of the existing dwelling. Native undisturbed land



Existing dwelling to be site of Amenities facility, site is level with no fill expected



Proposed site for 6 Villas to the left of the existing dwelling. Native undisturbed land



Proposed site of the 5 round Villas, above the existing dwelling, native undisturbed land



Existing effluent management system below existing dwelling, located below proposed cabin locations



Diesel and oil storage area located outside of the location area of the proposed cabins and Amenities facility. Shown on site map as Existing Farm Shed



Chemical storage area located outside of the location area of the proposed Villas and Amenities facility. Shown on site map as Existing Pump shed



