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Preliminary Site Investigation

Precinct 3, Riverlea Development, Riverlea Park, South Australia


Report for Walker Buckland Park Developments Pty Ltd

Preliminary Site Investigation

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Report for Walker Buckland Park Developments Pty
Ltd

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List of Acronyms

ASC NEPM	National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013)
AST	Above ground storage tank
COPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
CT	Certificates of Title
DEW	Department for Environment and Water
EP Act	<i>Environment Protection Act 1993</i> , Government of South Australia
EPA	Environment Protection Authority, Government of South Australia
EVs	Environmental Values
GAR	Guidelines for the assessment and remediation of site contamination
LBWco	LBW co Pty Ltd
mAHD	metres Australian Height Datum
mBGL	metres below ground level
mBTOC	metres below top of casing
OCP	Organochlorine pesticides
OPP	Organophosphorus pesticides
PCA	Potentially contaminating activity
PDI Act	Planning, Development and Infrastructure Act 2016
PSI	Preliminary Site Investigation
SA	South Australia
SWL	Standing Water Level
TDS	Total Dissolved Solids
WQEPP	<i>Environment Protection (Water Quality) Policy 2003</i> , Government of South Australia

Executive Summary

LBW co Pty Ltd (LBWco) was commissioned by Walker Buckland Part Developments Pty Ltd (Walker) to undertake a preliminary site investigation (PSI), comprising a site history for Precinct 3 of the Riverlea Development, Riverlea Park, South Australia (the site).

LBWco understood that Walker is developing Riverlea Park (formerly Buckland Park) into a township comprising up to 12,000 residential properties supported by public open space, schools and community centres, of which Precinct 3 makes up a portion of the development.

A PSI comprising a site history investigation for the entire development site, including Precinct 3, was undertaken by Connell Wagner in 2008, a PSI for Precinct 2 (the adjacent site to the east) was undertaken by LBWco in October 2022, and a subsequent Preliminary Soil Assessment at the Precinct 2 site was undertaken by LBWco in January 2023.

To meet the requirements of the new planning system (*Planning, Development and Infrastructure Act 2016* (PDI Act)) implemented in SA since the previous Connell Wagner (2008) report, Walker requires this updated PSI report.

The objectives of the **preliminary site investigation** were to:

- Prepare a site history report to:
 - Assess the historical land use and identify potentially contaminating activities (PCAs) that may have occurred onsite and on adjacent land, supplementing information previously reported by Connell Wagner (2008) with relevant information relating to the period from 2008 to present.
 - Review the PCAs relative to the class of activity as defined in PD14 and relative to the land use sensitivity hierarchy as defined in PD14.
- Advise on whether additional site assessment is required to support a statement of site suitability for the proposed land use.

Based on a desktop review of current and historical information and site inspection, LBWco prepared a summary CSM for PCAs that were identified or inferred to have occurred at, adjacent to or near the subject site.

The PCAs and desktop assessment of risk for the proposed future use of the site are listed below:

Two prescribed PCAs were identified to have occurred onsite:

- **Class 2**
 - Agricultural activities – **possible** complete source pathway receptor linkage
 - Wetlands or detention basins – unlikely complete source pathway receptor linkage

One non-prescribed PCA was identified to have occurred at the site:

- Fill or soil importation (not a PCA for the purpose of PD14) – unlikely complete source pathway receptor linkage

Three prescribed PCAs were identified to have occurred on adjacent land < 60 m from the site:

- **Class 1**
 - Listed substances—activities involving listed substances – unlikely complete source pathway receptor linkage

- **Class 2**
 - Agricultural activities – unlikely complete source pathway receptor linkage
- **Class 3**
 - Desalination plants – unlikely complete source pathway receptor linkage

One prescribed PCA was identified to have occurred offsite:

- **Class 2**
 - Agricultural activities – unlikely complete source pathway receptor linkage.

In summary, the majority of the subject site comprised open grassland, having been used for cropping and grazing. No obvious evidence of contamination or environmental impact was observed during the site inspection. PCAs with possible complete source pathway receptor linkage identified at the site, were limited to one Class 2 PCA associated with mixing of herbicides in the vicinity of the former shearing shed in the central area of the site.

The stormwater detention basin at the south-east portion of the site was considered to constitute a Class 2 PCA. However, based on the proposed stormwater drainage channel at this location, no change to a more sensitive use will occur in this area of the site. Considering the basin's temporary nature and expected low risk of soil impact within the surrounding catchment area, it is considered unlikely to pose a risk to on-site receptors.

Based on anecdotal information, stockpiles of topsoil present in the south-eastern corner of the site were sourced from excavation of the stormwater detention channel on-site. Therefore, the stockpiles are considered unlikely to pose a risk to on-site receptors. It is noted that fill or soil importation is not a PCA for the purpose of PD14.

One off-site Class 1 PCA was identified adjacent to the site: listed substances—activities involving listed substances, relating to a diesel AST approximately 25 m west of site. Based on the presence of a concrete slab beneath the AST, soil impacts are likely to be limited to an isolated area of surficial soils, and the likely groundwater flow direction is down-hydraulic gradient from the site, therefore complete source pathway receptor linkage is considered unlikely.

Records indicate one Class 2 PCA and one Class 3 PCA have occurred / are occurring off-site; market gardening operations to the north, east and south of the site; and a desalination plant associated with a large commercial market garden to the south-east of the site. Based on the preliminary CSM, it was considered that complete source, pathway, receptor linkages are unlikely to exist relative to these PCAs.

Following assessment of groundwater at the property to the east of the site in 2011, AEC notified EPA of site contamination that affects or threatens underground water, pursuant to section 83A of the EP Act. A subsequent environmental audit undertaken by ERM in 2012 indicated the presence of elevated concentrations of molybdenum, fluoride, nitrate and selenium identified in groundwater beneath the Stage 1 development area were considered to be related to regional groundwater quality. Based on TDS and low aquifer yield, the auditor considered the use of groundwater within the quaternary aquifer for any purpose was considered low and concluded that site contamination does not exist at the Stage 1 site and no further remediation remained necessary for the proposed residential and open space use.

Based on the conclusions outlined above, in order to determine the suitability of the site for the proposed future sensitive land use; namely, future residential dwellings (Residential Class 1, per PD14), it is recommended that intrusive soil investigation works are undertaken at the site to assess the possible complete source pathway receptor linkages identified in relation to the off-site diesel AST and mixing of herbicides in the vicinity of the shed.

The information provided in this report is subject to the limitations expressed in Section 9. The reader should make themselves aware of the limitations and how they relate to the conclusions provided.

1 Introduction

LBW co Pty Ltd (LBWco) was commissioned by Walker Buckland Part Developments Pty Ltd (Walker) to undertake a preliminary site investigation (PSI), comprising a site history for Precinct 3 of the Riverlea Development, Riverlea Park, South Australia (the site). A site locality plan is provided as Figure 1 in Appendix A.

LBWco understood that Walker is developing Riverlea Park (formerly Buckland Park) into a township comprising up to 12,000 residential properties supported by public open space, schools and community centres, of which Precinct 3 makes up a portion of the development.

A PSI comprising a site history investigation for the entire development site, including Precinct 3, was undertaken by Connell Wagner in 2008¹, a PSI for Precinct 2 (the adjacent site to the east) was undertaken by LBWco in October 2022², and a subsequent Preliminary Soil Assessment at the Precinct 2 site was undertaken by LBWco in January 2023³.

To meet the requirements of the new planning system (*Planning, Development and Infrastructure Act 2016* (PDI Act)) implemented in SA since the previous Connell Wagner (2008) report, Walker requires this updated PSI report.

1.1 Objectives

The objectives of the **preliminary site investigation** were to:

- Prepare a site history report to:
 - Assess the historical land use and identify potentially contaminating activities (PCAs) that may have occurred onsite and on adjacent land, supplementing information previously reported by Connell Wagner (2008) with relevant information relating to the period from 2008 to present.
 - Review the PCAs relative to the class of activity as defined in *State Planning Commission Practice Direction 14 (Site Contamination Assessment)* (PD14, 2022) and relative to the land use sensitivity hierarchy as defined in PD14.
- Advise on whether additional site assessment is required to support a statement of site suitability for the proposed land use.

¹ Connell Wagner, 2008, *Site History Investigation, Buckland Park Proposal* (ref: 31495), 3 November 2008.

² LBWco, 2022, *Preliminary Site Investigation, Precinct 2, Riverlea Development, Riverlea Park, South Australia* (ref: 221385 R01), November 2022.

³ LBWco, 2023, *Preliminary Soil Assessment, Riverlea Development, Precinct 2* (ref: 221385-01 L01), January 2023.

2 Background

2.1 Preliminary Site Investigation, Connell Wagner (2008)

The Connell Wagner (2008) PSI comprised a site history investigation to identify PCAs that had or may have occurred across the entire development site area. The 2008 investigation divided the site into smaller areas where "North Sector West" and a portion of "North Sector East" incorporate land now referred to as Precinct 3. Figure 2 in Appendix A presents the current site and the 2008 assessment boundaries.

Relevant PSI conclusions relating to the relevant portions of North Sector East and West were as follows:

- At the time of reporting, the majority of the land within the North Sector East and West was identified as being utilised for stock grazing. Historical aerial imagery indicated that the site had been used for this purpose since circa 1949.
- Interviews with landowners undertaken at the time of reporting indicated that land in the North Sector East was also used for broad-acre cropping of barley.
- No significant infrastructure was noted at the time of site inspection and the North Sector East and West was reportedly covered by dry grass.
- PCAs were identified by Connell Wagner (2008) as having occurred in the North Sector East and West and were assessed as being of low to moderate potential risk. These PCAs included the following.
 - Possible importation of fill
 - Broad-acre farming
 - Grazing
 - "Chemical drums" stored on western boundary associated with the olive grove on the adjacent site to the west, as shown below.



Photograph 1. Chemical drums on western boundary (Source: Connell Wagner, 2008)

PCAs of varying potential contamination risk were identified on other areas of the overall development site including market gardening, motor vehicle (tractor) repair or maintenance as well as those activities listed above.

2.2 Precinct 2 Preliminary Site Investigation, LBWco (2022)

The PSI identified PCAs had historically been undertaken in the vicinity of a shed located in the northern portion of the Precinct 2 site, approximately 1.1 km north-east of the subject site, namely storage of diesel in an above ground storage tank (AST) and mixing of herbicides. Possible complete source-pathway-receptor linkages in relation to these PCAs were considered to exist.

Previous uses undertaken across the majority of the Precinct 2 site were limited to cropping and grazing, with occasional broadacre spraying of herbicides. Numerous soil stockpiles, understood to be sourced from on-site and from the adjacent Stage 1 site, were present near the eastern and southern site boundaries.

Based on the conclusions of the PSI, it was recommended that an intrusive soil investigation be undertaken to assess whether the PCAs identified were likely to affect suitability of the site for the proposed future sensitive land uses.

2.3 Precinct 2 Preliminary Soil Assessment, LBWco (2023)

The scope of the soil assessment included sampling of soils from:

- Six test pits to 1.5 m below ground level (BGL) within proposed residential allotment areas
- Eight test pits to between 3.2 – 3.8 metres below ground level (mBGL) within / in the vicinity of a proposed lake
- Eleven grid-based soil bores to a depth of 0.5 mBGL within proposed residential allotment areas
- Seven soil bores targeting the diesel AST and herbicide mixing area in the vicinity of the shed near the northern site boundary
- Fifty soil samples were collected from four soil stockpiles located near the south-eastern and southern site boundaries.

Samples considered representative of site soil conditions were selected for chemical testing for the contaminants of potential concern (COPC). Laboratory testing included selected analysis for heavy metals, polycyclic aromatic hydrocarbons (PAH), total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylenes (BTEX), organochlorine pesticides (OCP), organophosphorus pesticides (OPP), herbicides, glyphosate, SA EPA waste screen.

Concentrations of all chemicals assessed were reported below the adopted human health and ecological screening criteria for the samples analysed.

Based on the field observations and analytical results reported in LBWco (2023) there was no evidence to indicate that concentrations of the chemicals assessed in site soils would pose an unacceptable risk to future human or ecological receptors in the context of the proposed mixed land use (predominantly residential use), therefore, there is no evidence to indicate that remediation is required to make the site suitable for this proposed use.

3 Regulatory Framework

In South Australia, the assessment, management and remediation of site contamination is regulated by the *Environment Protection Act 1993* (EP Act). The EP Act defines site contamination in section 5B as follows:

- (1) *For the purposes of this Act, site contamination exists at a site if –*
- (a) *chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and*
 - (b) *the chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere; and*
 - (c) *the presence of the chemical substances in those concentrations has resulted in –*
 - (i) *actual or potential harm to the health or safety of human beings that is not trivial, taking into account current or proposed land uses; or*
 - (ii) *actual or potential harm to water that is not trivial; or*
 - (iii) *other actual or potential environmental harm that is not trivial, taking into account current or proposed land uses.*
- (2) *For the purposes of this Act, environmental harm is caused by the presence of chemical substances –*
- (a) *whether the harm is a direct or indirect result of the presence of the chemical substances; and*
 - (b) *whether the harm results from the presence of the chemical substances alone or the combined effects of the presence of the chemical substances and other factors.*
- (3) *For the purposes of this Act, site contamination does not exist at a site if circumstances of a kind prescribed by regulation apply to the site.*

The first stage in determining whether site contamination exists is to assess whether chemical substances have been added to the site through an activity, and whether these substances are above background concentrations. The second stage is to assess whether the chemical substances have resulted in actual or potential harm to the health or safety of human beings or the environment (including water) that is not trivial.

If site contamination is determined to be present at a site, the EP Act provides mechanisms to assign responsibility for the contamination and appropriate assessment and/or remediation of the contamination.

The professional assessment of site contamination and consequential risk to human health and the environment is guided by NEPC 1999, *National Environment Protection (Assessment of Site Contamination) Measure*, National Environment Protection Council (the ASC NEPM, as amended 2013), Australian Standards and numerous other guidelines and technical publications prepared by the EPA and other scientific organisations.

3.1 Planning, Development and Infrastructure Act

The process for assessing and approving development and/or land division applications in South Australia is governed by the *Planning, Development and Infrastructure Act 2016* (PDI Act). Under Section 42 of the PDI Act, the State Planning Commission is authorised to issue practice directions for the purposes of the PDI Act. The rules that relate to a change in the use of land, which is considered a form of development under the PDI Act, are set out in Section 4 of the Act.

Section 65(1) of the PDI Act requires that a Planning and Design Code (the Code) be established in South Australia.

The Code implements the requirements of Section 6 of the PDI Act by setting out a comprehensive set of policies, rules and classifications which, when combined with mapping, apply in the various parts of the State for the purposes of development assessment in South Australia.

Part 9 of the Code details the circumstances in which a relevant authority must refer a development application to an external body, including the EPA.

State Planning Commission Practice Direction 14 (Site Contamination Assessment) (PD14, 2022) is issued under sections 42 and 127 of the PDI Act and describes how site contamination risks are to be assessed in the planning and development decision making processes. In particular, PD14, 2022 details the requirements related to site contamination assessment that are to be considered by a relevant authority when considering an application for planning consent, including specific conditions for development authorisations where remediation may be necessary before occupation or use of land that is the subject of an application.

4 Site History Investigation Methodology

4.1 Site History Investigation Guidance

The site history investigation methodology was developed with reference to the guidance provided in the following documents:

- ASC NEPM, 2013
- Edwards J. W., Van Alphen M. and Langley A., Identification and Assessment of Contaminated Land: Improving Site History Appraisal. Contaminated Sites Monograph Series No 3, SA Health Commission, Adelaide (1994)
- EPA, 2019. Guidelines for the assessment and remediation of site contamination (GAR, 2019)
- PD14, 2022.

Assessment of PCAs was made with reference to Section 50 and Schedule 3 Part 1 of the *Environment Protection Regulations 2009* and schedule 1 of Practice Direction 14.

4.2 Methodology

The history of PCAs undertaken on or adjacent to the site was researched using:

- Information reported by Connell Wager (2008)
- Lotsearch for records including:
 - Published geology and topographic maps of the region
 - Historical aerial photography
 - Water Connect database of groundwater records, maintained by the Department for Environment and Water (DEW)
 - Sands and McDougall Directory of South Australia and the Universal Business Directory
 - EPA authorisations (licences) and orders listed on the EPA Public Register
 - The Site Contamination Index of records held by EPA relating specifically to site contamination for the subject site and surrounding local area
- Certificate of Title (CT) review of ownership and lease information – South Australian Integrated Land Information System
- The local planning authority records required to be disclosed under the Land and Business (Sales and Conveyancing) Act 1994
- EPA Public Register Section 7, Land and Business (Sales and Conveyancing) Act 1994 record search.
- Interview(s) with persons having relevant knowledge of current and/or historical site use and activities.
- Observations and information gathered during a site inspection.

5 Site Information

5.1 Site Details and Identification

Site identification details are provided in Table 1. Title boundaries are shown on Figure 2, Appendix A. Copies of the current CTs for the site are provided in Appendix B.

Table 1 Site Identification Details

Site Addresses	Riverlea Precinct 3, Riverlea Park, SA 5120
CT References	CT 5868/767 (Block 67, Deposited Plan 1671) CT 5868/772 (Block 65, Deposited Plan 1671) CT 5868/773 (Allotment 91, Filed Plan 174403) Portion CT 5868/775 (Allotment 95, Filed Plan 174429) CT 5868/776 (Allotment 94, Filed Plan 174428) CT 5868/777 (Block 62, Deposited Plan 1671) CT 5868/778 (Block 66, Deposited Plan 1671) CT 5868/779 (Allotment 91, Filed Plan 174402) CT 5856/781 (Block S, Deposited Plan 1671) CT 5868/783 (Block 61, Deposited Plan 1671) CT 5868/784 (Block 63, Deposited Plan 1671) In the area named Buckland Park Hundred Port Adelaide, Hundred Port Gawler
Current Site Owner(s)	Vosporos Pty. Ltd. Caveats to Walker Pastoral Pty. Ltd.
Total Site Area	Approximately 320 hectares
Local Government Authority	City of Playford
Zoning	Master Planned Neighbourhood, Open Space
Current/Immediate Previous Land Use	Farming (grazing and cropping) – Primary production per PD14
Proposed Land Use	Residential – Residential Class 1, per PD14 Open Space / recreation area per PD14

5.2 Topography

According to the topographic map supplied by Geoscience Australia (via Lotsearch), the site is generally flat with a slight slope towards the south-west and an elevation of approximately 10 m Australian Height Datum (mAHD).

This is consistent with observations made during the site inspection.

5.3 Geology

The 1:100,000 surface geology map sheet for the region obtained from the SA Department of Environmental, Water and Natural Resources (via Lotsearch) indicated that majority of the site is located on the Pooraka Formation, described as silty clay, sand and carbonate earth with gravel lenses. The western boundary is situated over undifferentiated Holocene alluvial and fluvial sediments.

Soils at the site and surrounding areas are classified as 'Calcarosol', comprising plains of dark highly calcareous loamy earths with shallow forms of hard alkaline red soils and small areas of cracking brown clays interspersed with dune tracts of brown calcareous earths and brown sands.

The northern portion of the site generally comprises deep friable gradational clay loam, red clays underly loam and hard loamy sands. Pockets of sand over sandy clay loam are present across the site.

CSIRO (via Lotsearch) recorded the probability of occurrence of Acid Sulphate Soils as Extremely Low (1-5%).

5.4 Hydrogeology

As published in the South Australian Department of Mines and Energy Information Sheet 21, *Groundwater in the Adelaide Metropolitan Area*, there are three major aquifer groups that generally occur beneath the metropolitan area:

- Shallow Aquifers – consisting of sand and gravel layers within alluvial silt and clay, between 3 and 10 mBGL, with highly variable salinity.
- Deep Aquifers – formed by porous layers within marine sediments, these underlie the shallow aquifers. Deep tertiary aquifers include T1, T2, T3 and T4. Water from these aquifers is generally suitable for industrial and irrigation uses.
- Fractured bedrock – underlies the deep tertiary aquifers and is generally of good quality.

Shallow perched water can also occur, particularly where more permeable soils overly tight clay formations. Surface water inflows, stormwater inflows and leaky water infrastructure, can create a shallow perched water system strongly influenced by variability in the source water flows. Flows of shallow perched water are highly localised and influenced by the geological bedding planes.

On 26 November 2022, a search of the South Australian Government *Water Connect* database (via Lotsearch) identified 175 wells within a 2 km radius of the site. The search results are presented in Appendix C.

The following key information was identified from the database results:

Table 2 Summary of Onsite Groundwater Information

Registered Bores On-site	Installed Depth (mBGL)	SWL** (mBGL)	TDS*** (mg/L)	Status	Purpose
6528-251	76.2	2.44	1206	Unknown	Stock
6528-2626	10	7.14	-	-	Investigation
6528-2627	3.6	1.12	-	-	Investigation
6628-13418	97	-	1469	Operational	Domestic; Stock
6628-2221	20.73	-	9229	Backfilled	Stock
6628-2222	39.62	4.56	967	Operational	Stock
6628-21445*	6	-	-	-	Investigation; Monitoring
6628-2220*	42.67	5.33	484	Operational	Observation

* on the site boundary

** Standing Water Level

*** Total Dissolved Solids

The information detailed in Table 2 is generally consistent with the nearby off-site groundwater conditions, 570m east of site, reported in an Environmental Site Assessment by AEC (2012) (refer Section 6.4.2) as follows:

- SWL ranged from 2.717 – 3.976 metres below top of casing (mBTOC) (8.383 – 10.817 mAHD).
- TDS ranged from 1,500 mg/L to 19,000 mg/L.
- Groundwater flow direction was south-westerly.

Table 3 Summary of Offsite Local Groundwater Information – 2 km radius

Number of bores	167		
Range of installed depths (mBGL)	2.74 – 338.1 mBGL		
Number of shallow* bores	49		
Range of SWLs in shallow* bores	0.59 – 6.71 mBTOC		
Range of TDS in shallow* bores (mg/L)	1,133 – 21,378 mg/L		
Purpose listed for bores <20 mBGL	8 Investigation	3 Drainage	
Some listed with multiple purposes	5 Monitoring	1 Irrigation	
	13 Stock	14 Unlisted	
	7 Observation		
Status of shallow* bores	10 Operational		
	7 Backfilled		
	4 Abandoned		
	28 Unknown		
* Within first Quaternary aquifer, inferred to be <20 mBGL			

5.5 Environmental Values of Groundwater

Consideration of the Environmental Values (EVs) of groundwater must have regard to GAR 2019. Therefore, this section considers the current hydrogeological desktop findings as well as the 2015 assessment in the context of the GAR. Where relevant, reference has been made to the results of the groundwater analysis carried out as part of the 2015 assessment.

Step 1: Determination of Prescribed EVs of groundwater using the Environment Protection (Water Quality) Policy (WQEPP).

The WQEPP provides for the identification of protected environmental values of groundwater in TDS ranges, which is presented in the table to clause 3, schedule 1 of the WQEPP.

TDS of shallow groundwater in the vicinity of the site generally ranged from 1,133 mg/L to 21,378 mg/L, with the majority of TDS concentrations exceeding 1,200 mg/L.

The following prescribed EVs are applicable for shallow groundwater in the vicinity of the site:

- Primary Industries – irrigation and general water uses
- Primary Industries – livestock drinking water
- Primary Industries – aquaculture and human consumption of aquatic foods.

Step 2: Application of a buffer distance for the protection of surface waters

A buffer distance of 2 km was applied for consideration of surface water receptors. The presence or absence of surface waters within the 2 km buffer distance was assessed using aerial photographs from the Lotsearch report included as Appendix C.

Thompson Creek (an ephemeral stream) is located within the south-eastern portion of site.

Gawler River delineates the northern boundary of site.

Several shallow ephemeral lakes were present within the south-western portion of site.

Step 3: Review of groundwater data using Water Connect

A WaterConnect search conducted on 27 November 2022 did not identify any bores within the uppermost aquifer, within a 2 km radius, with a listed purpose of domestic, town water supply, recreational/aesthetics or industrial (refer to Section 5.4 for details).

Step 4: EPA recognised criteria

At the conclusion of Step 3, the applicable EVs for the site were assessed to include:

- Aquatic ecosystems - freshwater
- Recreational use
- Primary Industries – irrigation and general water uses
- Primary Industries – livestock drinking water.

With respect to the identified EVs, the relevant EPA recognised criteria are listed below:

- Australian and New Zealand Governments 2018, Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG 2018)
- National Health and Medical Research Council 2008, Guidelines for Managing Risks in Recreational Water (References ADWG 2004, now 2011)

5.6 Site Inspection

On 14 December 2022, a Principal Environmental Consultant from LBWco inspected the site, in the presence of Mr Richard Cornthwaite, Walker Site Manager for the Riverlea development. Important features of the site pertaining to the potential for site contamination were noted and a photographic record was made. Records of the site visit and site photos from October 2022 are presented below, and a site layout plan detailing onsite observations and surrounding land uses is presented on Figure 2, Appendix A.

5.6.1 Current Land Use and Site Structures

At the time of the site inspection, the majority of the subject site comprised open grassland, which was being used for grazing cattle. A shallow ephemeral creek, approximately 1 m deep was present at the eastern boundary of the site. Water was present in the creek near the south-eastern corner of the site at the time of the inspection. A shallow swale containing a small volume of water was observed running north-south through the centre of the site.

A large stormwater detention channel was present at the south-eastern corner of the site. The channel also extended further to the east. Water within the channel appeared clear and no

sheen or odour was observed. Numerous stockpiles of topsoil were present to the north of the channel.

A haul road had been constructed along the southern and eastern portions of the site, with what appeared to be imported rubble.

There were no structures on the site, with the exception of a galvanised iron shed with concrete floor, located in the central area of the site. Three tractors and spraying equipment were being stored in and near the shed. There was no evidence of any bulk fuel storage or oil staining in the vicinity of the shed.

Several plastic containers labelled as containing 2,4-D herbicide, one 22 L container of pour-on sheep lousicide and approximately one dozen bags of di-ammonium phosphate (DAP) fertiliser were observed on the ground within the shed. A metal fire control torch, labelled as containing a petrol/diesel fuel mix, was also observed on the floor of the shed. No surface staining was observed on the ground.

A cattle yard and small bore-fed dam were located in the central area of the site. No cattle spray races or dips were observed.

A fuel aboveground storage tank (AST) marked "Diesel", approximately 1,000 L in volume, was located on the adjacent property to the west of the site, approximately 25 m from the site boundary. The AST was on a metal stand, resting on a concrete slab. Some fuel staining was visible on the ground surface in the vicinity of the AST. The AST was located next to a shed housing a pump, that appeared to be used for pumping water from a nearby detention basin. Several partially filled IBCs and bags of "Yara Tera Kristalon Special" N/P/K/MgO fertiliser were being stored in and near the shed. Review of Nearmap aerial images indicated that the AST was present on the adjacent property since October 2009.

The AST and dam are associated with the Windemere Park property, adjacent to the west of the site. Windamere Park runs short term accommodation, workshops and camps for National Disability Insurance Scheme (NDIS) clients. An olive grove is also located to the west of the site, surrounding Windamere Park.

5.6.2 Evidence of potential site contamination

The following key observations were made with respect to the potential for site contamination:

- Spills of fuel may have occurred from filling of the fire control torch, however volumes used were expected to be minimal.
- Spills or loss of containment of herbicides / pesticides may have occurred near the shed during storage / mixing of sprays, filling of the sprayer or application of sheep lousicide.

5.6.3 Site Photographs

Selected photographs taken in December 2022, of relevant on-site and off-site features at the time of the site inspection are presented below.



Photograph 2.
View to the north of grazing land and open swale.
14.12.2022



Photograph 3.
Grazing land in the northern area of the site. Gawler River in background to the left.
14.12.2022



Photograph 4.
Detention basin at the south-eastern corner of site. Market gardening operation to the south of the site in background.
17.10.2022



Photograph 5.
Former shearing shed and sheep yard in central area of site.
14.12.2022



Photograph 6.
Tractor stored at former shearing shed.
14.12.2022



Photograph 7.
Tractor with sprayer stored in former shearing shed.
14.12.2022



Photograph 8.
 Container labelled 2,4-D herbicide and fire control torch labelled as containing petrol/diesel fuel mix on floor of shed.
 14.12.2022



Photograph 9.
 Container labelled Zapp pour-on lousicide for sheep, and bags of DAP fertiliser on floor of shed.
 14.12.2022



Photograph 10.
 Cattle yard and small bore-fed dam in central area of site.
 14.12.2022



Photograph 11.
Pump shed, diesel AST and IBCs on adjacent property to the west.
14.12.2022



Photograph 12.
Surface staining beneath diesel AST on adjacent property to the west.
14.12.2022



Photograph 13.
Detention basin behind shed on adjacent property to the west.
14.12.2022

5.7 Anecdotal Information

During the site inspection, Mr Cornthwaite of Walker indicated that no imported fill had been brought onto the site with the exception of some of the stockpiles of geotechnically unsuitable silt and sand that had been excavated from the stormwater detention channel near the south-eastern corner of the site; and rubble for construction of the haul road, which had been sourced from deep natural rock excavated from the Adelaide Casino redevelopment. No filling within Thompson Creek had occurred.

Mr John Gerovasilis, of Vosporos Pty Ltd (Vosporos), the current owners of the site, was interviewed on 6 February 2023, regarding previous and current site use. He indicated that Vosporos purchased the property in 2001. Since this time, the site has been used for broad-acre cropping (barley and mixed pasture) and grazing of sheep and cattle. Currently the site is being used for grazing of cattle.

No sheep or cattle dips / sprays were used at the site, however, a pour-on lousicide was used on sheep up to 5 years ago. The lousicide was applied to the backs of sheep within the sheep yard next to the former shearing shed in the central area of the site. As the product used was a sticky, viscous liquid, it did not drip onto the ground.

Mr Gerovasilis stated that application of chemicals to ground at the site has been limited to spraying with glyphosate or 2,4-D herbicide used in accordance with agronomist recommendations. Broad-acre spraying has occurred 4 to 5 times in the last 20 years, with spot spraying as needed, approximately once per year, in areas of box thorn and wild artichoke infestation, generally in the southern portion of the site adjacent Legoe Road. Chemicals are stored in the shed in the central area of the site. The sprayer was filled with water at a nearby bore and driven back to the shed, where the herbicide chemical was added to the water tank.

The metal fire control torch, containing a petrol/diesel fuel mix, was used to light piles of vegetation for burning-off. This occurred as needed at various locations around the site. Fuel was not applied directly to the ground.

No filling of the site has occurred during Vosporos ownership. Apart from the shed in the central area of the site, there have been no structures at the site.

To Mr Gerovasilis' knowledge, the site has only been used for grazing/pasture purposes in the past.

5.8 Adjacent Land Use Summary

Based upon the site inspection and review of current aerial photography, the general land use in the immediate vicinity of the site was predominantly agricultural:

- North: Grazing land and market gardening beyond
- East: Grazing land, developing residential, and market gardening beyond
- West: Accommodation / camp, olive grove and grazing land beyond
- South: Market gardening, some grazing land.

6 Site History

6.1 Certificates of Title

On 22 December 2022 LBWco conducted a search of the current and historical CTs issued during or since Connell Wagner (2008) assessment.

As detailed in Appendix B, all current titles were consistent with those reported in Connell Wagner (2008), and have remained owned by Vosporos Pty. Ltd or, with caveats registered to Walker Corporation Pty. Ltd.

Connell Wagner (2008) reported that historical occupants were typically farmers, graziers and pastoralists.

6.2 Historical Business Directory

The Lotsearch report (Appendix C) included a search of the Sands and McDougall and Universal Business Directories Business to Business directories for businesses listed historically at the site, and nearby businesses. These records were available until 1991.

No records were held relating to the site and surrounds.

6.3 Aerial Photographs

6.3.1 Connell Wagner (2008) Aerial Summary

Connell Wagner (2008) conducted a review of aerial photographs from 1949, 1959, 1969, 1979, 1989, 1999 and 2005 and concluded the following in relation to Precinct 3:

Onsite:

- Primarily used for grazing from 1949 to 2005, consistent with an interview undertaken by Connell Wagner with landowners Stan and John Gerovasilis, in December 2007, who identified that broad scale cropping of barley for cattle feed purposes had occurred.

Offsite:

- A shed was identified in the 2005 aerial within "North Sector East", offsite to the north-east of Precinct 3, where tractor maintenance had occurred.
- Primarily used for grazing from 1949 to 2005. Additional land uses recorded throughout this period were broad scale cropping and market gardening (including use of glasshouses), present to the south and south-east of Precinct 3.

6.3.2 LBWco Aerial Review

Aerial photographs of the site and surrounding area, from 1935, were acquired from Geoscience Australia, images from 1949 to 1994 were obtained from DEW and satellite images taken from 2012 onwards were obtained from Aerometrex, all via Lotsearch. Copies of the images are in Appendix C. The 2022 nearmap image presented in Figure 2, Appendix A was also considered in the 2022 summary.

A detailed summary of the features and apparent land use(s) observed in the historical aerial photography since 2005 is provided in Table 4.

Table 4 Aerial Photograph Review

Year	Description
1935 - 1994	Generally consistent with Connell Wagner (2008).
2012	<p>On-site:</p> <ul style="list-style-type: none"> • Appeared predominantly grazing land, water troughs were present. • A portion of Thompson creek was visible within the eastern portion of Precinct 3. • A small shed within a fenced area (approximately 60m x 30m) was visible within the central portion of site. <p>Off-site</p> <ul style="list-style-type: none"> • Gawler River was present along the northern boundary of site, beyond which appeared to be rural residential/grazing land. • Olive groves, dams/water storage, structures/sheds and a possible residence were present directly west of site. • Market gardening properties identified in 2005 to the south and south-east of site appeared to remain. Stockpiled soils / possible demolition waste appeared to be present near the market gardening structures to the south of the site.
2017	<p>On-site:</p> <ul style="list-style-type: none"> • Generally consistent with previous aerial imagery. <p>Off-site:</p> <ul style="list-style-type: none"> • Stockpiled soils had been deposited directly south-east of site. • Generally consistent with previous aerial imagery.
2022	<p>On-site:</p> <ul style="list-style-type: none"> • A stormwater detention channel has been excavated in the south-eastern portion. Soil stockpiles were visible next to the channel. • A livestock yard had been erected within the central portion of site. • Otherwise, generally consistent with previous aerial imagery. <p>Off-site:</p> <ul style="list-style-type: none"> • An additional shed and dam (possible desalination pond, refer Section 5.6) had been constructed approximately 150m south-east of site. Additional stockpiled soils had been deposited directly south-east of site next to the shed. • Otherwise, generally consistent with previous aerial imagery.

6.4 EPA Public Register Searches

6.4.1 Section 7

A Section 7 Search under the *Land and Business (Sales and Conveyancing) Act 1994* was conducted by the EPA for the site. The search results are provided in Appendix D, and indicated, as 8 December 2022:

- There were no mortgages, charges or prescribed by encumbrances affecting the site under the relevant sections of the *Environment Protection Act 1993*
- No license or environmental authorisation was ever issued to operate a waste depot on the land under the *South Australia Waste Management Commission Act 1979*, the *Waste Management Act 1987* or the *Environment Protection Act 1993*
- In relation to site contamination, the EPA public register did not hold any information regarding the following:
 - Material or serious environmental harm caused or threatened in the course of an activity

- Site contamination notified to the EPA under section 83A of the Environment Protection Act 1993.

6.4.2 Site Contamination Index

The EPA maintains a searchable database of key notifications on its website called the Site Contamination Index.

On 28 November 2022, LBWco conducted a search of the database, via Lotsearch, within 1 km of site. The search output is presented in Appendix C.

One record was identified as summarised in Table 5 below.

Table 5 Site Contamination Index

Property	Notification No	Records held	Vicinity to Site
Various Allotments – Legoe and Reedy Roads, Buckland Park	60516 - 01	S83A Notification	572 m east of site
Various Allotments, Buckland Park	60425 - 001	Audit Report	572 m east of site

Records were obtained from EPA and key points are summarised below.

Section 83A Notification, Legoe and Reedy Roads, Buckland Park, 23 March 2011.

A Section 83A (S83A) was lodged by AEC Environmental in March 2011 during investigations at Stage 1, Buckland Park⁴, subject of the audit summarised below.

The S83A notification was associated with nitrate, molybdenum, selenium, zinc and fluoride concentrations in groundwater exceeding the risk-based guidelines that were adopted at the time.

As part of the investigations by AEC, five groundwater wells were installed within the Stage 1 property to a maximum depth of 5.6 mBGL. One existing well was also sampled. Slightly elevated concentrations of heavy metals, nitrate and fluoride were detected at levels that may have a potential adverse effect to the beneficial uses of fresh or marine water ecosystem protection, potable use, livestock and irrigation. AEC inferred that the elevated concentrations were not sourced from onsite or offsite contamination, but likely representative of ambient groundwater conditions.

ERM, 2012. Site Contamination Audit Report. Stage 1 Redevelopment Buckland Park – Legoe Road, Buckland Park, SA 5120 (ref: 0125672_R01), February 2012

Environmental Resources Management (ERM) conducted an audit of the investigations undertaken by AEC at Stage 1, Buckland Park (ERM, 2012⁵).

The key findings were as follows:

- Concentrations of chemical substances in soils at the audit site did not pose unacceptable human health risks for the proposed future residential and open space land use scenarios.

⁴ AEC Environmental Pty Ltd, 2012, *Environmental Site Assessment, Stage 1 Development Buckland Park South Australia* (ref: 5105/02), January 2012

⁵ ERM (2012), *Site Contamination Audit Report. Stage 1 Redevelopment Buckland Park – Legoe Road, Buckland Park, SA 5120* (ref: 0125672_R01), dated February 2012.

- Concentrations of chemical substances in soils across the majority of the audit site area were unlikely to pose unacceptable risks to plants that have their root systems in, or uptake nutrients from, site soil, and that site soils generally did not pose unacceptable risks to ecological receptors.
- The auditor considered that there were no unacceptable aesthetic issues associated with the audit site soils.
- The auditor considered that the audit site was not the source of contamination of groundwater. Elevated concentrations of molybdenum, fluoride, nitrate and selenium identified in groundwater (as per the S83A detailed above) beneath the site were considered to be related to regional groundwater quality. The site was not considered to be a source of these contaminants.
- Based on an assessment of the elevated background concentrations, TDS and low aquifer yield, the auditor considered the use of groundwater within the quaternary aquifer for any purpose was considered low. However, due to the existence of operational bores within close proximity of the site using groundwater, there was potential for groundwater from the shallow aquifer to be in use.
- The auditor considered that the potential for other off-site effects of contaminant migration from the site, e.g. as a result of leaching of soil contamination to groundwater or via stormwater runoff, was minimal and acceptable.
- Therefore, the auditor concluded that site contamination does not exist at the site and no further remediation remains necessary for the proposed residential and open space use. The auditor recommended that the use of groundwater abstracted from the site is tested and assessed against applicable assessment criteria to confirm the water is acceptable for its intended use.

6.5 Environment Protection and Clean Up Orders

A review of EPA Environment Protection and Clean Up Orders was undertaken on 28 November 2022, via Lotsearch, within 1 km of site. The search output is presented in Appendix C and summarised in Table 6 below.

Table 6 Environment Protection and Clean Up Orders

Property	Notification No	Activity	Vicinity to Site
Allotment 139, 99 Port Wakefield Highway, Buckland Park SA 5120	12342	Caused environmental nuisance in the form of deposition of demolition waste at the site.	20 m south-east
Saltfields, Eastern Side of Gulf St Vincent	40129	Not listed	275 m south

6.6 EPA Authorisations and Applications

A review of EPA Authorisations and Applications was undertaken on 28 November 2022, via Lotsearch, within 1 km of site. The search output is presented in Appendix C and summarised in Table 7 below.

Table 7 EPA Authorisations and Applications

Property	Notification No	Activity	Vicinity to Site
Issued Licence			
234 Carmelo Road, Buckland Park	43983	Desalination plant that discharges wastewater to a wastewater lagoon, Fuel burning not coal or wood	*20 m south-east
Saltfields, Eastern Side of Gulf St Vincent	40942	Chemical storage and warehousing facilities, chemical works (salt production), discharges to marine or inland waters.	275 m south
Allotment 28, Port Gawler Road	14310; 50052	Composting works	944 m north-west
Licence Applications			
Section 173 Legoe Road, Buckland Park	43983	Desalination plant that discharges wastewater to a wastewater lagoon, Fuel burning not coal or wood	*20 m south-east
234 Carmelo Road, Buckland Park	LSL54TQWSJ	Desalination plant that discharges wastewater to a wastewater lagoon (for discharges of more than 2 megalitres but not more than 50 megalitres of wastewater during the licence period), Fuel burning not coal or wood	*20 m south-east

*The above licence and licence applications related to the same property, 20 m south-east of Precinct 3, and are issued to P'Petual Holdings Pty Limited that undertakes a market gardening operation at the property.

6.7 City of Playford Section 7

On 23 and 29 September 2022, 6 December 2022 and 10 January 2023, LBWco received information from the City of Playford (council) for the CTs within Precinct 3, provided in Appendix E.

Some discrepancy was noted between allotment references within the council database and the certificates of title. Liaison between LBWco and council confirmed that the Section 7 certificates provided are relevant to the titles within Precinct 3.

For each property it was noted that council did not hold details of any development approvals relating to commercial or industrial activity at the land **or** a change in the use of the land or part of the land (within the meaning of the Development Act 1993).

6.8 Dangerous Substances Register

A request for a search of the Dangerous Substance Register was lodged with SafeWork SA for the site on 19 December 2022. A response was received on 17 October 2022, which indicated that there were no records relating to the site. A copy of the response is provided in Appendix F.

6.9 Site History Overview

Based on the desktop site history research conducted by LBWco, and with reference to Connell Wagner (2008), the subject site and surrounding land had been largely undeveloped and used for agricultural purposes. From the 1990s, surrounding land to the south and south-east began to be used for market gardening until current day.

The land ownership records indicate that historical owners of the site and surrounding areas typically comprised farmers, graziers and pastoralists, with market gardeners also having occupied nearby off-site properties.

At the time of the site inspection, the site comprised open grassland, being used for grazing cattle.

There were no structures on the site, with the exception of a galvanised iron shed with concrete floor, located in the central area of the site. Three tractors and spraying equipment were being stored in and near the shed. There was no evidence of any bulk fuel storage or oil staining in the vicinity of the shed.

Application of chemicals at the site has been limited to occasional broad-acre spraying with glyphosate / 2,4-D herbicides used in accordance with agronomist recommendations, with spot spraying as needed, approximately once per year, in areas of box thorn and wild artichoke infestation. Chemicals are stored in the shed in the central area of the site. The sprayer was filled with water at a nearby bore and driven back to the shed, where the herbicide chemical was added to the water tank.

No sheep or cattle dips / sprays were used at the site, however, a pour-on lousicide was used on sheep up to 5 years ago. The lousicide was applied to the backs of sheep within the sheep yard next to the former shearing shed in the central area of the site. As the product used was a sticky, viscous liquid, it did not drip onto the ground.

A fire control torch, containing a petrol/diesel fuel mix, was used to light piles of vegetation for burning-off. This occurred as needed at various locations around the site. Fuel was not applied directly to the ground.

A stormwater detention channel had been excavated along portion of the southern-eastern boundary of Precinct 3 and beyond to the east, for temporarily storage of stormwater runoff from Stage 1, prior to establishing a stormwater drain for the development. Stockpiles of topsoil and other geotechnically unsuitable soils were located adjacent to the channel.

A diesel AST, approximately 1,000 L in volume, was located on the adjacent property to the west of the site, approximately 25 m from the site boundary. Some fuel staining was visible on the ground surface in the vicinity of the AST.

7 Preliminary Conceptual Site Model

7.1 Potentially Contaminating Activities

A desktop assessment of PCAs that may have been undertaken at or near the site is presented in Table 8.

Table 8 Prescribed PCAs

Activity	Description	PCA as per PD-14 2021?	PCA as per EPR 2009?	Comment/Location
On-site				
Agricultural activities	<i>Activities undertaken in the course of agriculture: Intensive application or administration of a listed substance to plants, land or water (excluding routine spraying, in accordance with manufacturers' instructions, of pesticides used in broad-acre farming)</i>	Yes - Class 2	Yes	Mixing and potential spillage of herbicides near shed within CT 5868/779.
Wetlands or detention basins	<i>Operation of bodies of water less than 6 metres deep for collection and management of stormwater or other wastewater for urban amenity, flood mitigation or ecological or other environmental purposes.</i>	Yes - Class 2	Yes	Within CT 5868/767, along Legoe Rd.
Fill or soil importation	Importation, to premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place	No	Yes	Soil stockpiles present at the south-east of site.
Adjacent Land <i>Land within 60 m of the subject site boundary, per section 3(1) of the PDI Act 2016</i>				
Listed substances—activities involving listed substances	<i>Storage, at discrete business premises, of 500L or more of a liquid listed substance.</i>	Yes - Class 1	Yes	Diesel AST present near shed approximately 25 m west of site.
Agricultural activities	<i>Activities undertaken in the course of agriculture: Intensive application or administration of a listed substance to plants, land or water (excluding routine spraying, in accordance with manufacturers' instructions, of pesticides used in broad-acre farming)</i>	Yes - Class 2	Yes	Market gardens directly to the south of site and olive grove to the west – potential intensive application of pesticides / herbicides.
Desalination plants	<i>Operation of desalination plants</i>	Yes - Class 3	Yes	The property to the south-east of the site has an EPA licence for operating a desalination plant that discharges wastewater to a wastewater lagoon.

Activity	Description	PCA as per PD-14 2021?	PCA as per EPR 2009?	Comment/Location
Distant Off-Site				
Agricultural activities	<i>Activities undertaken in the course of agriculture: Intensive application or administration of a listed substance to plants, land or water (excluding routine spraying, in accordance with manufacturers' instructions, of pesticides used in broad-acre farming)</i>	Yes - Class 2	Yes	Market gardens to the north, east and south of site – potential intensive application of pesticides / herbicides.

Whilst motor vehicle repair or maintenance is a Class 2 PCA, occasional oil change and minor repairs to tractors undertaken on the adjacent site, approximately 1.1 km to the north-east of the subject site is not considered to constitute operation of a premises for repair or maintenance of motor vehicles or parts of motor vehicles (including engine reconditioning works), and has not been considered further with respect to PCAs at the subject site.

Class 1 PCA (diesel AST) was identified at the adjacent site, approximately 1.1 km to the north-east of the subject site, however the preliminary soil assessment (LBWco, 2023) indicated that there was no evidence of site contamination from spills or leakage of the AST, therefore this PCA has not been considered further with respect to the subject site.

7.2 Preliminary Conceptual Site Model

To enable an assessment to be made of the interrelationships between the identified PCAs, potential sources of contamination, chemicals of concern, transport mechanisms, exposure pathways, receptors and risk, a conceptual site model (CSM) was developed from the desktop and intrusive site assessment information obtained.

Risk from site contamination is determined based on the interrelationship of the following three components:

1. Contaminant source
2. Receptor
3. Pathway from source to receptor

For an unacceptable risk to human health or the environment to exist relative to site contamination, the following must be satisfied:

- a **SOURCE** of contamination of sufficient toxicity to cause harm must be present;
- AND
- a complete **PATHWAY** must exist between the source of contamination and a receptor;
- AND
- a **RECEPTOR** must be present with potential to be exposed.

Where there is no source OR there is no complete exposure pathway OR there is no receptor, there is no risk associated with exposure to contamination.

A contaminant source for this scenario must be of sufficient concentration/mass that toxicity to a receptor would occur via exposure. Toxicity may be realised via acute (short-term) or chronic (long-term) exposure.

The CSM relative to identified PCAs at or near the site is presented in Table 9 below.

Table 9 Preliminary CSM – Desktop Assessment of Risk from PCAs

Potentially contaminating activity and PD14 Classification	Contaminants of potential concern (COPC)	Area of Interest	Source(s)	Pathway(s)	On-site Receptor(s)	Does complete pathway exist?
On-site						
Agricultural activities – Class 2	Glyphosate, herbicides	Mixing and potential spillage of herbicides near shed within CT 5868/779.	Soil	Direct contact, dust inhalation, ingestion	Current and futures residents including contractors involved in below ground works. Futures residents Site Ecology	Possible Elevated concentrations of COPCs may be present as a result of leaks or spills during mixing of herbicides. There were no observations indicating significant spills or leaks at the site, therefore impact to soils is likely limited to isolated areas of surficial soils.
			Groundwater	Migration of contaminants	Futures residents Site Ecology	Unlikely Based on no observations indicating significant spills or leaks at the site, it is considered unlikely that any spills would have been of a sufficient volume to constitute a significant risk to groundwater.
Wetlands or detention basins – Class 2	Pesticides, herbicides, heavy metals, hydrocarbons from oil and grease.	Within CT 5868/767, along Legoe Rd.	Groundwater	Migration of contaminants	Futures residents Ecological receptors	Unlikely The stormwater detention basin is a temporary feature and will be converted to a drainage channel which will carry stormwater flow off-site to the west as part of the proposed site development. There is no change to a more sensitive land use in this area of the site. Considering the temporary nature of the basin, and expected low impacts within the surrounding catchment area, it is considered unlikely to pose a risk of contamination to groundwater.
Fill or soil importation (if sourced from a site containing a PCA)	Heavy metals	Soil stockpiles present at the south-east of site	Soil	Direct contact, dust inhalation, ingestion	Futures residents Site Ecology	Unlikely Based on anecdotal information, the stockpiles were sourced from excavation of the stormwater detention channel at the south of the site. Therefore, the stockpiles are considered unlikely to pose a risk to on-site receptors. <u>Fill or soil importation is not a PCA for the purpose of PD14</u>

Potentially contaminating activity and PD14 Classification	Contaminants of potential concern (COPC)	Area of Interest	Source(s)	Pathway(s)	On-site Receptor(s)	Does complete pathway exist?
Adjacent Land, off site						
<i>Land within 60 m of the subject site boundary, per section 3(1) of the PDI Act 2016</i>						
Activities involving listed substances – Class 1	Petroleum hydrocarbons, BTEX	Offsite diesel AST approximately 25 m west of site.	Soil vapour	Soil vapour migration	Futures residents.	Unlikely Whilst there were observations indicating spills or leaks had occurred at the AST location, based on the presence of a concrete slab beneath the AST, soil impacts are likely to be limited to an isolated area of surficial soils, therefore complete exposure pathway at the subject site via vapour intrusion is unlikely.
			Groundwater	Migration of contaminants	Futures residents Site Ecology	Unlikely Soil impacts are likely to be limited to an isolated area of surficial soils, and groundwater flow is expected to be down-hydraulic gradient of the site, therefore risk to groundwater is considered unlikely.
Agricultural activities – Class 2	Herbicides, pesticides including heavy metals, OCPs and OPPs; fertilisers, trace elements, fungicides	Market gardens directly to the south of site and olive grove to the west – potential intensive application of agricultural chemicals	Groundwater	Migration of contaminants	Futures residents	Unlikely The former market garden and existing olive grove sites directly adjacent to the site are down-hydraulic gradient of the site. Domestic use of groundwater for the proposed development is not likely therefore a complete pathway via direct contact or ingestion of groundwater is unlikely to exist.
Desalination plants – Class 3	Metals, TDS	Desalination operations 29 m south of site	Groundwater	Migration of contaminants	Futures residents	Unlikely There is potential for hyper-saline wastewater to migrate into groundwater in the vicinity of the desalination operations, however this plant is located cross-hydraulic gradient of the site. Domestic use of groundwater for the proposed development is not likely therefore a complete pathway via direct contact or ingestion of groundwater is unlikely to exist.

Potentially contaminating activity and PD14 Classification	Contaminants of potential concern (COPC)	Area of Interest	Source(s)	Pathway(s)	On-site Receptor(s)	Does complete pathway exist?
Off-site <i>Activities on land >60 m from the subject site boundary, per section 3(1) of the PDI Act 2016</i>						
Agricultural activities – Class 2	Herbicides, pesticides including heavy metals, OCPs and OPPs; fertilisers, trace elements, fungicides	Market gardens to the north, east and south of the site – potential intensive application of pesticides / herbicides.	Groundwater	Migration of contaminants	Futures residents	<p>Unlikely</p> <p>ERM (2012) indicated the presence of elevated concentrations of molybdenum, fluoride, nitrate and selenium identified in groundwater beneath the Stage 1 site (to the east of the subject site) were considered to be related to regional groundwater quality. Based on TDS and low aquifer yield, the auditor considered the use of groundwater within the quaternary aquifer for any purpose was considered low.</p> <p>Domestic use of groundwater for the proposed development is not likely therefore a complete pathway via direct contact or ingestion of groundwater is unlikely to exist.</p>

8 Conclusions and Recommendations

8.1 Conclusions

Based on a desktop review of current and historical information and site inspection, LBWco prepared a summary CSM for PCAs that were identified or inferred to have occurred at, adjacent to or near the subject site.

The PCAs and desktop assessment of risk for the proposed future use of the site are listed below:

Two prescribed PCAs were identified to have occurred onsite:

- **Class 2**
 - Agricultural activities – **possible** complete source pathway receptor linkage
 - Wetlands or detention basins – unlikely complete source pathway receptor linkage

One non-prescribed PCA was identified to have occurred at the site:

- Fill or soil importation (not a PCA for the purpose of PD14) – unlikely complete source pathway receptor linkage

Three prescribed PCAs were identified to have occurred on adjacent land < 60 m from the site:

- **Class 1**
 - Listed substances—activities involving listed substances – unlikely complete source pathway receptor linkage
- **Class 2**
 - Agricultural activities – unlikely complete source pathway receptor linkage
- **Class 3**
 - Desalination plants – unlikely complete source pathway receptor linkage

One prescribed PCA was identified to have occurred onsite:

- **Class 2**
 - Agricultural activities – unlikely complete source pathway receptor linkage.

In summary, the majority of the subject site comprised open grassland, having been used for cropping and grazing. No obvious evidence of contamination or environmental impact was observed during the site inspection. PCAs with possible complete source pathway receptor linkage identified at the site, were limited to one Class 2 PCA associated with mixing of herbicides in the vicinity of the former shearing shed in the central area of the site.

The stormwater detention basin at the south-east portion of the site was considered to constitute a Class 2 PCA. However, based on the proposed stormwater drainage channel at this location, no change to a more sensitive use will occur in this area of the site. Considering the basin's temporary nature and expected low risk of soil impact within the surrounding catchment area, it is considered unlikely to pose a risk to on-site receptors.

Based on anecdotal information, stockpiles of topsoil present in the south-eastern corner of the site were sourced from excavation of the stormwater detention channel on-site. Therefore, the stockpiles are considered unlikely to pose a risk to on-site receptors. It is noted that fill or soil importation is not a PCA for the purpose of PD14.

One off-site Class 1 PCA was identified adjacent to the site: listed substances—activities involving listed substances, relating to a diesel AST approximately 25 m west of site. Based on the presence of a concrete slab beneath the AST, soil impacts are likely to be limited to an isolated area of surficial soils, and the likely groundwater flow direction is down-hydraulic gradient from the site, therefore complete source pathway receptor linkage is considered unlikely.

Records indicate one Class 2 PCA and one Class 3 PCA have occurred / are occurring off-site; market gardening operations to the north, east and south of the site; and a desalination plant associated with a large commercial market garden to the south-east of the site. Based on the preliminary CSM, it was considered that complete source, pathway, receptor linkages are unlikely to exist relative to these PCAs.

Following assessment of groundwater at the property to the east of the site in 2011, AEC notified EPA of site contamination that affects or threatens underground water, pursuant to section 83A of the EP Act. A subsequent environmental audit undertaken by ERM in 2012 indicated the presence of elevated concentrations of molybdenum, fluoride, nitrate and selenium identified in groundwater beneath the Stage 1 development area were considered to be related to regional groundwater quality. Based on TDS and low aquifer yield, the auditor considered the use of groundwater within the quaternary aquifer for any purpose was considered low and concluded that site contamination does not exist at the Stage 1 site and no further remediation remained necessary for the proposed residential and open space use.

8.2 Recommendations

Based on the conclusions outlined above, in order to determine the suitability of the site for the proposed future sensitive land use; namely, future residential dwellings (Residential Class 1, per PD14), it is recommended that intrusive soil investigation works are undertaken at the site to assess the possible complete source pathway receptor linkages identified in relation to the off-site diesel AST and mixing of herbicides in the vicinity of the shed.

The information provided in this report is subject to the limitations expressed in Section 9. The reader should make themselves aware of the limitations and how they relate to the conclusions provided.

9 Limitations

Scope of Services

This environmental site assessment report ("the report") has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between Walker Buckland Park Developments Pty Ltd (Walker) and LBW co Pty Ltd (LBWco) ("scope of services"). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

Reliance on Data

In preparing the report, LBWco has relied upon data, surveys, analyses, designs, plans and other information provided by Walker and other individuals and organisations, most of which are referred to in the report ("the data"). Except as otherwise stated in the report, LBWco has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. LBWco will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to LBWco.

Desktop Environmental Conclusions

In accordance with the scope of services, LBWco has relied upon the data and has conducted desktop site history research in the preparation of the report. The nature and extent investigation conducted is described in the report.

No desktop investigation, no matter how thorough, can eliminate the possibility that not all potentially contaminating activities were identified or provide sufficient confidence to determine the suitability of a site for a given use. The conclusions are based only upon the data and information available to LBWco at the time of preparing this report.

Within the limitations imposed by the scope of services, the investigation and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Report for Benefit of Walker

The report has been prepared for the benefit of Walker and no other party. LBWco assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of LBWco or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

Other Limitations

LBWco will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

Appendix A

Figures

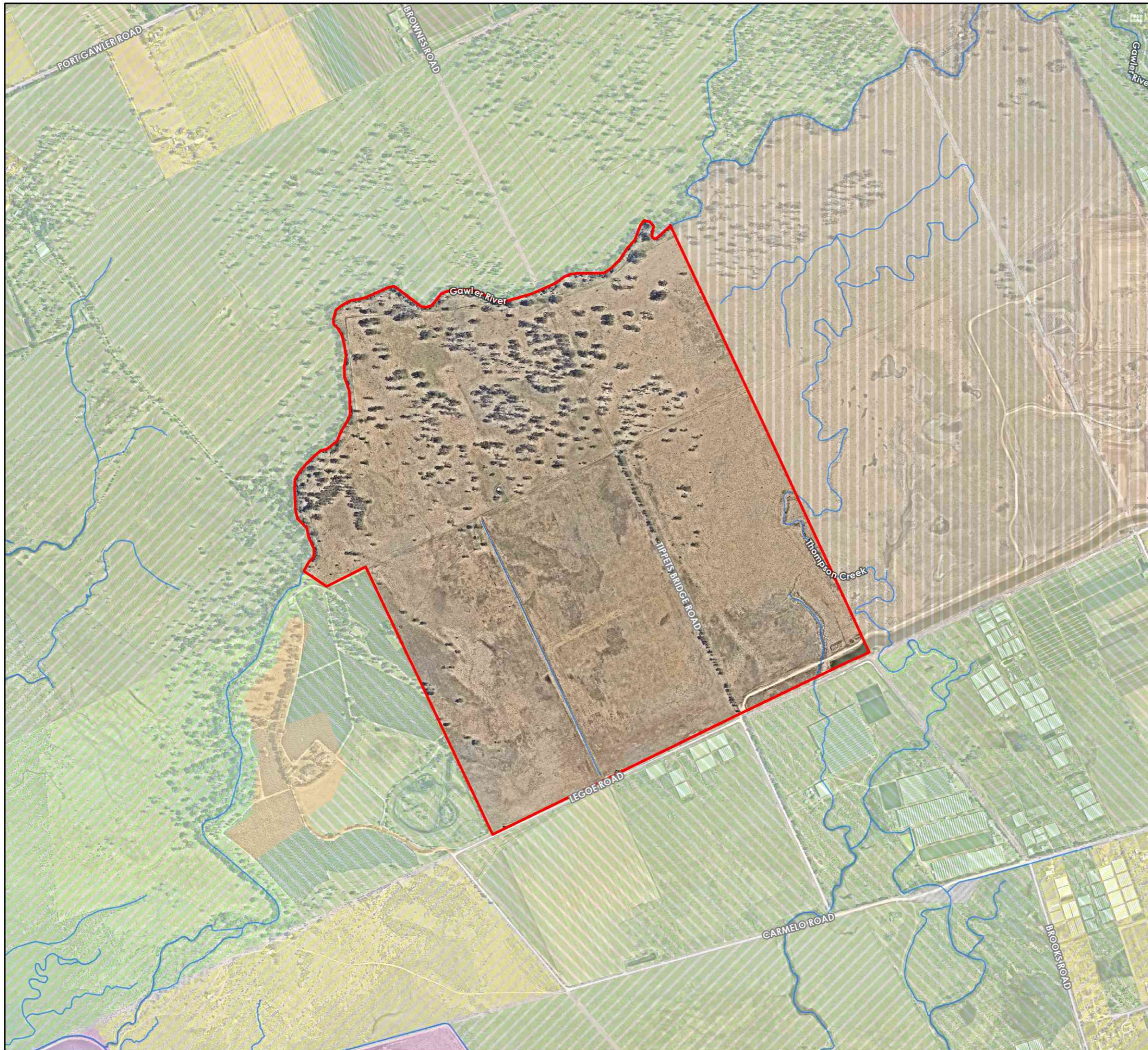


FIGURE 1

Site Locality Plan

Client: Walker Buckland Park Development Pty Ltd

Project: Preliminary Site Investigation

Site: Precinct 3, Riverlea Development, Riverlea Park

Legend

- Site boundary
- Watercourse
- Land Use (2021)
- Agriculture
- Horticulture
- Livestock
- Mine / quarry
- Public Institution
- Reserve
- Residential (rural)
- Vacant



	Spatial Reference: GDA2020 MGA Zone 54		
	Source: Nearmap.com (Dec, 2022)		
Job No	221408	Scale at A3:	1:15,000
Drawn	JC	Rev	0
Approved		Date	22/12/2022

Department for Infrastructure and Transport (DIT), 4 September 2022, Roads (map), data.sa.gov.au/data/dataset/roads, downloaded September 2022. DIT, 12 March 2022, Generated Land Use 2021 (map), data.sa.gov.au/data/dataset/land-use-generated, downloaded April 2022. asjwled by LWCO. DIT, 4 August 2022, Statewide Rail Network (map), data.sa.gov.au/data/dataset/statewide-rail-network, downloaded September 2022.

FIGURE 2

Site Layout

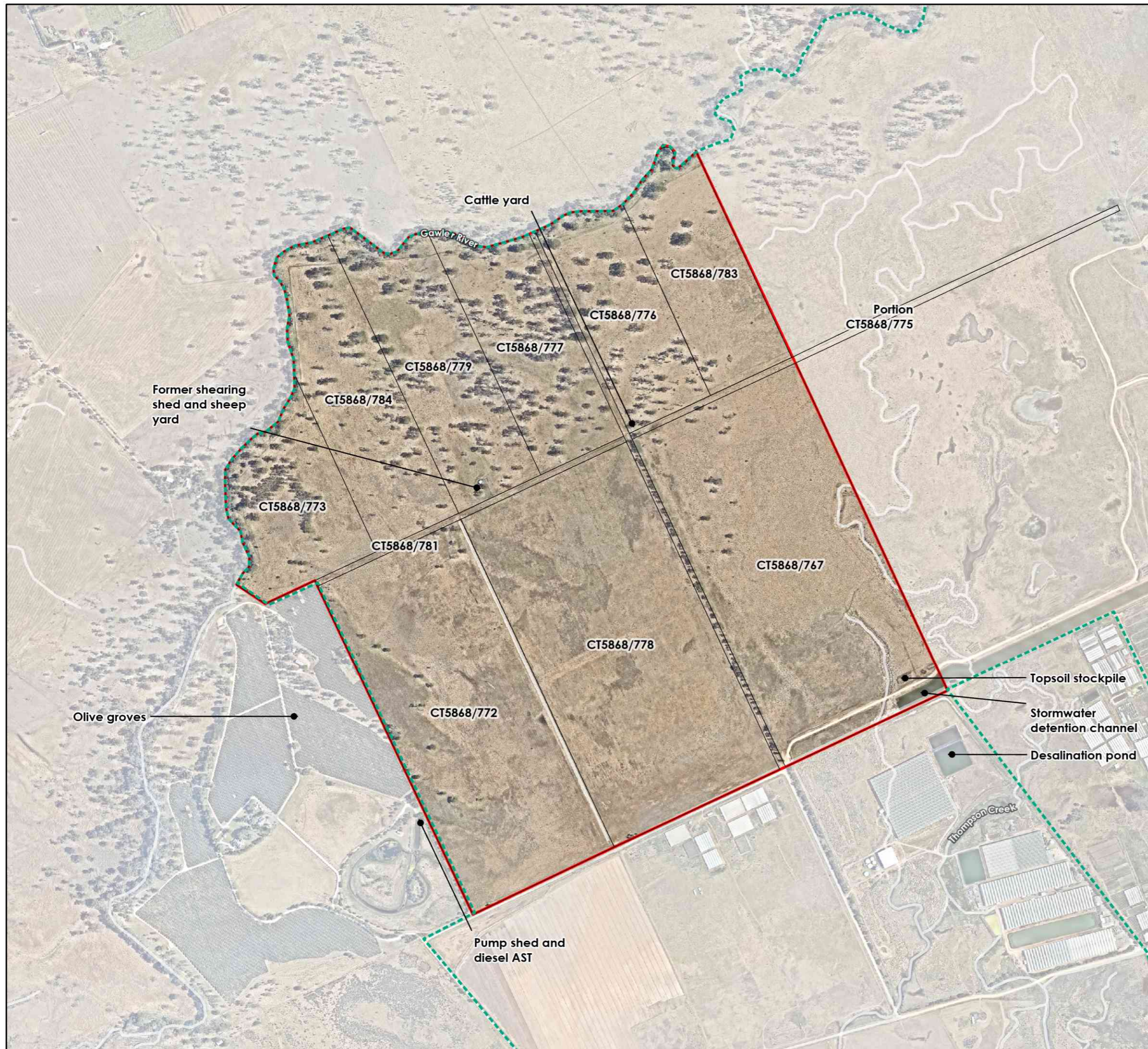
Client: Walker Buckland Park Development Pty Ltd

Project: Preliminary Site Investigation


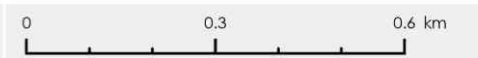

Site: Precinct 3, Riverlea Development, Riverlea Park

Legend

- Site boundary
- Watercourse
- Approximate parcel boundary
- Connell Wagner assessment boundary (2008)



low CO | DELIVERING ENVIRONMENTAL SOLUTIONS

			
	Spatial Reference: GDA2020 MGA Zone 54		
	Source: Nearmap.com (Dec, 2022)		
Job No	221408	Scale at A3:	1:12,000
Drawn	JC	Rev	0
Approved		Date	13/02/2023

Department for Infrastructure and Transport (DIT), 4 September 2022, Roads (Imp), data.sa.gov.au/dataset/roads, downloaded September 2022. DIT, 12 March 2022, Generated Land Use 2021 (Imp), data.sa.gov.au/dataset/land-use-generated, downloaded April 2022. DIT, 6 August 2022, Statewide Rail Network (Imp), data.sa.gov.au/dataset/statewide-rail-network, downloaded September 2022.

Appendix B


Certificates of Title

Land Ownership History

Precinct 3, Riverlea Development

2213408

Legend

 No change to CT since Connell Wagner Report (2008)

CT 5868/767	CT 5868/772	CT 5868/773	CT 5868/775	CT 5868/776	CT 5868/777	CT 5868/778	CT 5868/779	CT 5868/781	CT 5868/783	CT 5856/784
-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5868 FOLIO 776 *

COST : \$18.00 (GST exempt) PARENT TITLE : CT 5395/933
REGION : EMAIL AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118 DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:22:47 EDITION : 1
CLIENT REF A056410.0000

REGISTERED PROPRIETOR IN FEE SIMPLE

VOSPOROS PTY. LTD. OF 12 KINGSTON STREET ADELAIDE SA 5000

DESCRIPTION OF LAND

ALLOTMENT 94 FILED PLAN 174428
IN THE AREA NAMED BUCKLAND PARK
HUNDRED OF PORT ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

10646257 CAVEAT BY WALKER CORPORATION PTY. LTD.
11059755 CAVEAT BY WALKER PASTORAL PTY. LTD.

NOTATIONS

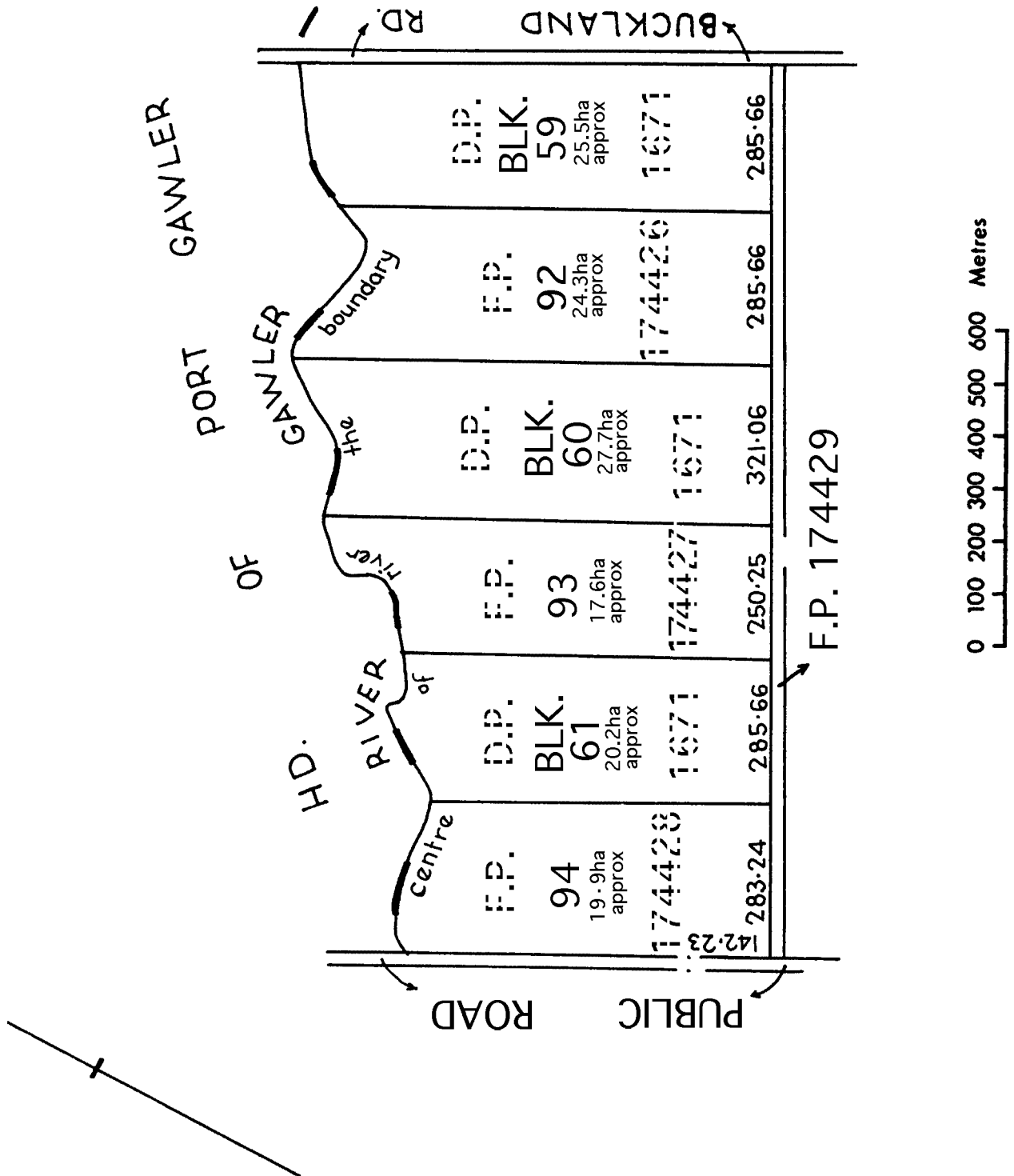
DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

NIL

END OF TEXT.





Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5868 FOLIO 777 *

COST : \$18.00 (GST exempt) PARENT TITLE : CT 5395/934
REGION : EMAIL AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118 DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:22:55 EDITION : 1
CLIENT REF A056410.0000

REGISTERED PROPRIETOR IN FEE SIMPLE

VOSPOROS PTY. LTD. OF 12 KINGSTON STREET ADELAIDE SA 5000

DESCRIPTION OF LAND

BLOCK 62 DEPOSITED PLAN 1671
IN THE AREA NAMED BUCKLAND PARK
HUNDREDS OF PORT ADELAIDE AND PORT GAWLER

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

10646257 CAVEAT BY WALKER CORPORATION PTY. LTD.
11059755 CAVEAT BY WALKER PASTORAL PTY. LTD.

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

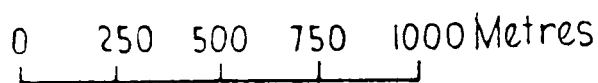
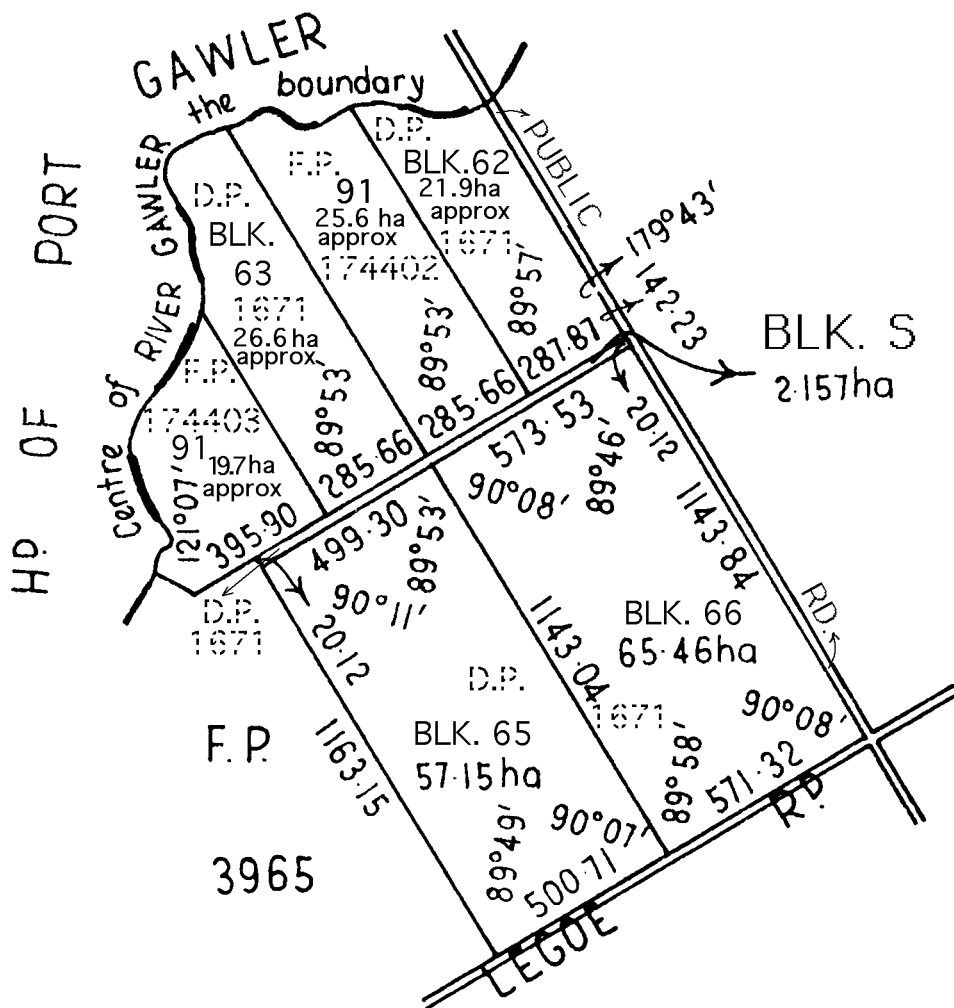
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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5868 FOLIO 777

SEARCH DATE : 31/05/2010 TIME: 16:22:55





Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5868 FOLIO 778 *

COST : \$18.00 (GST exempt)	PARENT TITLE : CT 5395/935
REGION : EMAIL	AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118	DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:22:58	EDITION : 1
CLIENT REF A056410.0000	

REGISTERED PROPRIETOR IN FEE SIMPLE

VOSPOROS PTY. LTD. OF 12 KINGSTON STREET ADELAIDE SA 5000

DESCRIPTION OF LAND

BLOCK 66 DEPOSITED PLAN 1671
IN THE AREA NAMED BUCKLAND PARK
HUNDREDS OF PORT ADELAIDE AND PORT GAWLER

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

10646257 CAVEAT BY WALKER CORPORATION PTY. LTD.
11059755 CAVEAT BY WALKER PASTORAL PTY. LTD.

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

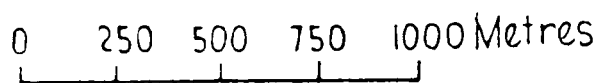
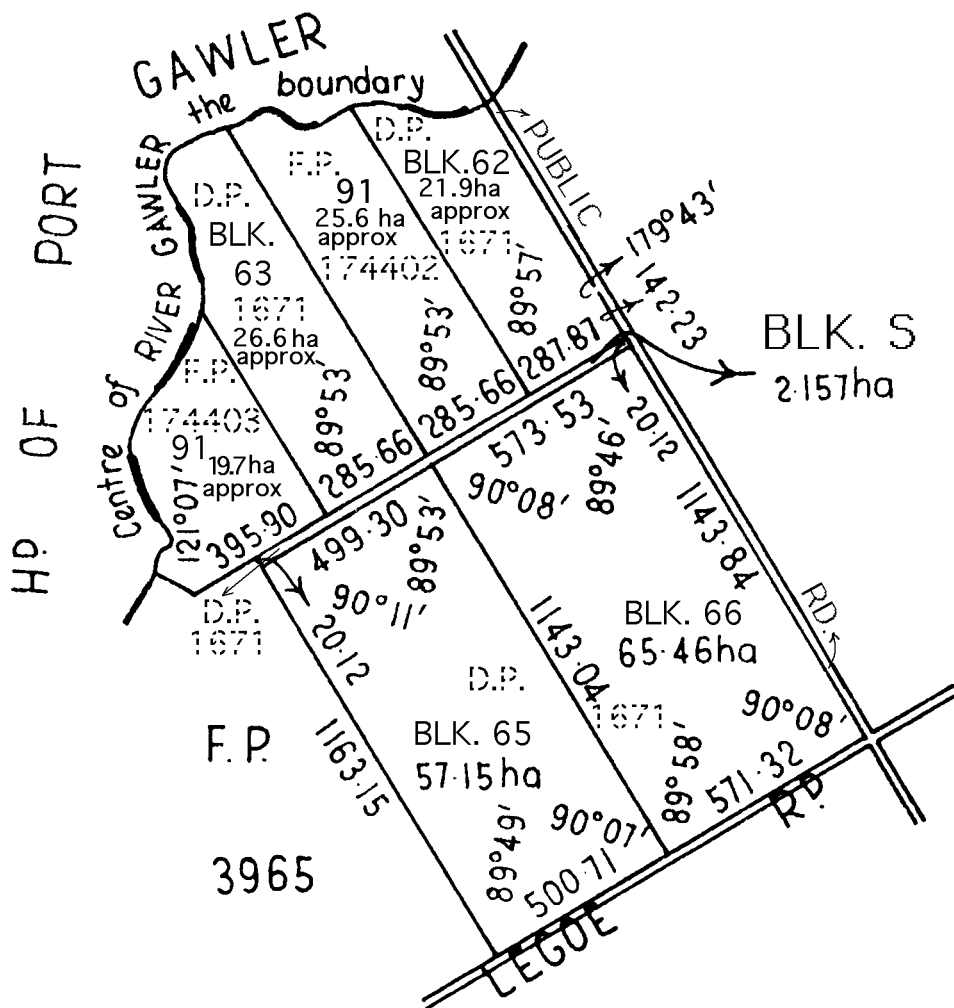
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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5868 FOLIO 778

SEARCH DATE : 31/05/2010 TIME: 16:22:58





Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5868 FOLIO 779 *

COST : \$18.00 (GST exempt)	PARENT TITLE : CT 5395/936
REGION : EMAIL	AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118	DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:22:53	EDITION : 1
CLIENT REF A056410.0000	

REGISTERED PROPRIETOR IN FEE SIMPLE

VOSPOROS PTY. LTD. OF 12 KINGSTON STREET ADELAIDE SA 5000

DESCRIPTION OF LAND

ALLOTMENT 91 FILED PLAN 174402
IN THE AREA NAMED BUCKLAND PARK
HUNDRED OF PORT ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

10646257 CAVEAT BY WALKER CORPORATION PTY. LTD.
11059755 CAVEAT BY WALKER PASTORAL PTY. LTD.

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

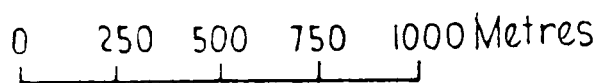
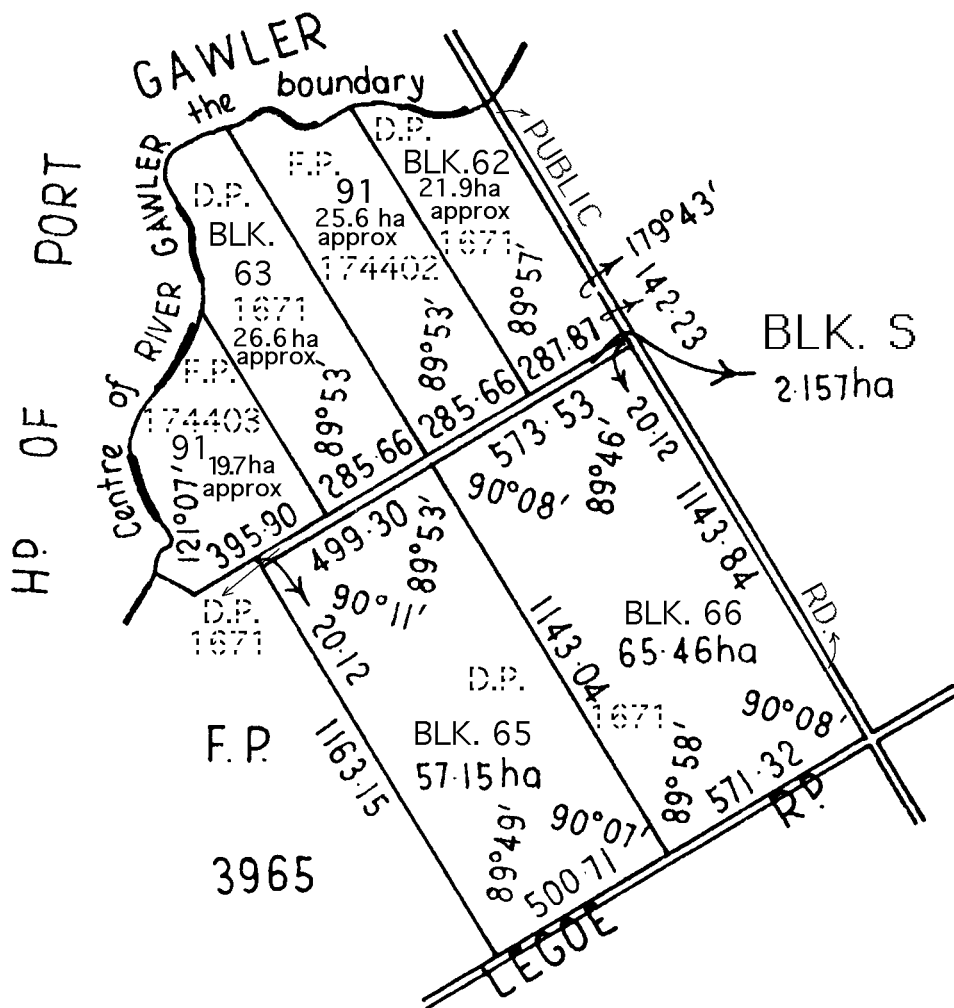
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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5868 FOLIO 779

SEARCH DATE : 31/05/2010 TIME: 16:22:53





Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5868 FOLIO 784 *

COST : \$18.00 (GST exempt)	PARENT TITLE : CT 5395/941
REGION : EMAIL	AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118	DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:22:45	EDITION : 1
CLIENT REF A056410.0000	

REGISTERED PROPRIETOR IN FEE SIMPLE

VOSPOROS PTY. LTD. OF 12 KINGSTON STREET ADELAIDE SA 5000

DESCRIPTION OF LAND

BLOCK 63 DEPOSITED PLAN 1671
IN THE AREA NAMED BUCKLAND PARK
HUNDREDS OF PORT ADELAIDE AND PORT GAWLER

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

10646257 CAVEAT BY WALKER CORPORATION PTY. LTD.
11059755 CAVEAT BY WALKER PASTORAL PTY. LTD.

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

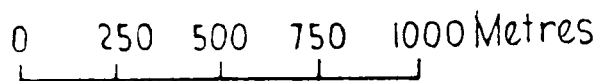
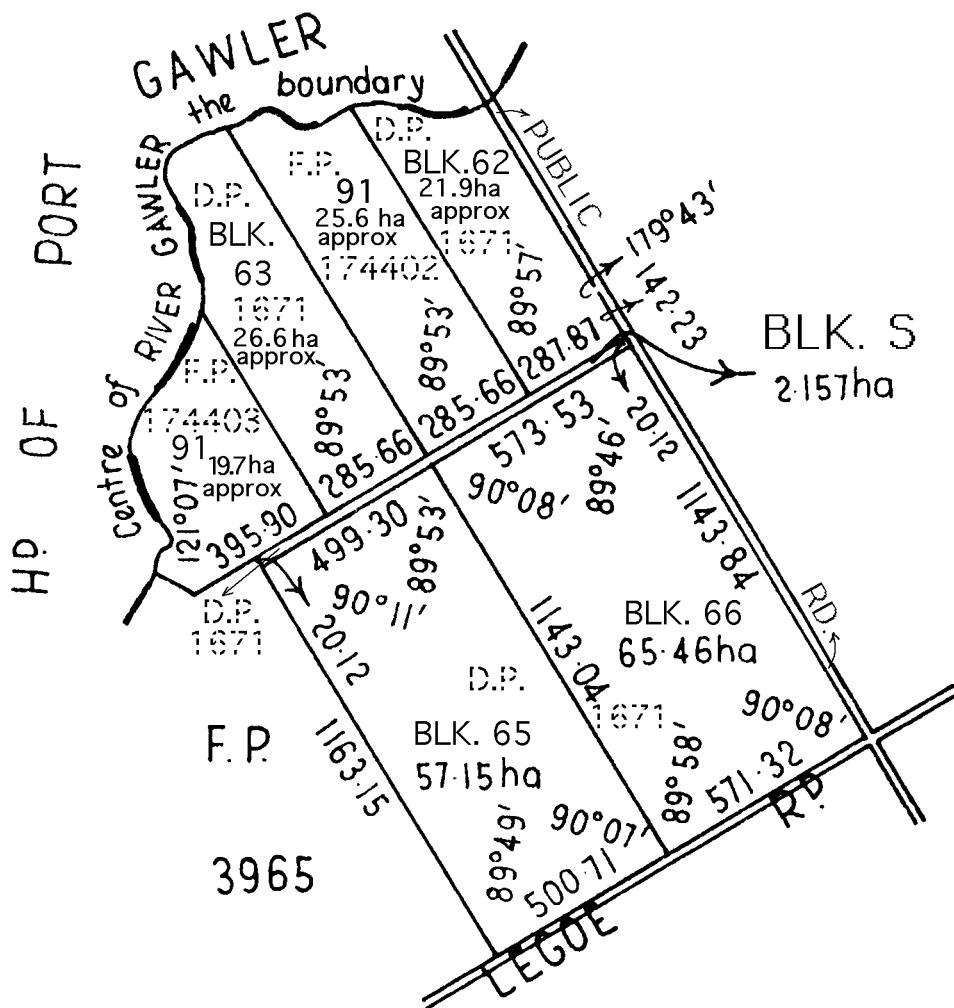
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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5868 FOLIO 784

SEARCH DATE : 31/05/2010 TIME: 16:22:45



Certificate of Title

Title Reference: CT 5868/775
Status: CURRENT
Parent Title(s): CT 5395/932
Dealing(s) Creating Title: PS 9237421
Title Issued: 15/03/2002
Edition: 1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
17/11/2022		13919404	MORTGAGE	UNREGISTE RED	VOSPOROS PTY. LTD. (ACN: 098 826 432)
17/11/2022		13919403	TRANSFER	UNREGISTE RED	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
17/11/2022		13919401	WITHDRAWAL OF CAVEAT	UNREGISTE RED	11059755
26/09/2011	12/10/2011	11649513	WITHDRAWAL OF CAVEAT	REGISTERE D	10646257
03/11/2008	07/11/2008	11059755	CAVEAT	REGISTERE D	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
22/02/2007	26/02/2007	10646257	CAVEAT	REGISTERE D	WALKER CORPORATION PTY. LTD.

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5868 Folio 781

Parent Title(s) CT 5395/938
Creating Dealing(s) PS 9237421
Title Issued 15/03/2002 Edition 1 Edition Issued 15/03/2002

Estate Type

FEE SIMPLE

Registered Proprietor

VOSPOROS PTY. LTD. (ACN: 098 826 432)
OF 12 KINGSTON STREET ADELAIDE SA 5000

Description of Land

BLOCK S DEPOSITED PLAN 1671
IN THE AREA NAMED BUCKLAND PARK
HUNDREDS OF PORT ADELAIDE AND PORT GAWLER

Easements

NIL

Schedule of Dealings

Dealing Number	Description
11059755	CAVEAT BY WALKER PASTORAL PTY. LTD.

Notations

Dealings Affecting Title NIL

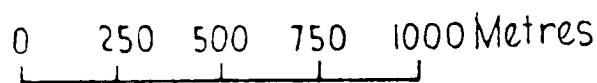
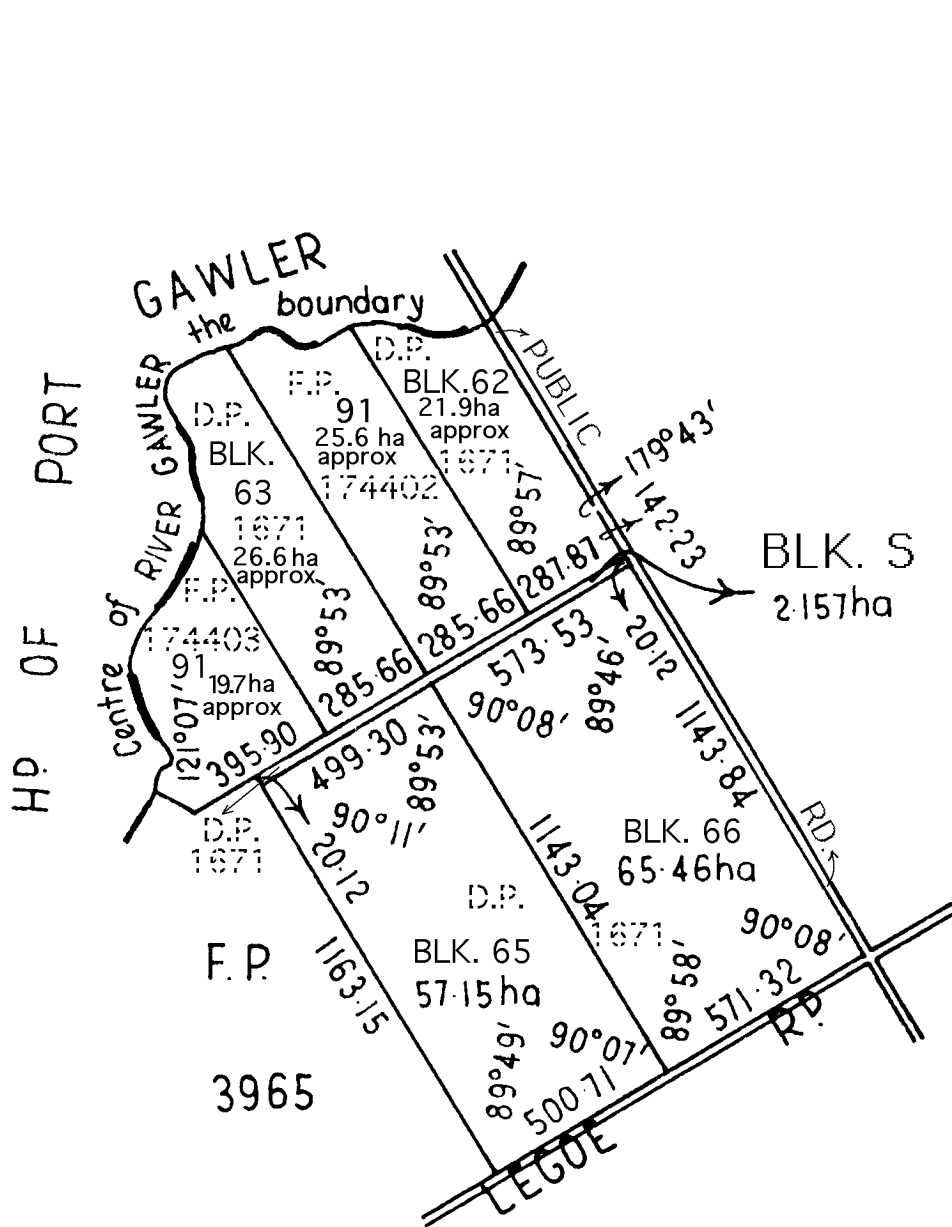
Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

APPROVED FX55524

Administrative Interests NIL



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5868 Folio 783

Parent Title(s) CT 5395/940
Creating Dealing(s) PS 9237421
Title Issued 15/03/2002 Edition 1 Edition Issued 15/03/2002

Estate Type

FEE SIMPLE

Registered Proprietor

VOSPOROS PTY. LTD. (ACN: 098 826 432)
OF 12 KINGSTON STREET ADELAIDE SA 5000

Description of Land

BLOCK 61 DEPOSITED PLAN 1671
IN THE AREA NAMED BUCKLAND PARK
HUNDREDS OF PORT ADELAIDE AND PORT GAWLER

Easements

NIL

Schedule of Dealings

Dealing Number	Description
11059755	CAVEAT BY WALKER PASTORAL PTY. LTD.

Notations

Dealings Affecting Title NIL

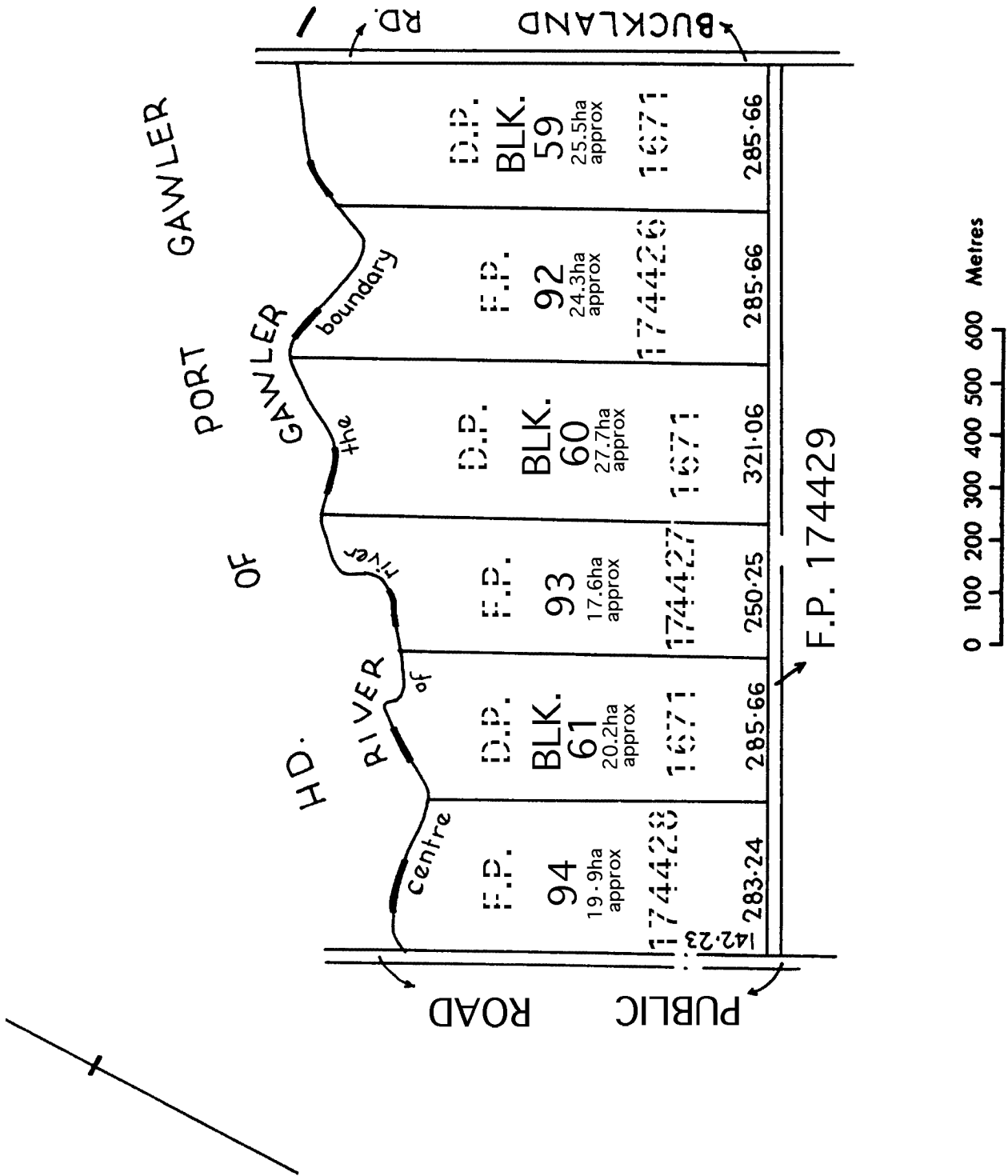
Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

APPROVED FX55524

Administrative Interests NIL





Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5868 FOLIO 767 *

COST : \$18.00 (GST exempt)	PARENT TITLE : CT 5395/923
REGION : EMAIL	AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118	DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:27:10	EDITION : 1
CLIENT REF A056410.0000	

REGISTERED PROPRIETOR IN FEE SIMPLE

VOSPOROS PTY. LTD. OF 12 KINGSTON STREET ADELAIDE SA 5000

DESCRIPTION OF LAND

BLOCK 67 DEPOSITED PLAN 1671
IN THE AREA NAMED BUCKLAND PARK
HUNDREDS OF PORT ADELAIDE AND PORT GAWLER

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

10646257 CAVEAT BY WALKER CORPORATION PTY. LTD.
11059755 CAVEAT BY WALKER PASTORAL PTY. LTD.

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

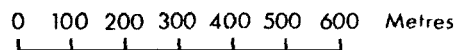
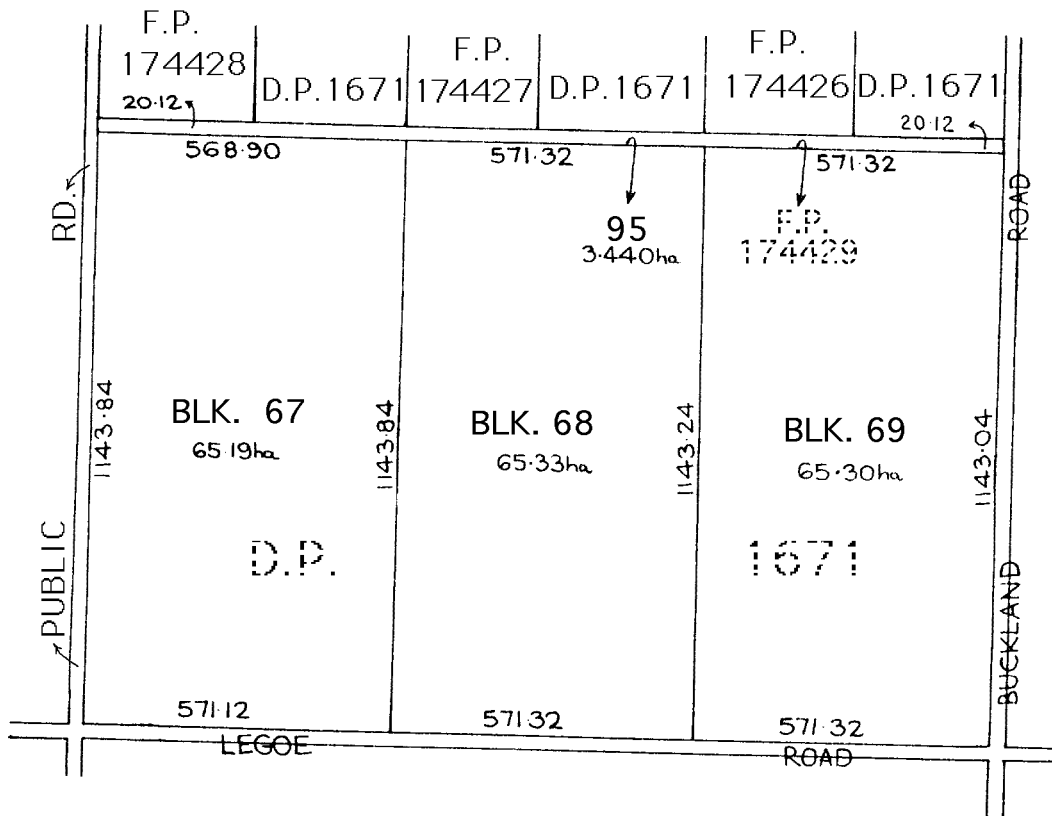
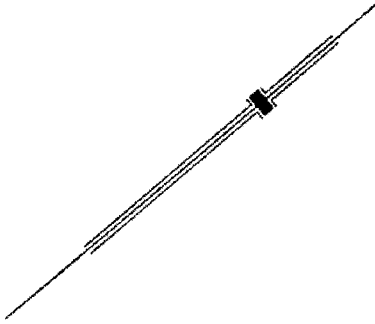
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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5868 FOLIO 767

SEARCH DATE : 31/05/2010 TIME: 16:27:10





Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5868 FOLIO 772 *

COST : \$18.00 (GST exempt)	PARENT TITLE : CT 5395/929
REGION : EMAIL	AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118	DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:27:06	EDITION : 1
CLIENT REF A056410.0000	

REGISTERED PROPRIETOR IN FEE SIMPLE

VOSPOROS PTY. LTD. OF 12 KINGSTON STREET ADELAIDE SA 5000

DESCRIPTION OF LAND

BLOCK 65 DEPOSITED PLAN 1671
IN THE AREA NAMED BUCKLAND PARK
HUNDREDS OF PORT ADELAIDE AND PORT GAWLER

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

10646257 CAVEAT BY WALKER CORPORATION PTY. LTD.
11059755 CAVEAT BY WALKER PASTORAL PTY. LTD.

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

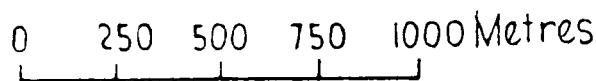
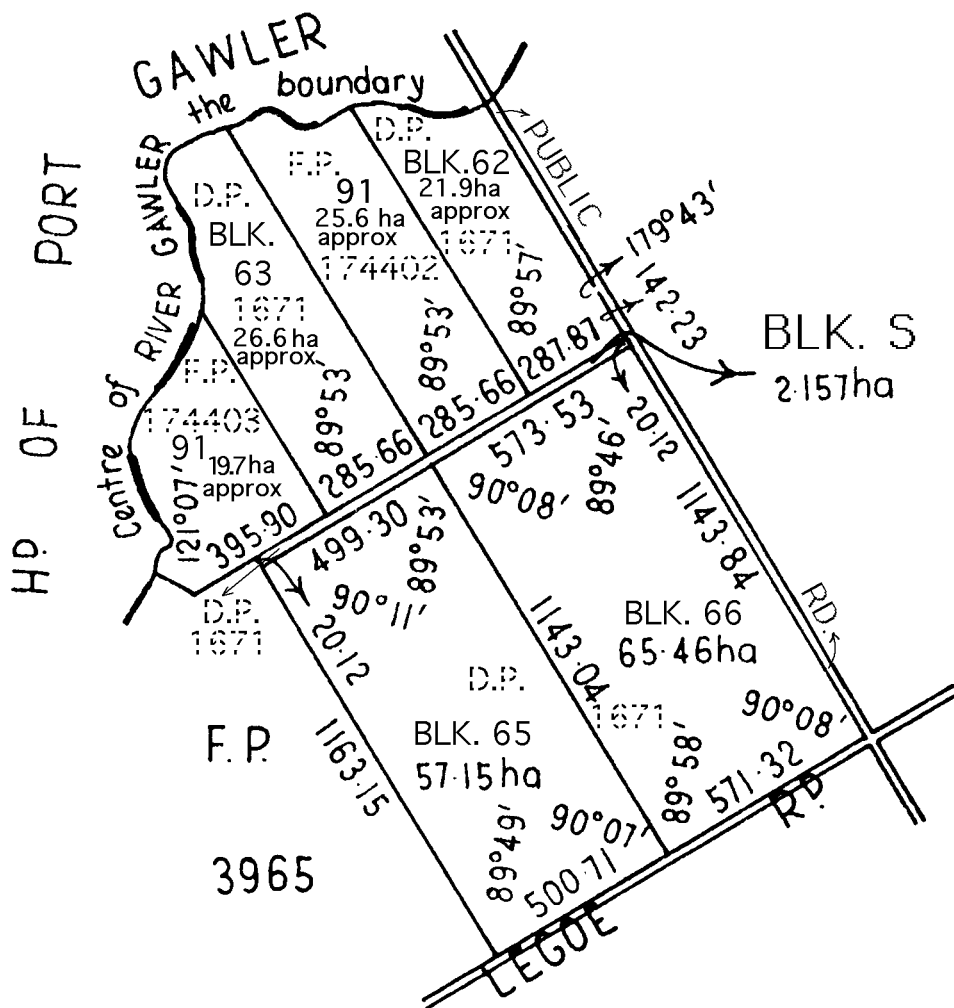
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END OF TEXT.

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5868 FOLIO 772

SEARCH DATE : 31/05/2010 TIME: 16:27:06





Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5868 FOLIO 773 *

COST : \$18.00 (GST exempt)	PARENT TITLE : CT 5395/930
REGION : EMAIL	AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118	DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:22:37	EDITION : 1
CLIENT REF A056410.0000	

REGISTERED PROPRIETOR IN FEE SIMPLE

VOSPOROS PTY. LTD. OF 12 KINGSTON STREET ADELAIDE SA 5000

DESCRIPTION OF LAND

ALLOTMENT 91 FILED PLAN 174403
IN THE AREA NAMED BUCKLAND PARK
HUNDRED OF PORT ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

10646257 CAVEAT BY WALKER CORPORATION PTY. LTD.
11059755 CAVEAT BY WALKER PASTORAL PTY. LTD.

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

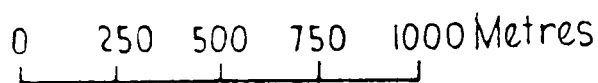
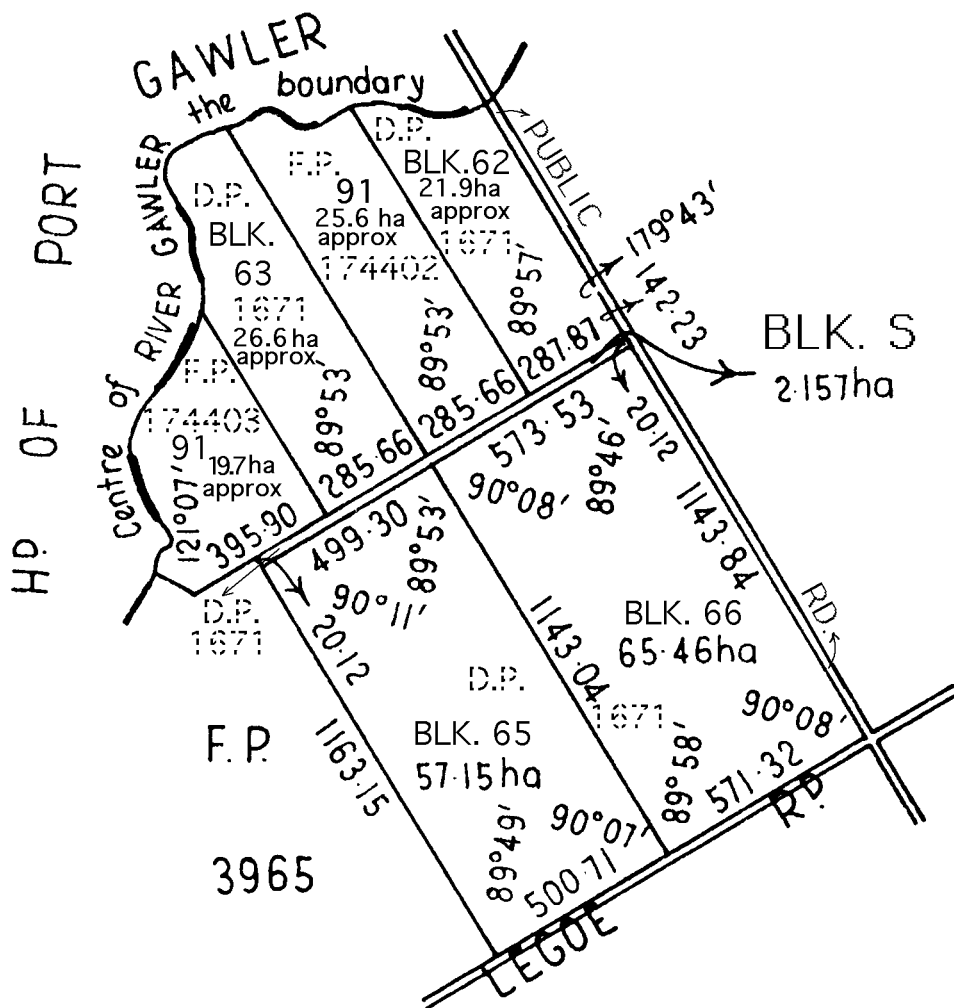
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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5868 FOLIO 773

SEARCH DATE : 31/05/2010 TIME: 16:22:37



Appendix C

Lotsearch



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 28 Nov 2022

Reference: LS038452 EP

Address: Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

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

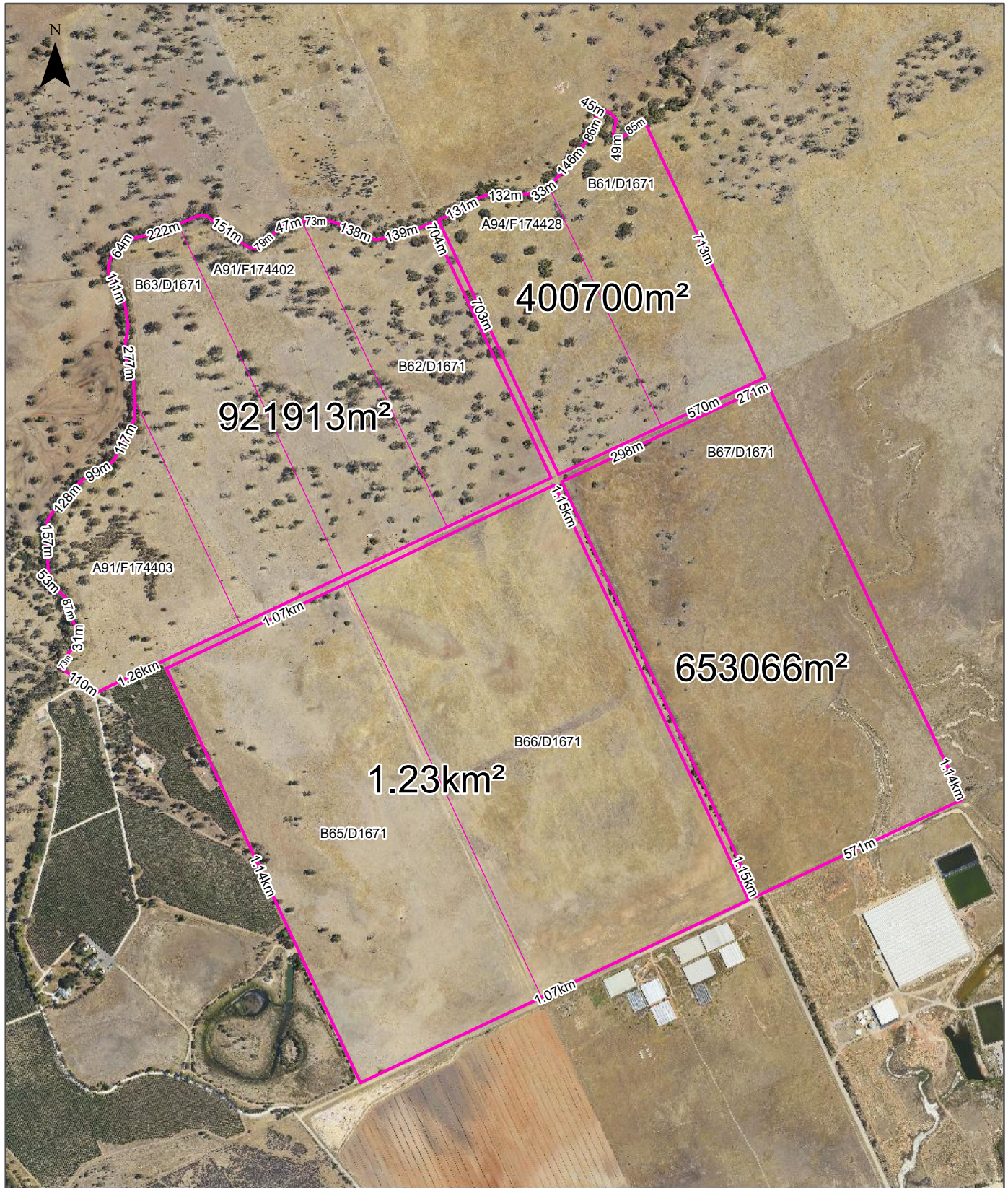
Datasets contained within this report, detailing their source and data currency:

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	PSMA Australia Limited	01/11/2021	01/11/2021	Quarterly	-	-	-	-
EPA Site Contamination Index	EPA South Australia	01/11/2022	01/11/2022	Monthly	1000m	0	0	1
EPA Environmental Protection Orders	EPA South Australia	15/11/2022	15/11/2022	Monthly	1000m	0	1	2
EPA Environmental Authorisations	EPA South Australia	15/11/2022	15/11/2022	Monthly	1000m	0	3	6
EPA Assessment Areas	EPA South Australia	18/10/2022	18/10/2022	Quarterly	1000m	0	0	0
EPA Groundwater Prohibition Areas	EPA South Australia	09/11/2022	20/08/2022	Monthly	1000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	09/11/2022	09/11/2022	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	09/11/2022	09/11/2022	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	09/11/2022	09/11/2022	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	02/09/2022	02/09/2022	Quarterly	2000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
EPA Collection Depots	EPA South Australia	29/09/2022	29/09/2022	Quarterly	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	23/08/2022	15/03/2012	Annually	1000m	0	0	0
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	150m	0	0	0
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	150m	-	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	500m	-	0	0
Mines and Mineral Deposits	Department for Energy and Mining	18/10/2022	18/10/2022	Quarterly	1000m	0	0	0
Groundwater Aquifers	Department for Environment and Water	29/03/2021	01/01/2008	Annually	1000m	1	1	1
Drillholes	Department for Environment and Water	19/10/2022	07/10/2022	Quarterly	2000m	6	12	175
Surface Geology 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000m	2	2	3
Geological Linear Structures 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000m	0	0	0
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	As required	1000m	1	1	1
Soil Types	Department for Environment and Water	12/07/2018	01/07/2009	As required	1000m	5	5	7
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	2
Acid Sulfate Soil Potential	Department for Environment and Water	06/04/2022	18/02/2020	Annually	1000m	3	3	4
Soil Salinity - Watertable Induced	Department for Environment and Water	23/06/2022	09/06/2016	Annually	1000m	4	4	6
Soil Salinity - Non-watertable	Department for Environment and Water	19/04/2022	18/02/2020	Annually	1000m	4	4	5
Soil Salinity - Non-watertable (magnesia patches)	Department for Environment and Water	19/04/2022	18/02/2020	Annually	1000m	1	1	2

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Planning and Design Code - Zones	Attorney-General's Department	09/11/2022	23/06/2022	Monthly	1000m	2	6	10
Planning and Design Code - Subzones	Attorney-General's Department	09/11/2022	20/01/2022	Monthly	1000m	1	2	2
Land Use Generalised 2020	Department of Planning, Transport and Infrastructure	18/10/2022	07/03/2022	Annually	1000m	1	4	8
Commonwealth Heritage List	Australian Government Department of Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
State Heritage Areas	Department for Environment and Water	06/04/2022	18/02/2020	Annually	1000m	0	0	0
SA Heritage Places	Department for Environment and Water	19/10/2022	23/09/2021	Quarterly	1000m	0	0	0
Aboriginal Land	Department for Energy and Mining	06/04/2022	08/04/2018	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Bushfire	Attorney-General's Department	09/11/2022	09/11/2022	Monthly	1000m	2	2	3
Bushfires and Prescribed Burns History	Department for Environment and Water	06/04/2022	24/02/2020	Annually	1000m	0	0	1
Planning and Design Code - Overlays - Flooding	Attorney-General's Department	09/11/2022	09/11/2022	Monthly	1000m	2	2	3
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	2	2	2
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/10/2022	26/10/2022	Annually	1000m	2	2	2
Ramsar Wetland Areas	Department for Environment and Water	28/03/2022	18/02/2020	Annually	1000m	0	0	0

Site Diagram

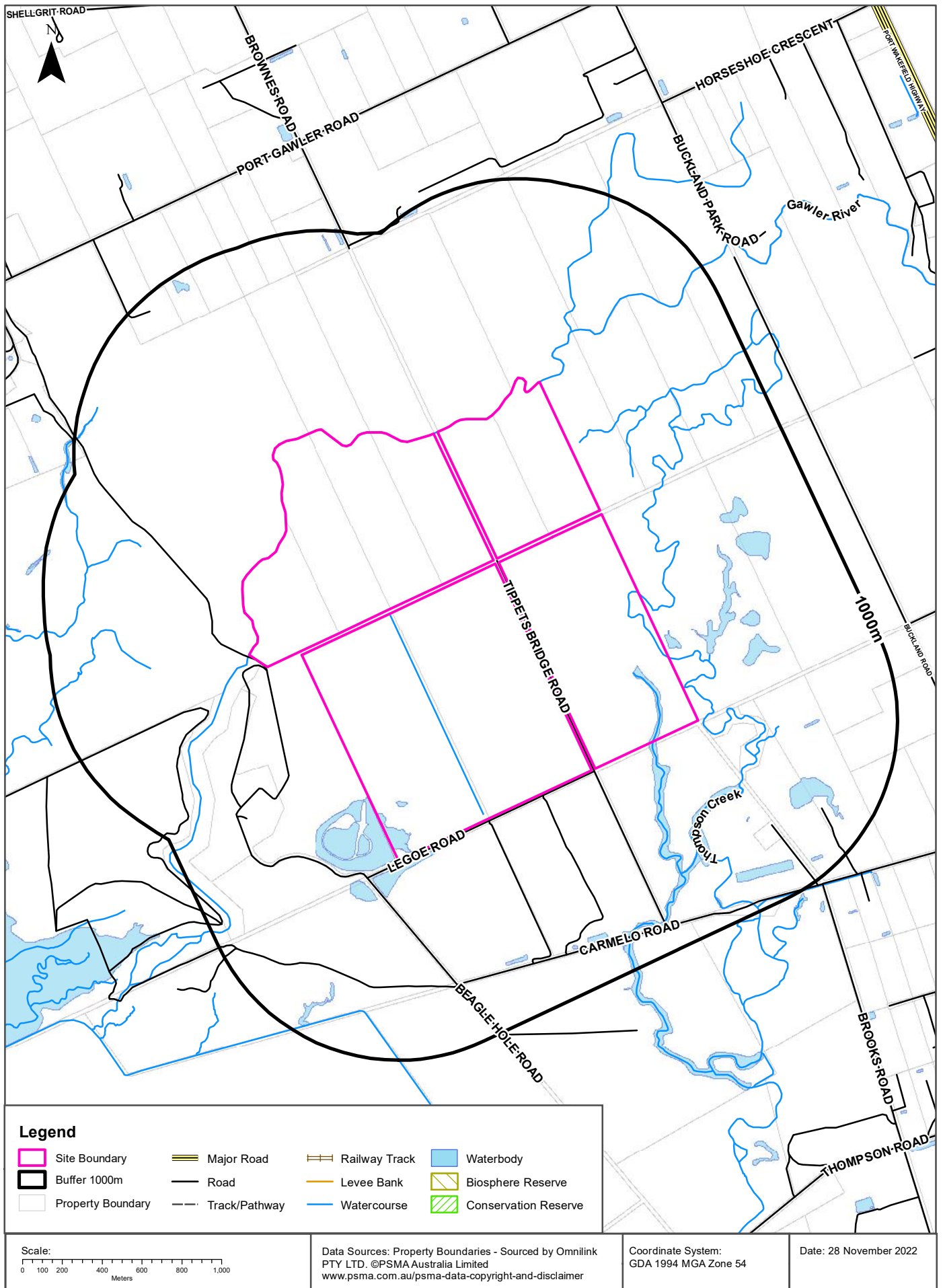
Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Legend Site Boundary Internal Parcel Boundaries	Total Area: 3.2km ² Total Perimeter: 14.71km	Scale:
	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.	Data Source Aerial Imagery: © Aerometrex Pty Ltd
		Date: 28 November 2022

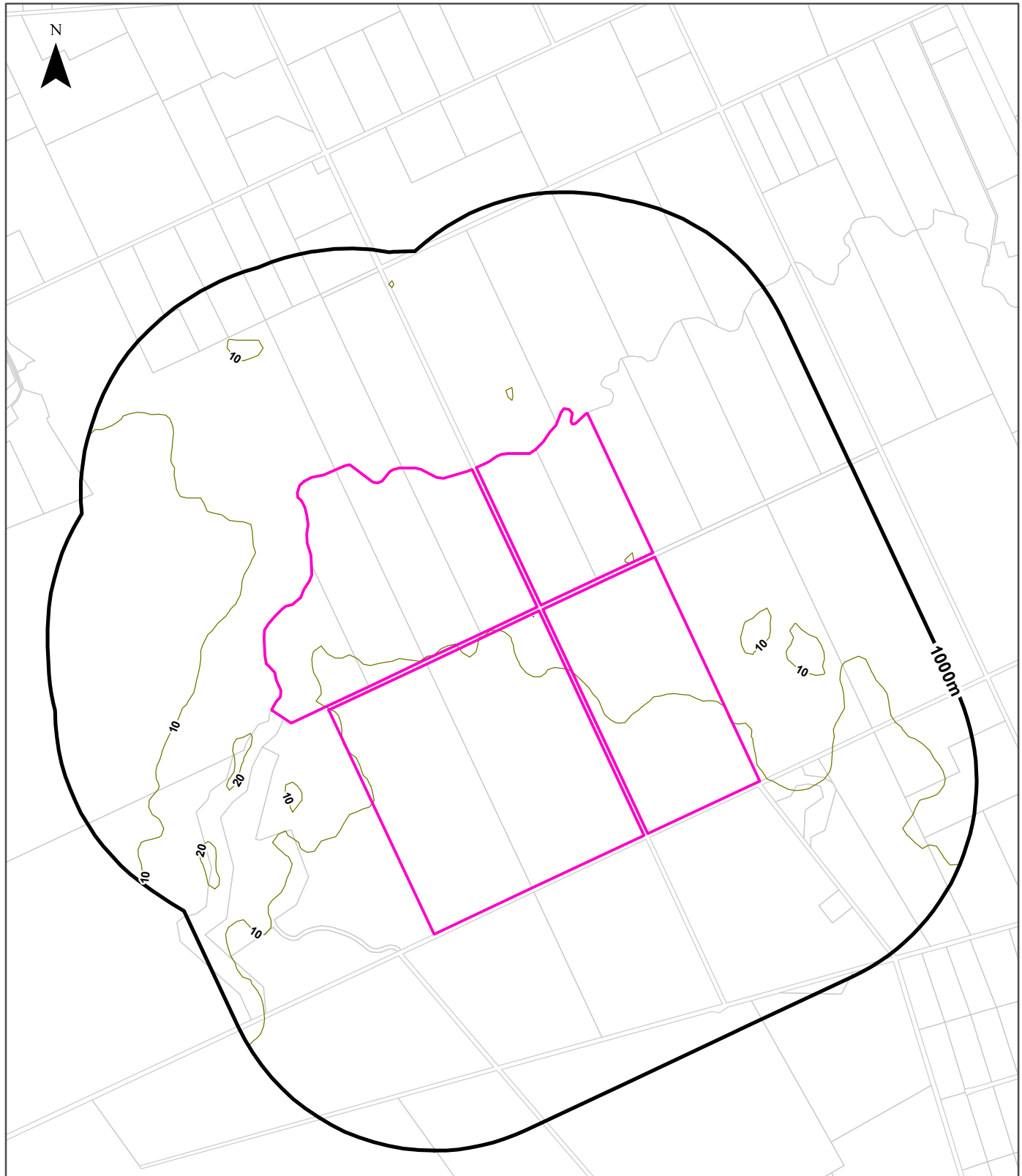
Topographic Features

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Elevation Contours

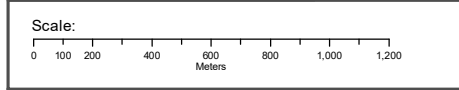
Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Legend

- Site Boundary
- Buffer 1000m
- Property Boundaries
- Elevation Contour 10m

10m contours derived from SRTM-derived 1 second digital elevation model, supplied by Geoscience Australia. The smoothed digital elevation model (DEM-S) represents ground surface topography, excluding vegetation features, and has been smoothed to reduce noise and improve the representation of surface shape. An adaptive smoothing process applied more smoothing in flatter areas than hilly areas, and more smoothing in noisier areas than in less noisy areas. This DEM-S supports calculation of local terrain shape attributes such as slope, aspect and curvature that could not be reliably derived from the unsmoothed 1 second DEM because of noise.



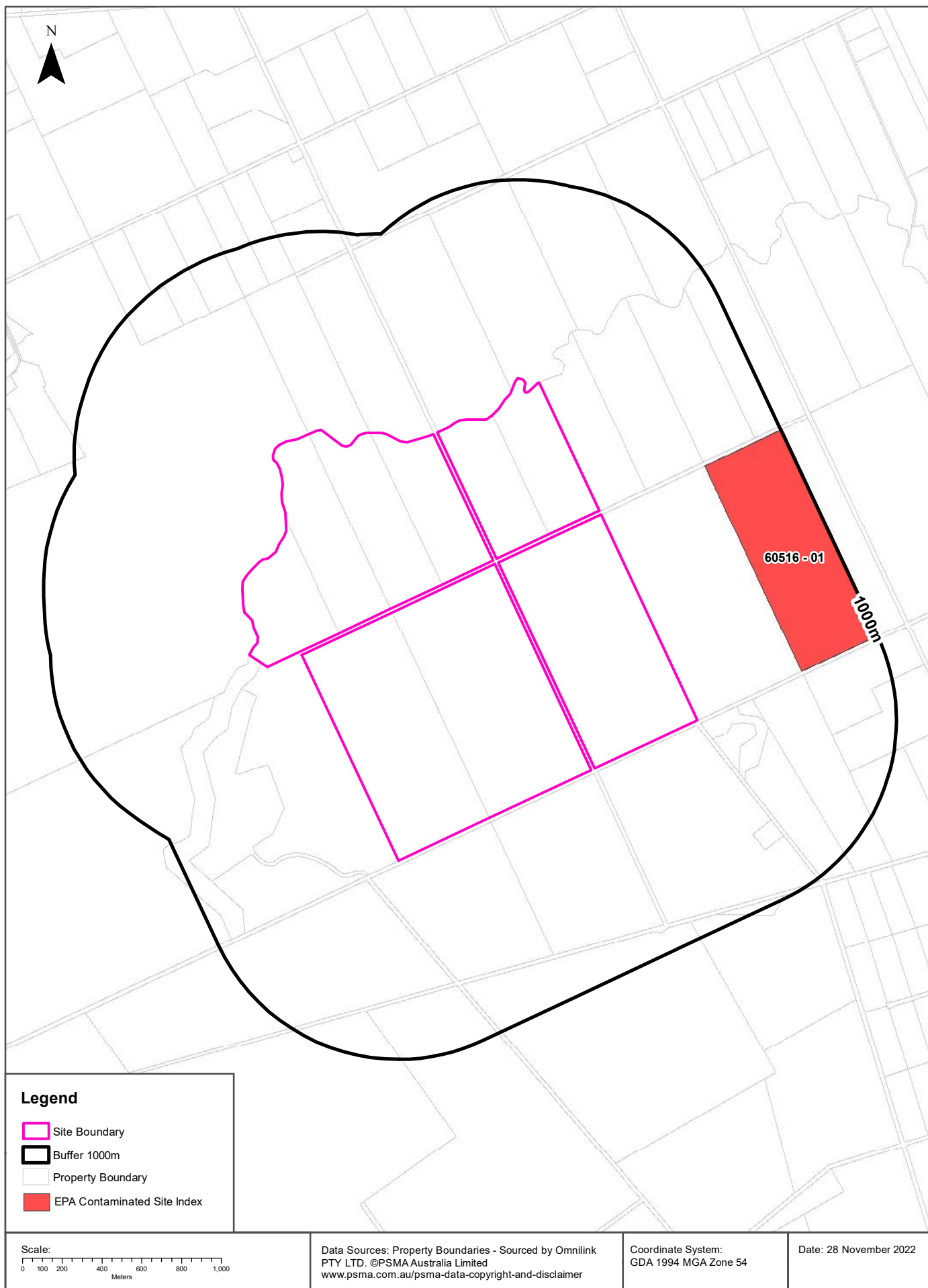
Data Sources: Property Boundaries - Sourced by Omnalink PTY LTD. ©PSMA Australia Limited
www.psm.com.au/psma-data-copyright-and-disclaimer

Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 November 2022

EPA Site Contamination Index

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



EPA Contaminated Land

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

EPA Site Contamination Index

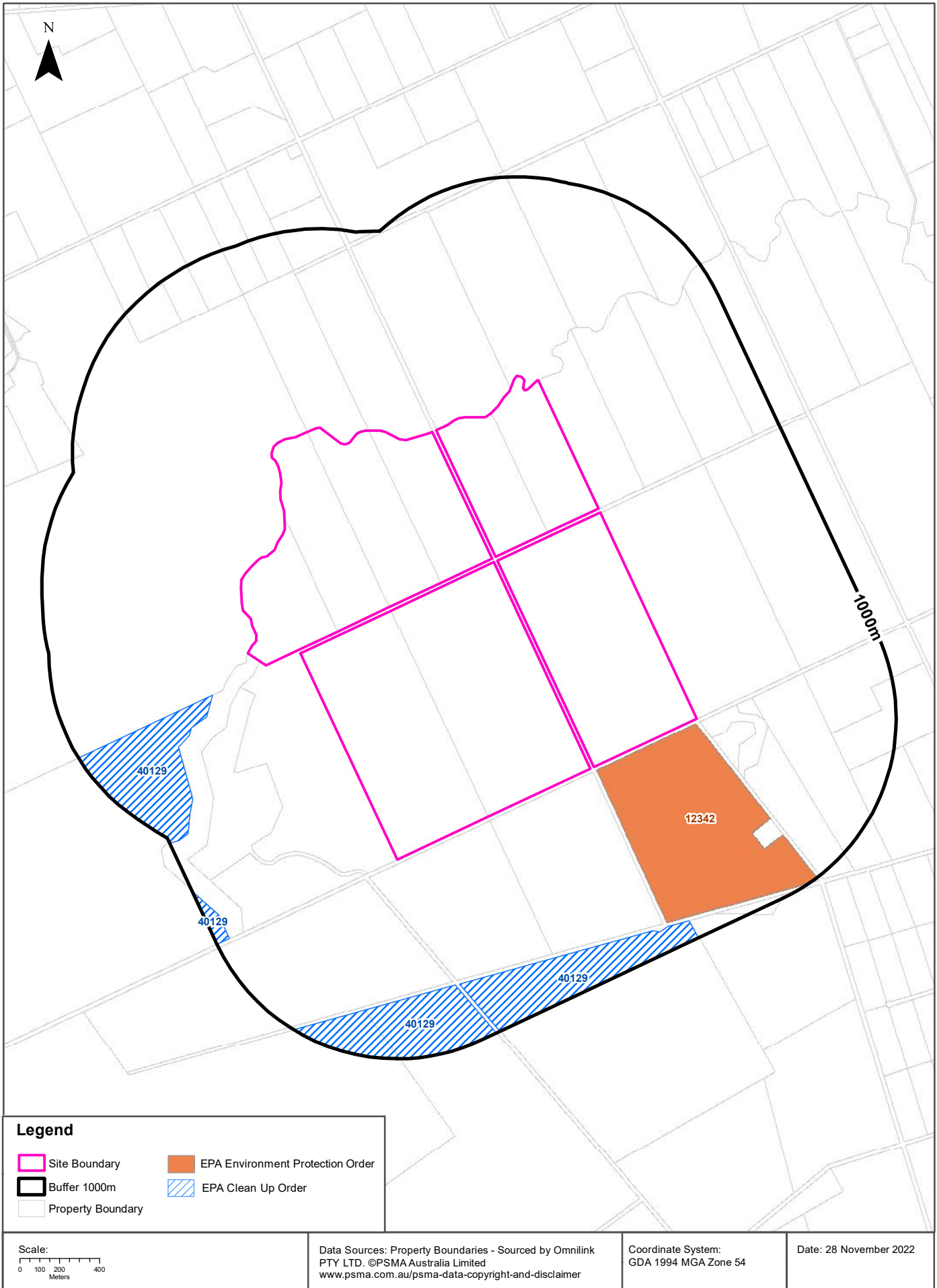
Sites on the EPA Contamination Index within the dataset buffer:

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
60516 - 01	S83A Notification	Various Allotments - Legoe and Reedy Roads BUCKLAND PARK SA 5120	Not recorded	Current EPA List	Premise Match	572m	East

Site Contamination Index Data Source: EPA South Australia

EPA Environment Protection and Clean Up Orders

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



EPA Public Register

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

EPA Environment Protection and Clean Up Orders

EPA Environment Protection and Clean Up Orders, within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
12342	ENVIRONMENT PROTECTION ORDER	ISSUED	Virginia Packing Shed Pty Ltd (ACN: 062 072 557	Legoe Road, Buckland Park SA 5120	Caused environmental nuisance in the form of deposition of demolition waste at the site.	Current EPA Register	Premise Match	20m	South East
40129	CLEAN UP ORDER	ISSUED	BUCKLAND DRY CREEK PTY LTD	Saltfields, Eastern Side Of Gulf St Vincent, SA		Current EPA Register	Premise Match	275m	South

Authorisations Data Source: EPA South Australia

EPA Authorisations and Applications

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



EPA Public Register

Precincts 3 & 4, Riverlea Develoment (1 of 2), Riverlea Park, SA 5120

EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
43983	LICENCE	Issued	P'PETUAL HOLDINGS PTY LIMITED	234 Carmelo Road, BUCKLAND PARK SA 5120	Desalination plant that discharges wastewater to a wastewater lagoon,Fuel burning not coal or wood	Current EPA Register	Premise Match	20m	South East
43983	LICENCE APPLICATION	Proceed To Authorisation	P'Petual Holdings Pty Limited	Section 173 Legoe Road, Buckland Park SA 5120	Desalination plant that discharges wastewater to a wastewater lagoon,Fuel burning not coal or wood	Current EPA Register	Premise Match	20m	South East
LSL54T QWSJ	LICENCE APPLICATION	Authorisation Updated	P'PETUAL HOLDINGS PTY LIMITED	234 Carmelo Road, BUCKLAND PARK SA 5120	Desalination plant that discharges wastewater to a wastewater lagoon (for discharges of more than 2 megalitres but not more than 50 megalitres of wastewater during the licence period),Fuel burning not coal or wood	Current EPA Register	Premise Match	20m	South East
40942	LICENCE	Issued	BUCKLAND DRY CREEK PTY LTD	Saltfields, Eastern Side of Gulf St Vincent, SA	Chemical storage and warehousing facilities, Chemical works (salt production), Discharges to marine or inland waters	Current EPA Register	Premise Match	275m	South
14310	LICENCE	Transferred	MUSHROOM FARMS S.A. PTY LTD	Allotment 28, Port Gawler Road, PORT GAWLER SA	Composting works	Current EPA Register	Premise Match	944m	North West
50052	LICENCE	Issued	SISBRO PROPERTIES PTY LTD	Allotment 28, Port Gawler Road, PORT GAWLER SA 5501	Composting works	Current EPA Register	Premise Match	944m	North West

Authorisations Data Source: EPA South Australia

EPA Assessment and Groundwater Prohibition Areas

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

EPA Assessment Areas

EPA Assessment Areas within the dataset buffer:

Map Id	Supplied Ref	Area Name	Map Link	Status	Location Confidence	Distance	Direction
N/A	No records in buffer						

Assessment Areas Data Source: EPA South Australia

EPA Assessment and Groundwater Prohibition Areas

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

EPA Groundwater Prohibition Areas

EPA Groundwater Prohibition Areas within the dataset buffer:

Map Id	Site Name	Location Confidence	Distance	Direction
N/A	No records in buffer			

Groundwater ProhibitionAreas Data Source: EPA South Australia

PFAS Investigation & Management Programs

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

Defence PFAS Investigation & Management Program Investigation Sites

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

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

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

Defence PFAS Investigation & Management Program Management Sites

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

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & 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	Location Confidence	Distance	Direction
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

Precincts 3 & 4, Riverlea Develoment (1 of 2), Riverlea Park, SA 5120

Defence 3 Year Regional Contamination Investigation Program

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

Waste Management and Liquid Fuel Facilities

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

National Waste Management Site Database

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

Site Id	Owner	Name	Address	Suburb	Class	Revised Date	Location Confidence	Distance	Direction
N/A	No records in buffer								

Waste Management Facilities Data Source: Australian Government Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

MapId	Name	Address	Suburb	Loc Conf	Distance	Direction
N/A	No records in buffer					

Collection Depot Data Source: EPA South Australia

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	Dir
N/A	No records in buffer										

National Liquid Fuel Facilities Data Source: Geoscience Australia
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Historical Business Directories

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

Business Directory Records 1910-1991 Premise or Road Intersection Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, 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						

Business Directory Content reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 and Sands & McDougall's Directory of South Australia

Business Directory Records 1910-1991 Road or Area Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, 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					

Business Directory Content reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 and Sands & McDougall's Directory of South Australia

Historical Business Directories

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

Dry Cleaners, Motor Garages & Service Stations 1930-1991 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1973, 1965, 1955, 1950, 1940 & 1930, 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						

Business Directory Content reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 and Sands & McDougall's Directory of South Australia

Dry Cleaners, Motor Garages & Service Stations 1930-1991 Road or Area Matches

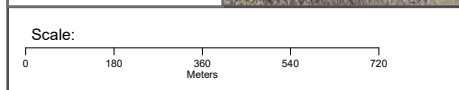
Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot 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					

Business Directory Content reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 and Sands & McDougall's Directory of South Australia

Aerial Imagery 2022

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



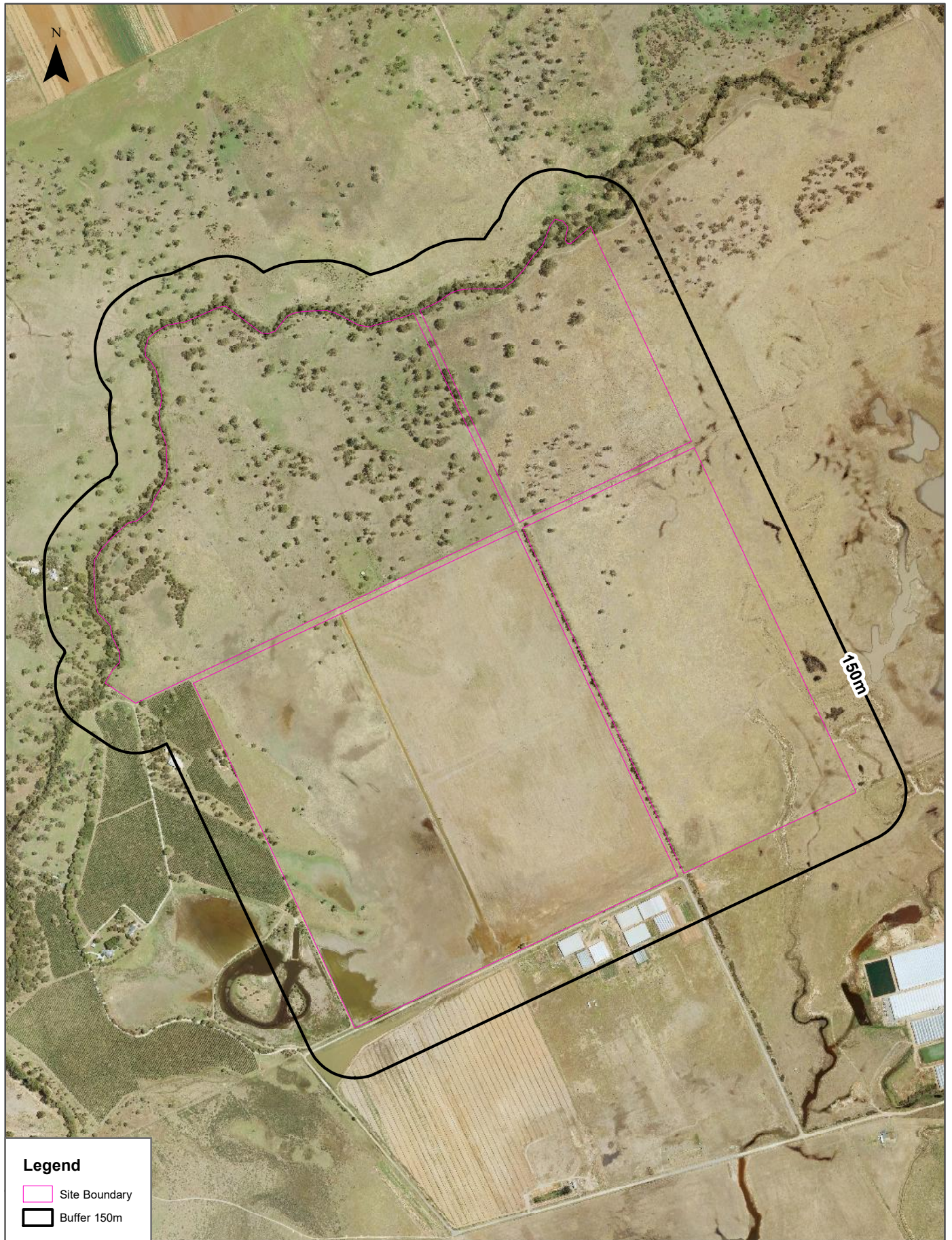
Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 November 2022

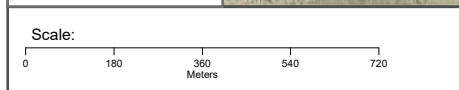
Aerial Imagery 2017

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Legend

- Site Boundary
- Buffer 150m



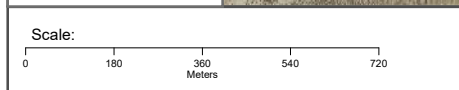
Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 November 2022

Aerial Imagery 2012

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



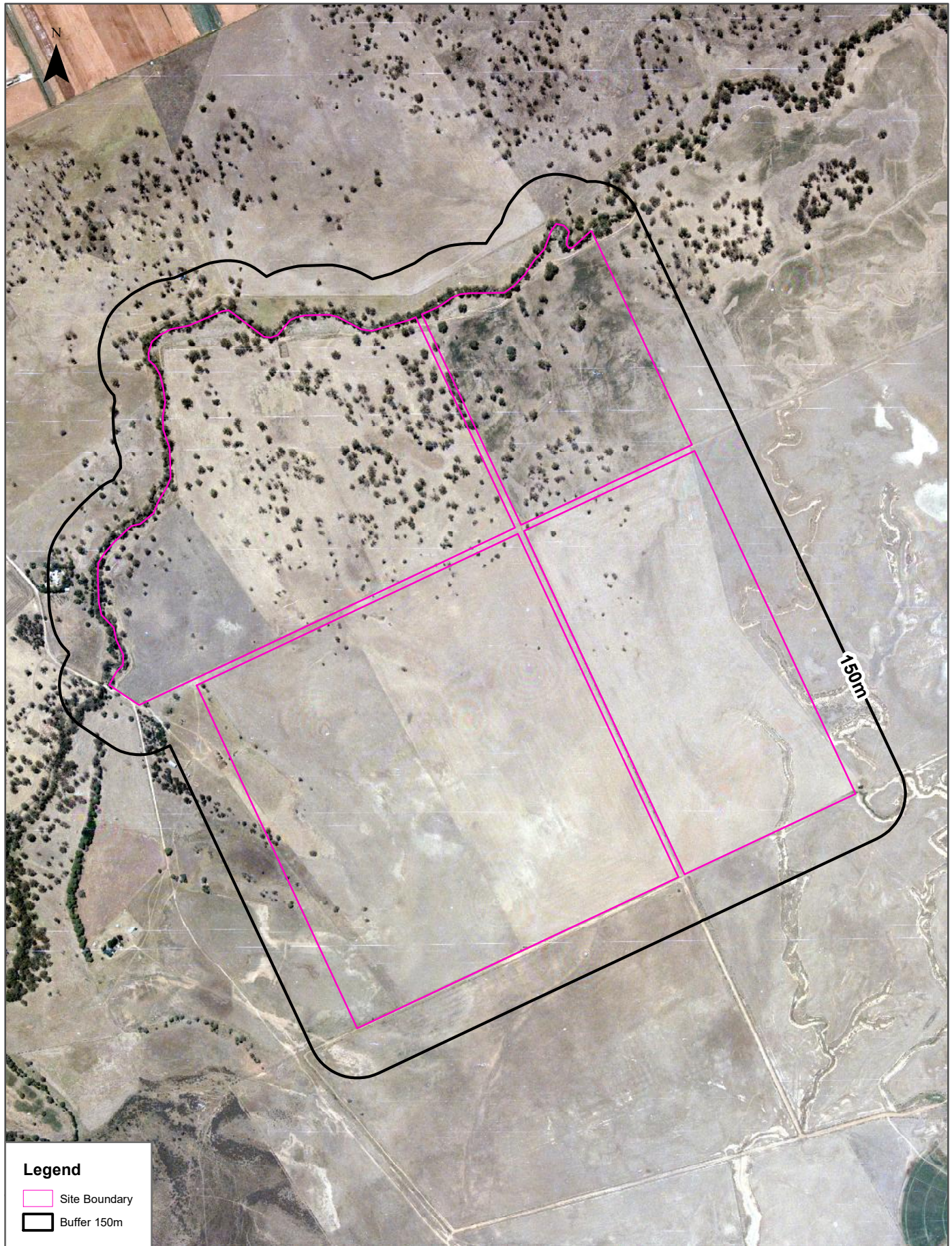
Data Source Aerial Imagery:
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Coordinate System:
GDA 1994 MGA Zone 54



Date: 28 November 2022

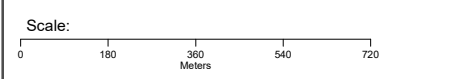
Aerial Imagery 1994

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Legend

-  Site Boundary
-  Buffer 150m



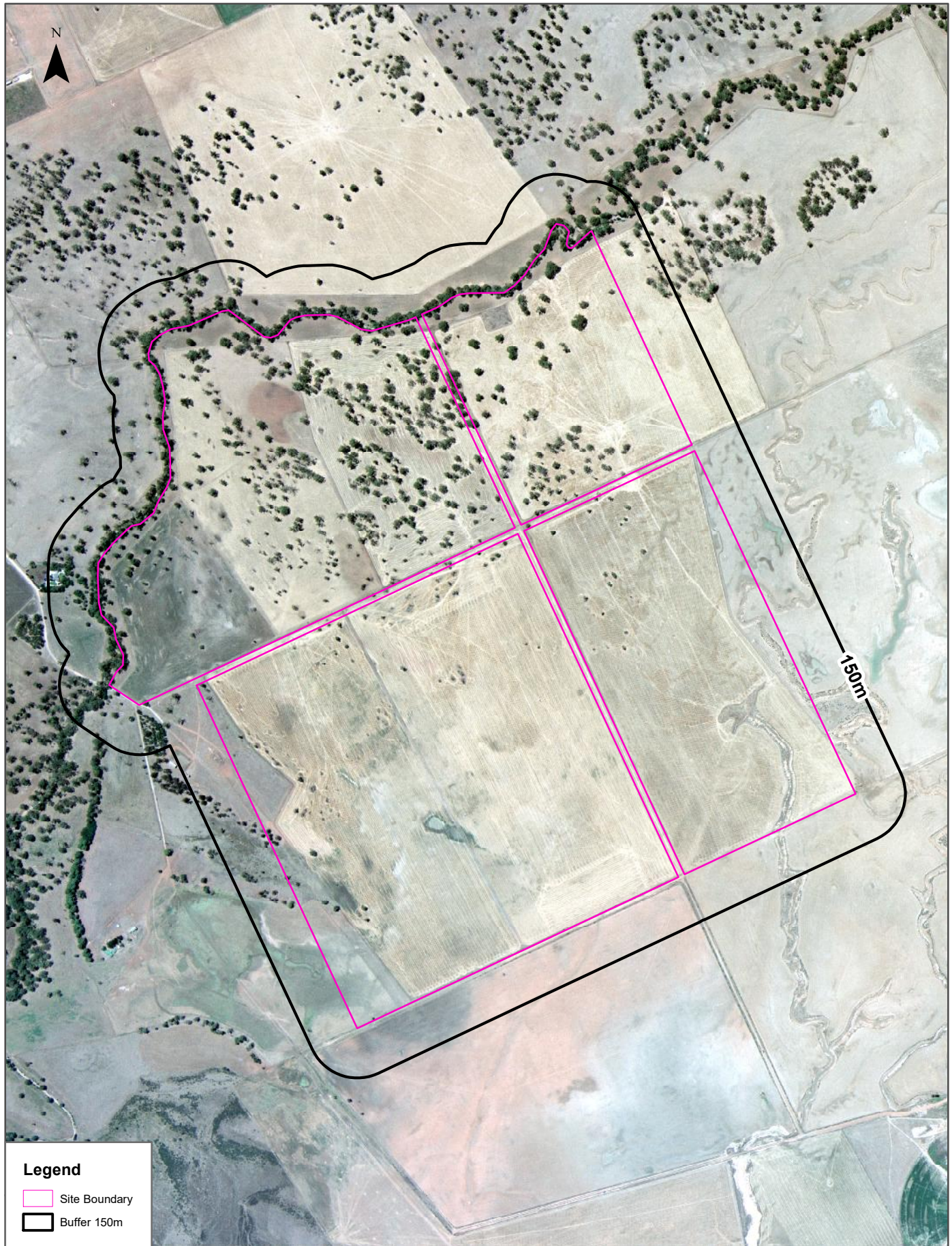
Data Sources Aerial Imagery: © South Australia
Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54



Date: 29 November 2022

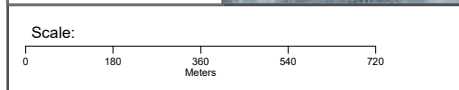
Aerial Imagery 1984

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Legend

-  Site Boundary
-  Buffer 150m



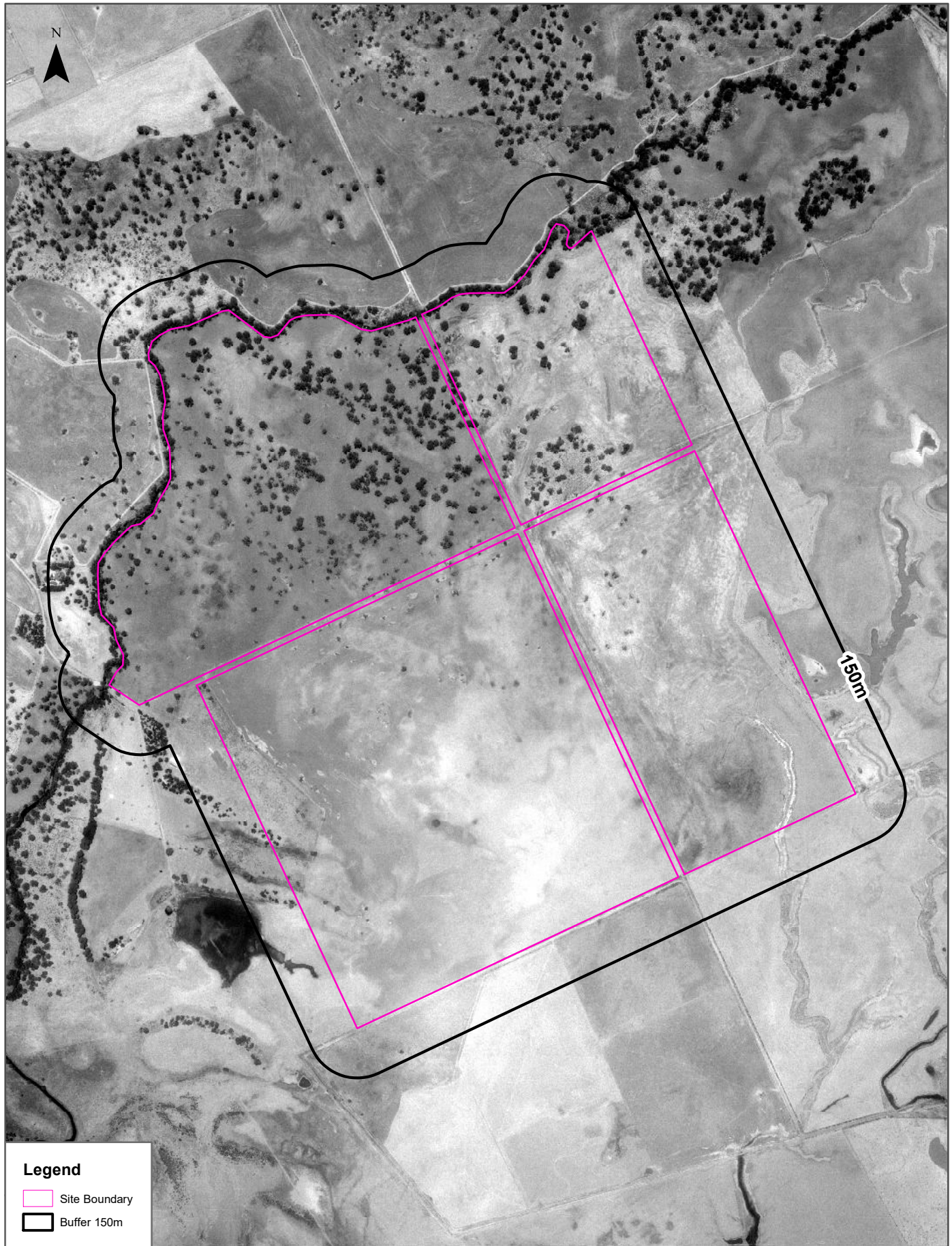
Data Sources Aerial Imagery: © South Australia
Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54



Date: 29 November 2022

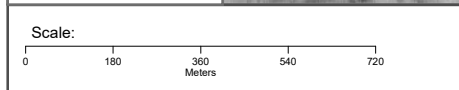
Aerial Imagery 1974

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Legend

-  Site Boundary
-  Buffer 150m



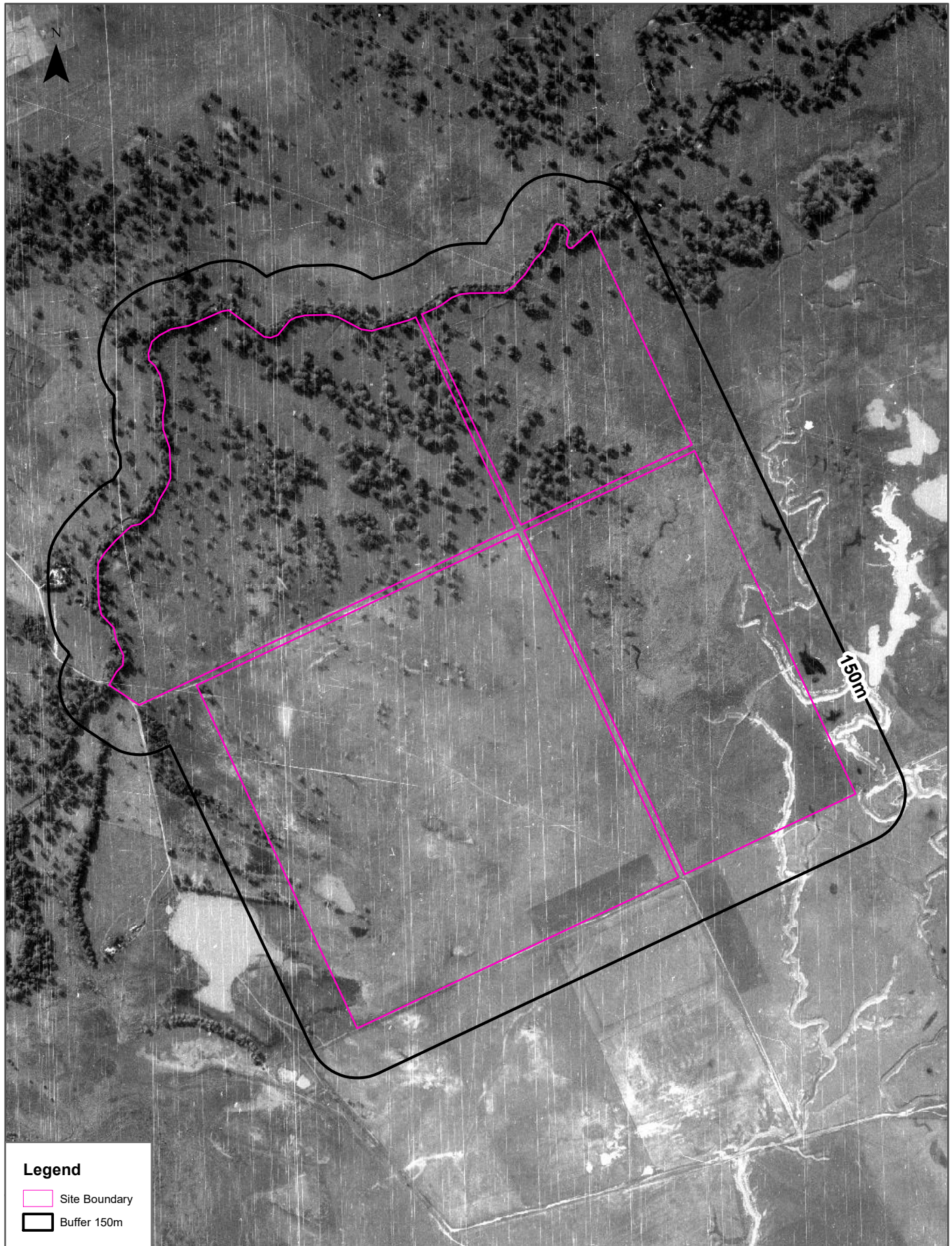
Data Sources Aerial Imagery: © South Australia
Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54

Date: 29 November 2022



Aerial Imagery 1963

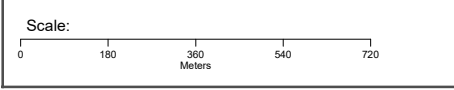
Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



150m

Legend

-  Site Boundary
-  Buffer 150m



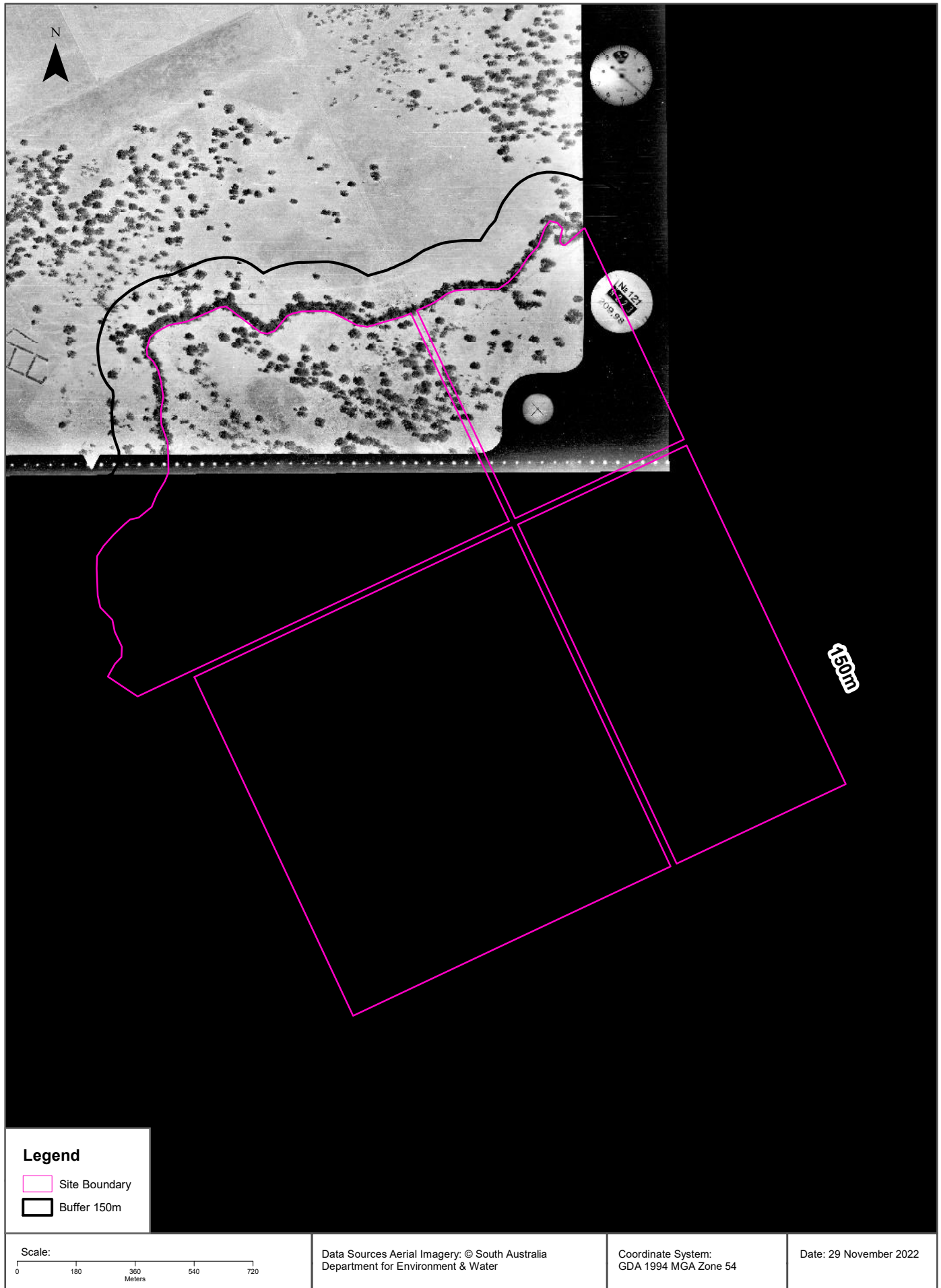
Data Sources Aerial Imagery: © South Australia
Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54

Date: 29 November 2022

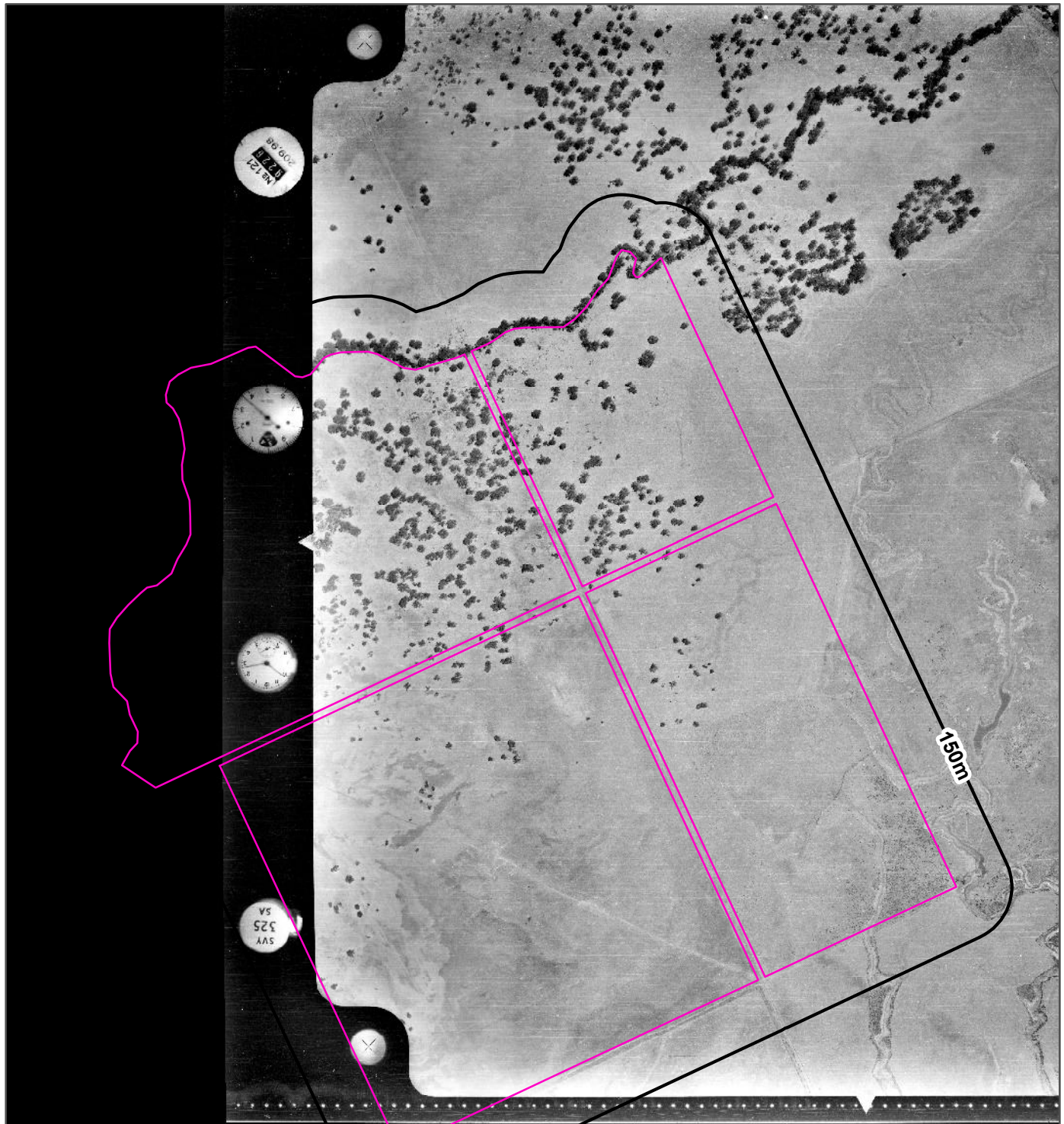
Aerial Imagery 1959

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120





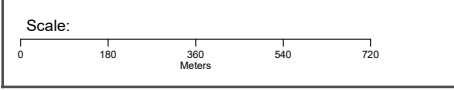
Aerial Imagery 1959

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Legend

-  Site Boundary
-  Buffer 150m



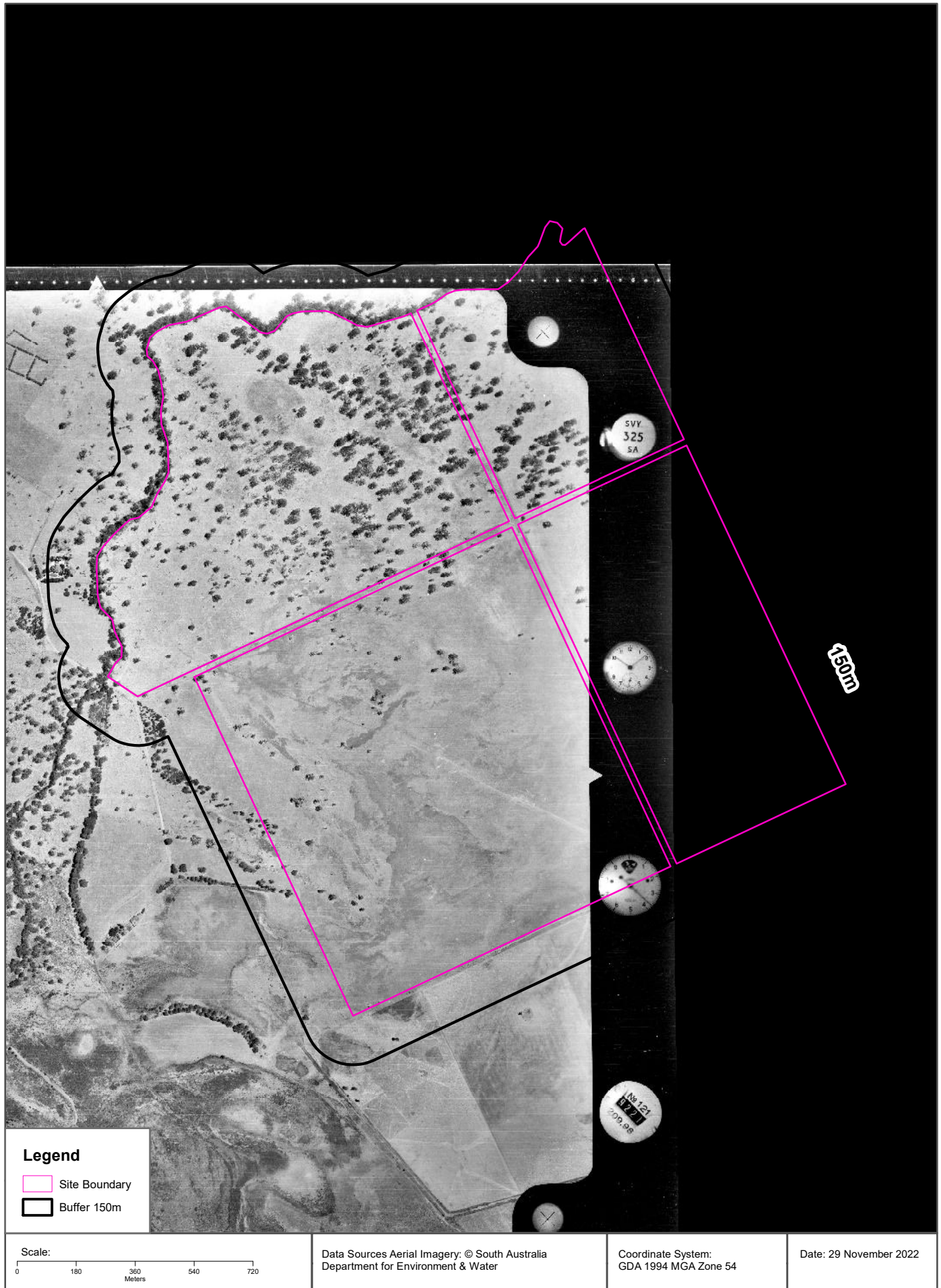
Data Sources Aerial Imagery: © South Australia
Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54

Date: 29 November 2022

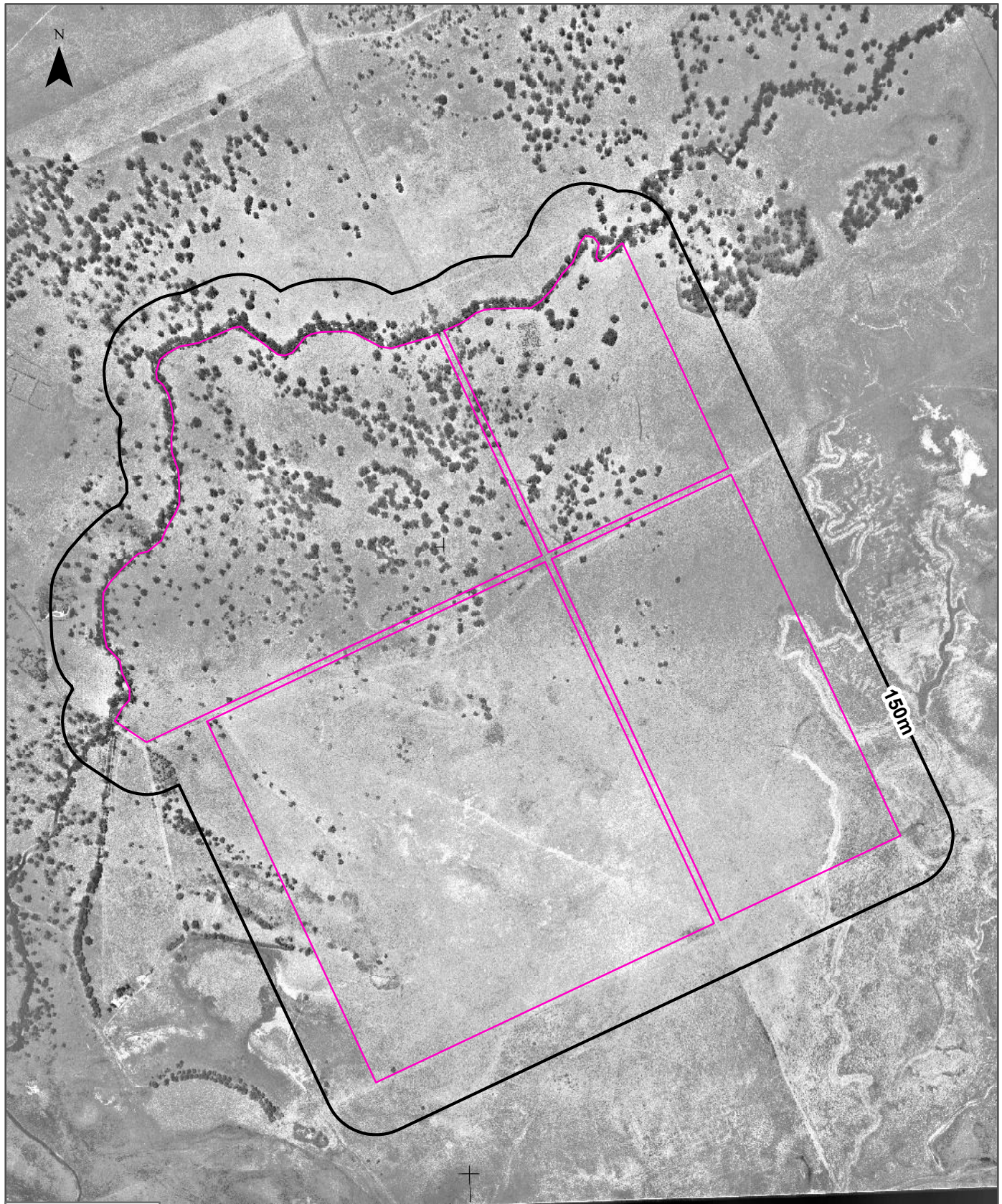
Aerial Imagery 1959

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120





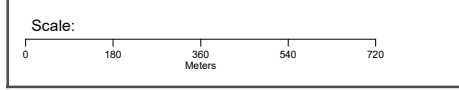
Aerial Imagery 1949

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Legend

-  Site Boundary
-  Buffer 150m



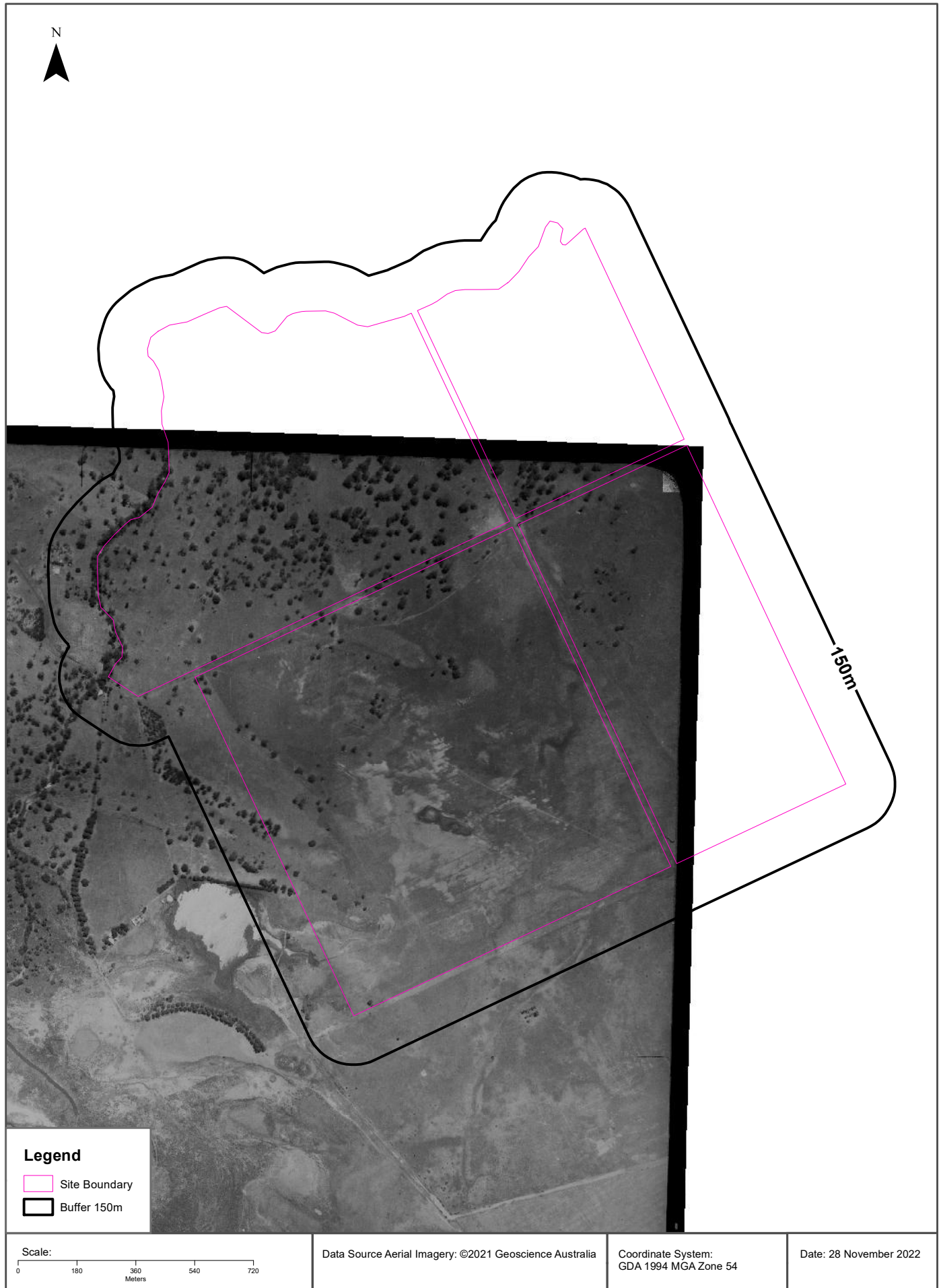
Data Sources Aerial Imagery: © South Australia
Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54

Date: 29 November 2022

Aerial Imagery 1935

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



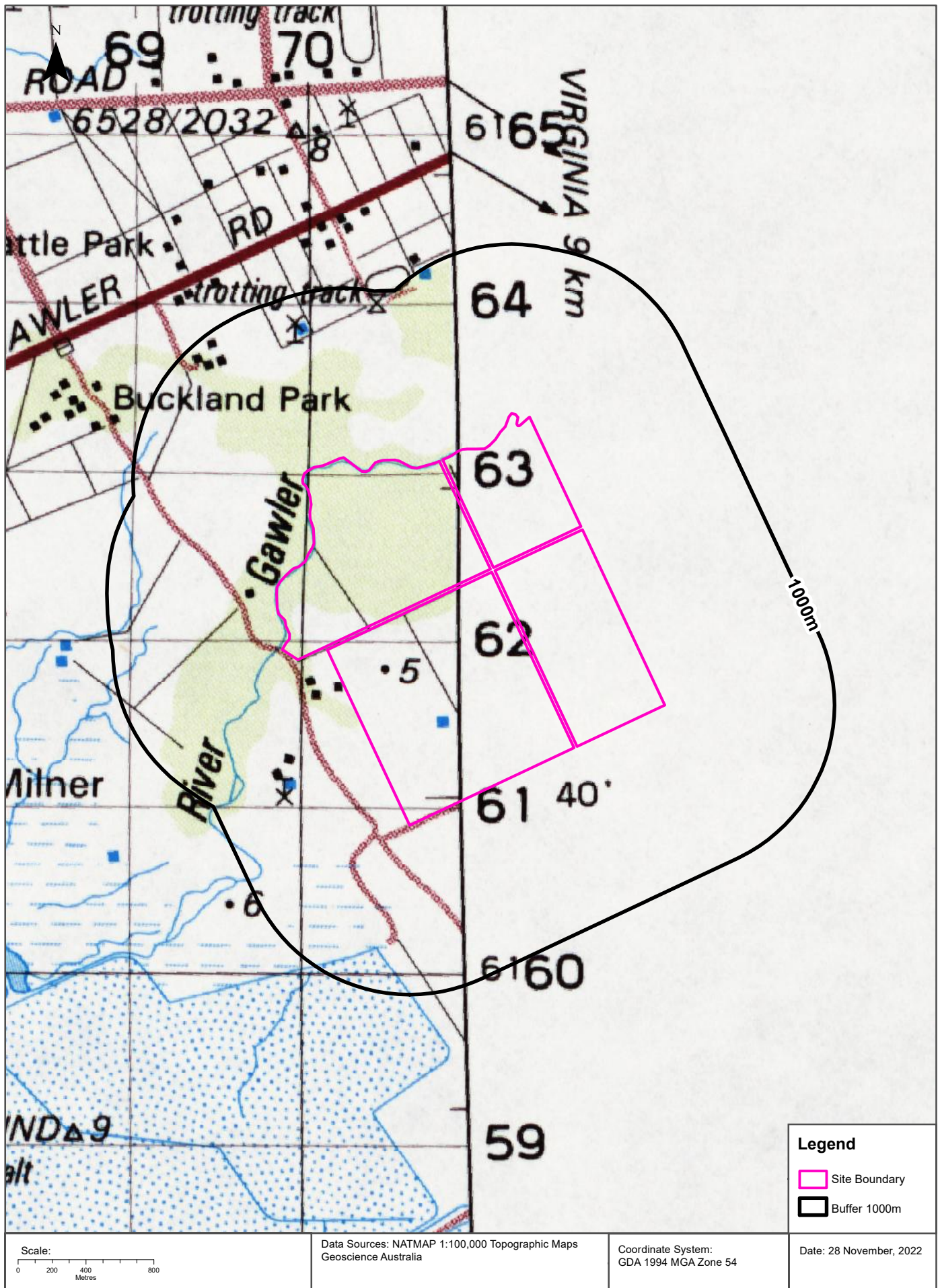
Aerial Imagery 1935

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



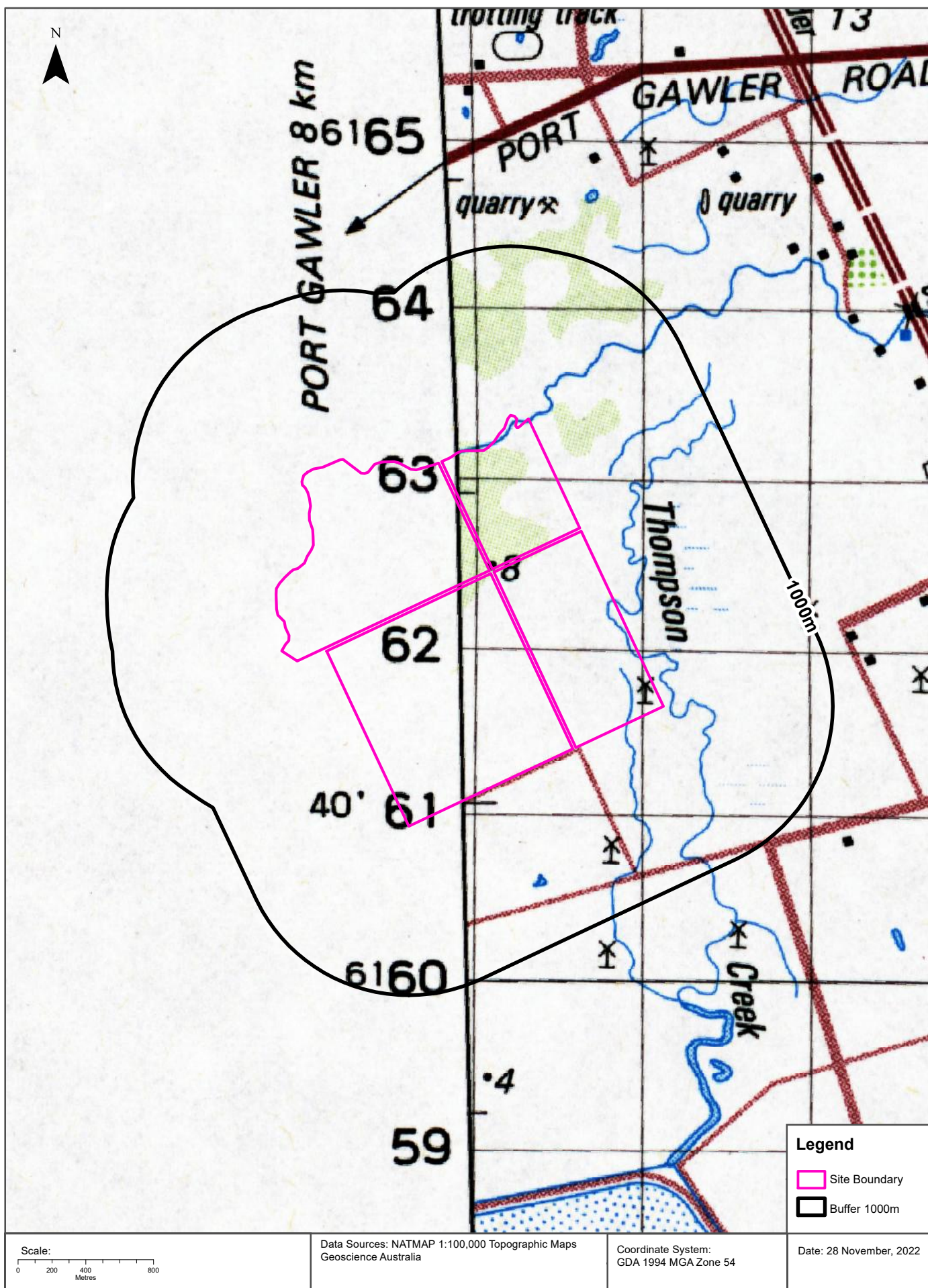
Historical Map 1982

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



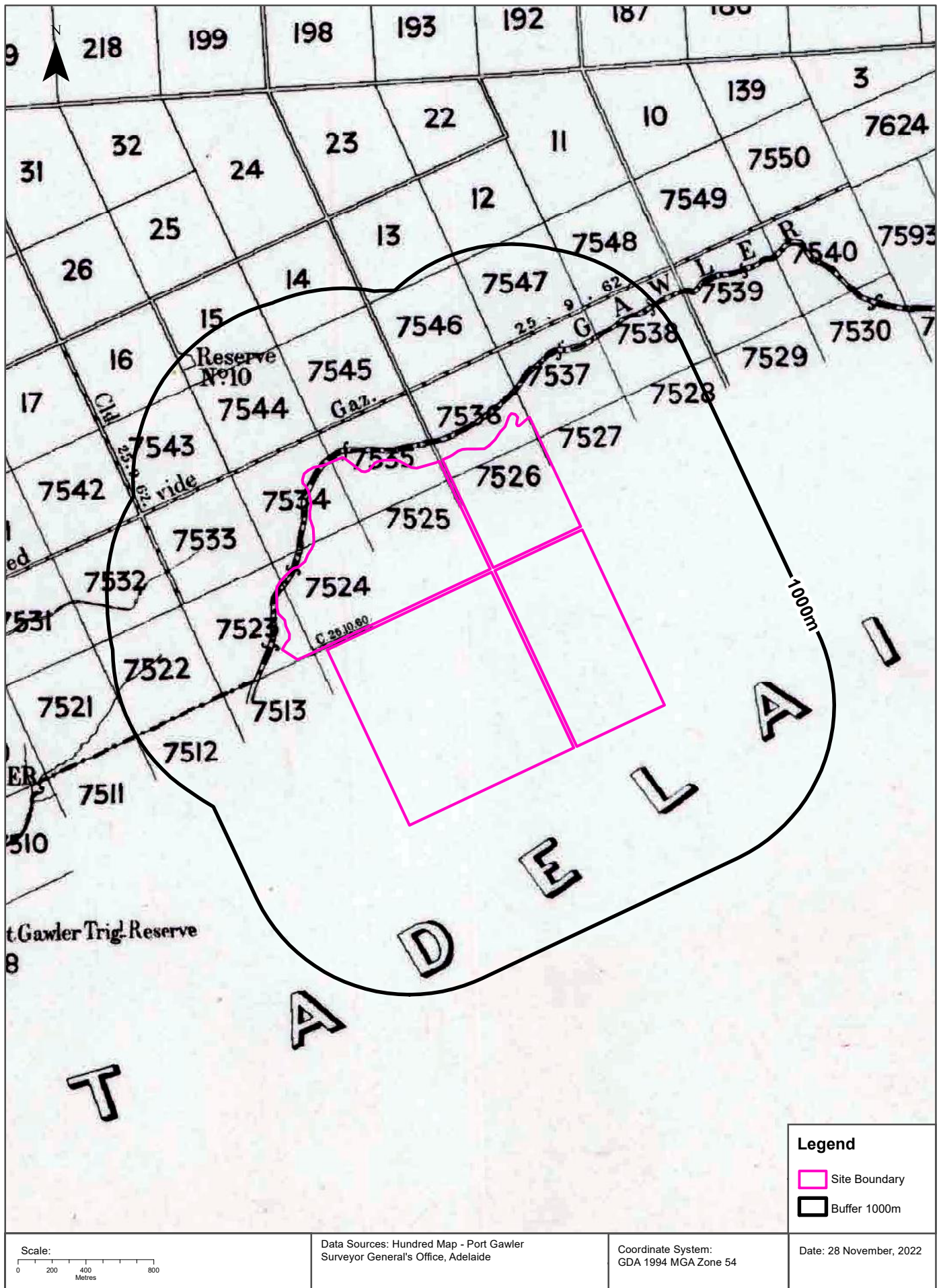
Historical Map 1982

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



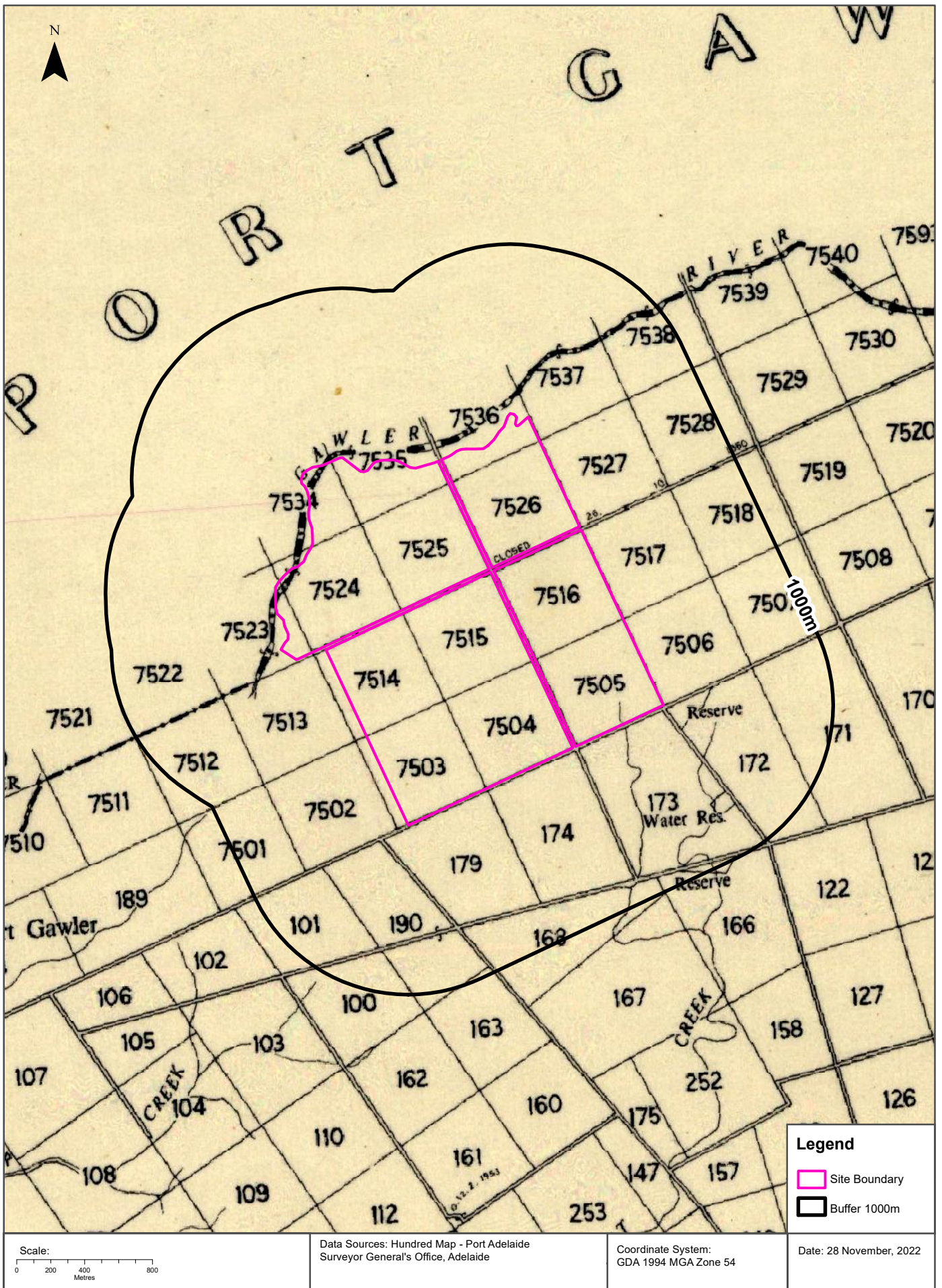
Historical Map 1963

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



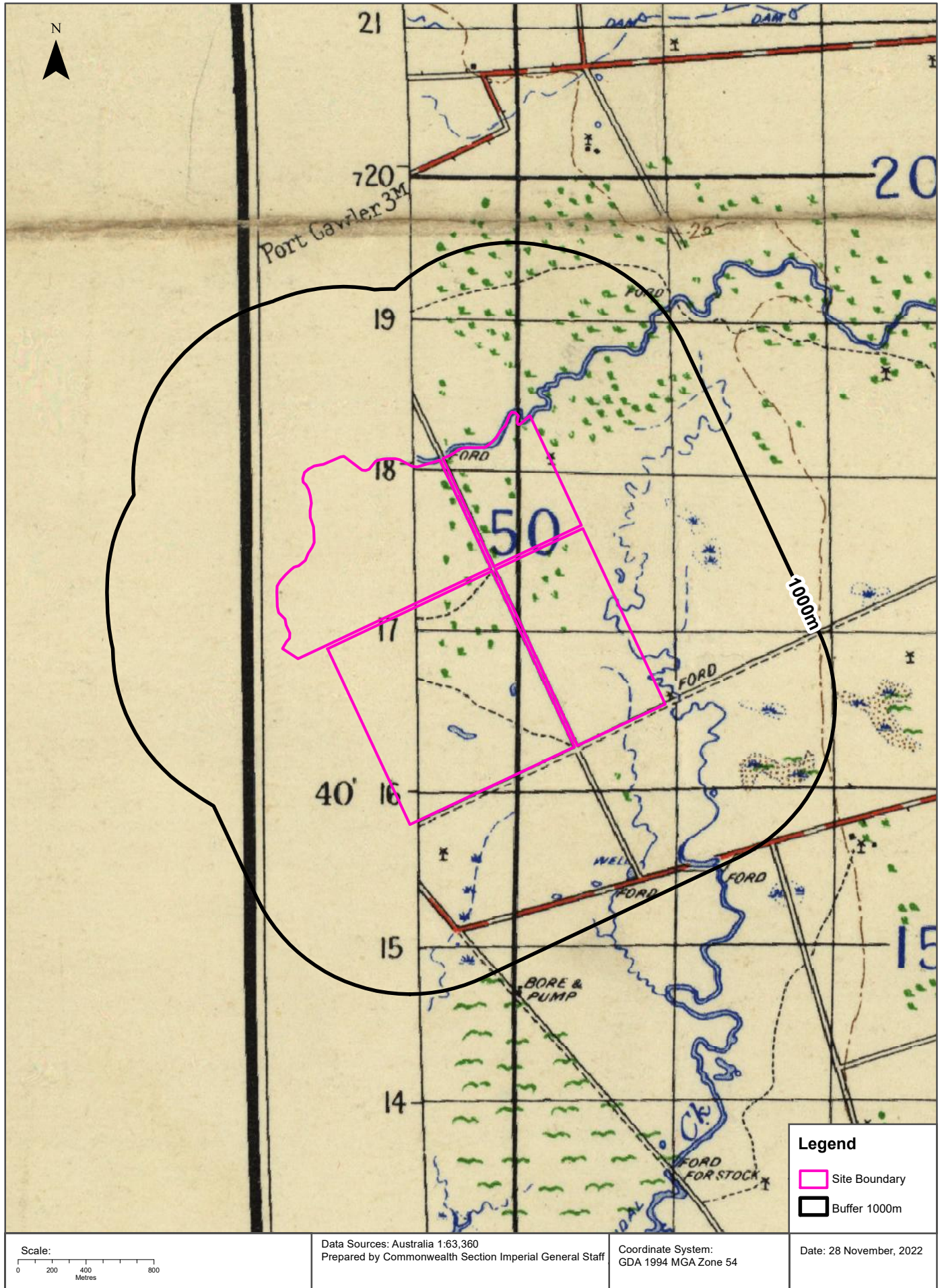
Historical Map 1962

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



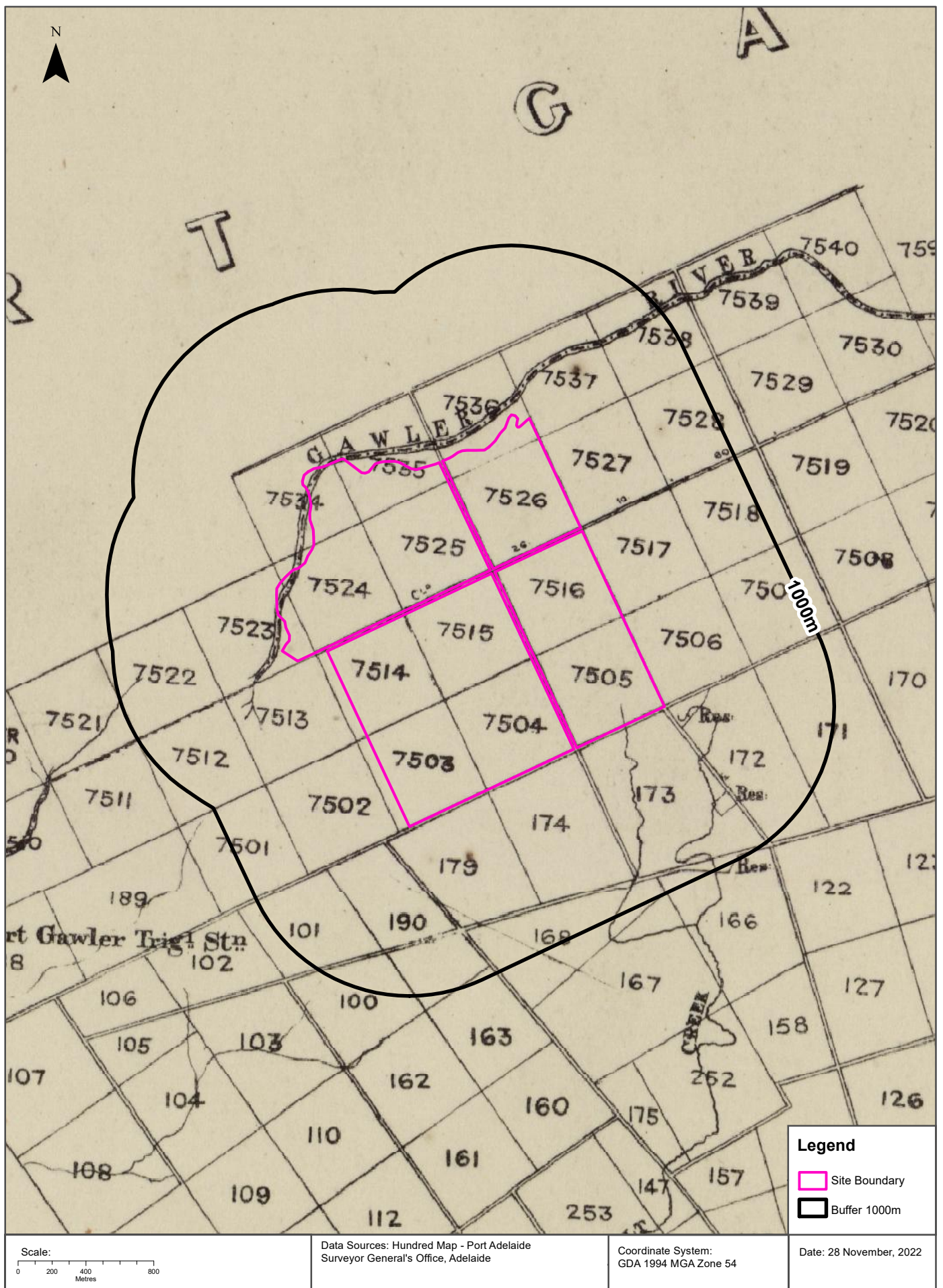
Historical Map c.1935

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



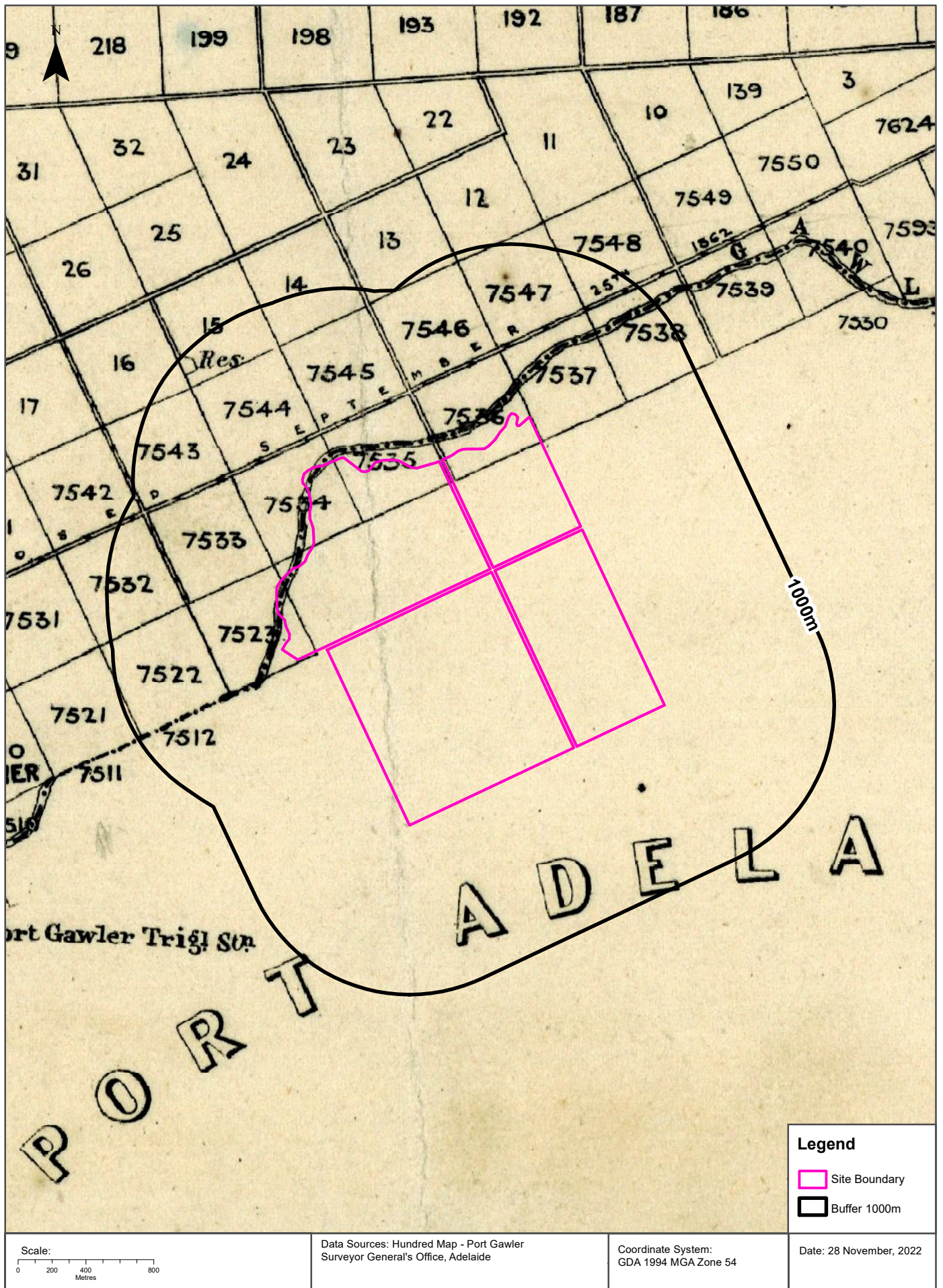
Historical Map 1876

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Historical Map 1875

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Mining

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

Mines and Mineral Deposits

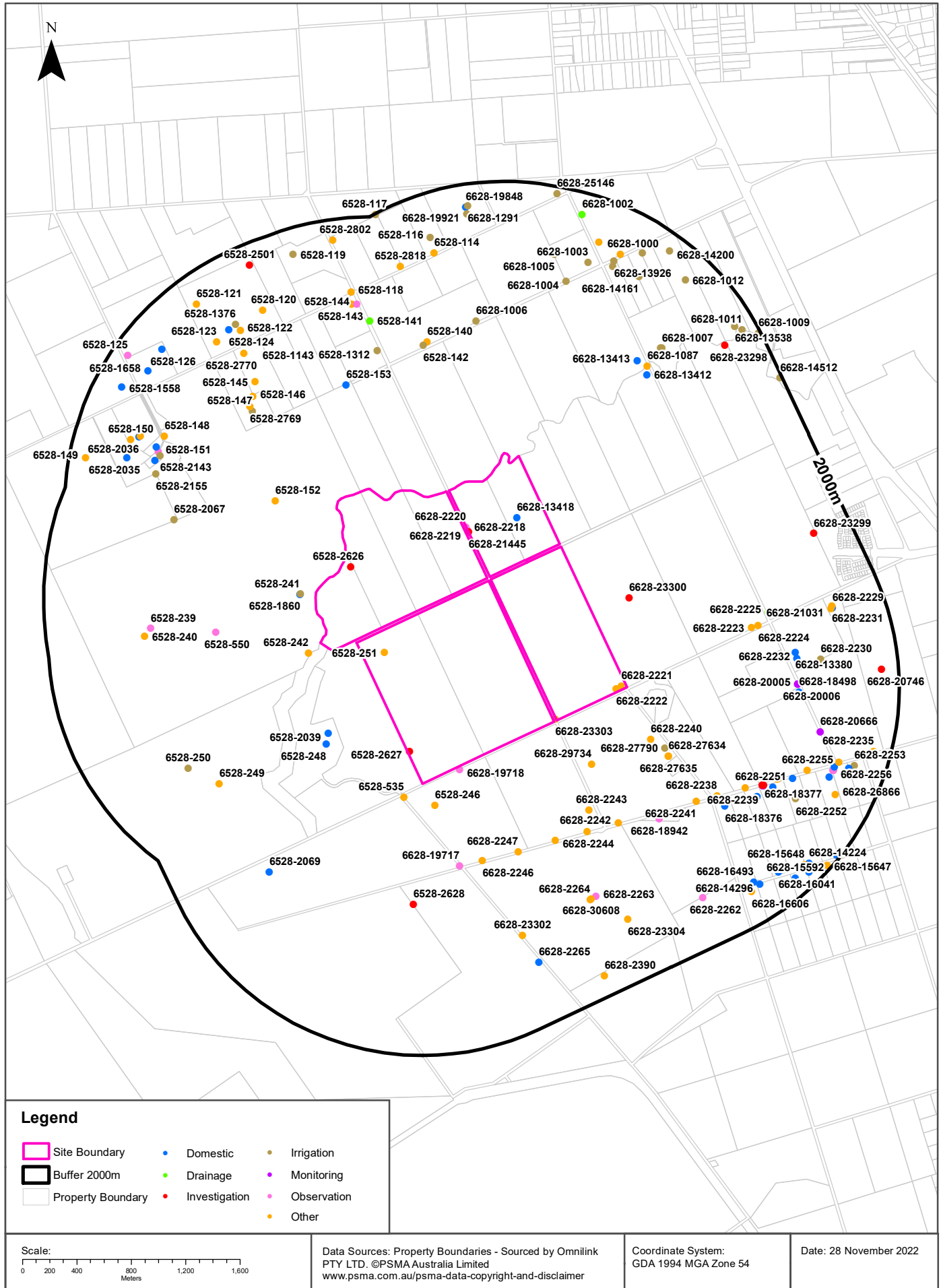
Mines and mineral deposits within the dataset buffer:

Deposit No.	Name	Class	Status	Commodity	Year	Description	Dist	Dir
N/A	No records in buffer							

All Mines and Mineral Deposits Data Source: Dept. of State Development, Resources and Energy - South Australia
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Drillholes

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Groundwater and Drillholes

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

Groundwater Aquifers

Groundwater aquifers within the dataset buffer:

Aquifer Code	Description	Distance	Direction
20	Sedimentary Rocks - basins include limestone, often cavernous, sandstone, sand shale and clay	0m	On-site

Groundwater Aquifers Data Source: Dept. of Environment, Water and Natural Resources - South Australia
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Drillholes

Drillholes within the dataset buffer:

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6528-251	27379		Unknown	Stock	1949-02-16	76.20	5.00		7.90	1206	2182	0.3788	2.44	2.44	2.56	0m	On-site
6528-2626	236130	MW REM 3		Investigation	2008-01-14	10.00		5.76					7.14	7.14	-1.38	0m	On-site
6528-2627	236131	MW REM 4		Investigation	2008-01-14	3.60		4.74					1.12	1.12	3.62	0m	On-site
6628-13418	60387		Operational	Domestic; Stock	1985-03-07	97.00		6.66	7.80	1469	2652	5.0000				0m	On-site
6628-2221	49255		Backfilled	Stock	1962-01-01	20.73	5.00		9.00	9229	15868	0.0379				0m	On-site
6628-2222	49256		Operational	Stock	1975-02-14	39.62	5.00		7.30	967	1751	4.0000	4.56	4.56	0.44	0m	On-site
6628-21445	197972	23		Investigation; Monitoring	2003-07-31	6.00	7.17	7.12								0m	North
6628-2220	49254		Operational	Observation	1968-11-28	42.67	8.23	7.61	7.50	484	880	0.7577	5.95	5.33	2.28	0m	North
6628-2218	49252		Operational	Observation	1968-06-12	191.11	8.57	7.60	7.80	2347	4210		10.41	9.43	-1.84	2m	North
6628-2219	49253		Operational	Observation	1968-12-03	15.24	8.49	7.47	7.20	1188	2150	1.3638	6.41	5.39	2.08	2m	North
6628-23303	236137	MW REM 11			2008-01-15	7.00		5.01					2.60	2.60	2.41	5m	South East
6628-19718	27375		Unknown	Observation	1968-12-16	42.67	5.00		8.60	432	785	6.3140	5.10	5.10	-0.10	23m	South
6528-1860	150796		Operational	Irrigation	1994-12-28	80.70		5.15	7.60	1322	2390	15.1537				113m	West
6528-242	27370	GAWLER RIVER		River			5.00		8.00	1496	2700					116m	West
6528-241	27369		Unknown	Domestic; Observation; Stock	1962-02-08	60.96	6.07		7.90	950	1720	2.5256	49.07	49.07	-43.00	117m	West
6528-535	27663	LEGOE 1	Backfilled	Exploration; Investigation	1978-12-16	338.10	4.39	4.08	5.30	11271	19100	0.5700	-1.53	-1.85	5.92	171m	South
6528-246	27374		Operational	Stock	1962-03-21	2.74	4.00			6194	10850	0.3800	2.13	2.13	1.87	186m	South
6628-23300	236132	MW REM 5		Investigation	2008-01-14	8.10		7.16					3.78	3.78	3.38	291m	East
6628-29734	312817				2018-09-11	122.00				806	1462	20.0000				405m	South East
6628-2240	49265		Not Located	Stock		57.91	5.00			764	1386	6.3140				422m	South East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6528-152	27280		Unknown	Stock	1949-01-25	60.96	6.00		7.70	928	1682	6.3140	1.52	1.52	4.48	452m	North West
6528-2039	164837			Domestic; Stock	1996-07-26	96.00		5.08		838	1520	5.0000	11.00	11.00	-5.92	469m	South West
6528-248	27376			Domestic; Stock	1962-01-01	36.58	6.34		8.20	1228	2220					516m	South West
6628-27790	285185			Irrigation	2014-07-25	96.00				783	1421	10.0000				526m	South East
6628-27634	284478															590m	South East
6628-27635	284479		Backfilled		2014-07-18	80.00						0.0000	20.10	20.10		590m	South East
6628-19717	27373		Operational	Observation	1965-03-03	109.73	4.31	4.00	11.30	524	1130	0.2500	4.61	4.30	-0.30	666m	South
6628-2243	49266		Operational	Stock	1963-01-01	33.53	4.00			715	1298		1.82	1.82	2.18	702m	South East
6628-2246	149253					15.20	4.00									702m	South
6628-2247	149254					15.20	4.00									755m	South
6528-550	27678	BUCKLAND PARK 2	Operational	Observation	1980-04-15	337.40	4.19	3.82	7.00	9015	15500	0.1000	0.00	-0.37	4.19	757m	West
6528-153	27281		Unknown	Domestic; Stock	1963-04-03	73.80	6.00		8.30	1133	2052	0.8208				778m	North West
6628-2244	149251					15.20	4.00									796m	South
6628-2245	149252					15.20	4.00									836m	South East
6628-2242	149250					15.20	4.00									875m	South East
6528-2628	236133	MW REM 6		Investigation	2008-01-15	3.50		4.92					0.90	0.90	4.02	892m	South
6628-19389	174172		Operational	Irrigation	1998-11-16	72.00		4.86		976	1767	25.0000	10.50	10.50	-5.64	895m	South East
6528-147	27275		Backfilled	Irrigation; Observation; Stock	1948-01-01	79.25	7.00		7.60	1765	3180	12.6300	10.50	10.50	-3.50	912m	North West
6528-2769	267337				2012-01-24	70.00				1839	3310	3.0000				950m	North West
6628-18942	168993		Operational	Observation	1998-05-15	82.00	4.89	4.55	8.40	674	1223	2.0000	5.47	5.13	-0.58	977m	South East
6628-2241	149249					33.44	4.00									982m	South East
6528-142	27270		Operational	Irrigation; Stock	1967-06-05	124.05	9.00		7.40	1591	2870	21.4700	8.84	8.84	0.16	990m	North
6528-146	27274		Backfilled	Stock	1949-01-25	8.53	7.00		7.80	2803	5012	0.5051				990m	North West
6628-1006	48040		Operational	Irrigation; Stock	1971-05-05	131.37	9.00		7.50	636	1155	18.9500				994m	North
6528-140	27268						9.00									995m	North
6528-1312	28440		Operational	Irrigation	1989-08-26	72.00		7.92	7.80	1754	3160	30.0000	9.00	9.00	-1.08	1015m	North
6628-2223	49257		Backfilled	Stock	1962-01-01	22.19	7.00			5855	10276	0.0379				1016m	East
6628-2238	149247					15.20	5.00									1039m	South East
6628-2224	49258	N.A.P. O'CONNOR INV 6661 12	Operational	Stock	1969-11-10	69.92	7.00		7.80	777	1410		15.20	15.20	-8.20	1065m	East
6528-145	27273		Backfilled	Stock	1949-01-25	8.53	7.00			10584	18032	0.5051				1068m	North West
6628-13412	60381		Operational	Domestic; Stock	1985-06-20	98.00		9.55	8.10	944	1710	7.0000				1117m	North East
6628-13413	60382		Operational	Domestic; Stock	1985-06-15	98.00		9.56	7.30	1423	2570	8.0000				1117m	North East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-18376	164343		Operational	Domestic; Stock	1996-12-07	100.00		5.00		710	1289	10.0000	27.00	27.00	-22.00	1133 m	South East
6628-2239	149248					15.20	5.00									1142 m	South East
6628-1087	48121		Operational	Stock		28.65	10.00		7.50	1489	2688	0.3800				1154 m	North East
6528-2067	168909		Operational	Irrigation	1998-01-31	78.00		5.60		1125	2036	25.0000				1172 m	West
6628-2225	49259		Backfilled	Drainage	1966-03-03	9.12	7.00		7.00	17258	28385					1176 m	East
6528-239	27367		Backfilled	Observation; Stock	1951-03-22	91.40	3.00		7.00	1276	2307	6.3140	8.53	8.53	-5.53	1224 m	West
6628-21585	198890	B 1		Investigation	2003-09-30	19.80	5.95	5.94				2.5000	1.06	1.05	4.89	1230 m	South East
6628-21594	198899	B 2		Investigation		9.50	5.83	5.79				1.0000	1.00	0.96	4.83	1231 m	South East
6528-141	27269		Operational	Drainage	1965-12-06	7.62	9.00		7.00	3514	6257		2.74	2.74	6.26	1234 m	North
6628-20000	177856		Backfilled	Monitoring	1999-12-21	3.00	6.75	5.75		21378	34400		1.98	0.99	4.77	1234 m	South East
6628-19999	177855		Operational	Monitoring	1999-12-21	9.50	6.72	5.78	6.93	14211	23700		1.69	0.75	5.03	1236 m	South East
6628-21584	198889	B 3		Investigation		25.00	5.95	5.91				1.0000	3.25	3.21	2.70	1236 m	South East
6628-18377	164344		Operational	Domestic	1996-12-11	91.50		5.13		661	1200	7.5000	27.00	27.00	-21.87	1251 m	South East
6628-20005	177861		Operational	Monitoring	1999-12-21	9.50	7.37	6.53	6.96	7621	13200		1.43	0.59	5.94	1255 m	East
6628-20006	177862		Operational	Monitoring	1999-12-21	3.00	7.83	6.52		6119	10700		2.37	1.06	5.46	1255 m	East
6628-13380	60349		Operational	Domestic; Stock	1985-04-01	91.00		7.06	7.60	688	1250	12.6281	30.00	30.00	-22.94	1263 m	East
6628-18498	164858		Operational	Domestic; Stock	1996-08-26	122.00		7.31		833	1512	25.0000	21.00	21.00	-13.69	1266 m	East
6628-2232	49264	N.A.P. 10	Backfilled	Domestic; Stock	1969-01-01	44.50	7.00		6.50	1035	1874	12.6300				1268 m	East
6528-249	27377		Unknown		1929-03-15	100.58	3.00			856	1553	1.2628				1276 m	South West
6528-240	27368		Backfilled	Stock	1976-02-05	91.44	3.00		6.80	86100	101294		3.96	3.96	-0.96	1277 m	West
6528-1143	28271		Operational	Irrigation	1988-12-01	70.00		7.05	7.20	1591	2870	3.0000	12.00	12.00	-4.95	1280 m	North West
6528-2770	267340				2012-01-18	72.00				1748	3150	5.0000	9.00	9.00		1287 m	North West
6628-30608	333212				2020-01-10	78.00				762	1382	1.0000	9.50	9.50		1296 m	South East
6628-2263	49282		Abandoned	Observation; Stock	1901-03-01	152.40	14.80			17136	28184		7.48	7.48	7.32	1297 m	South East
6628-2236	149245					15.20	6.00									1298 m	South East
6628-2251	49270	NAP 9	Rehabilitated	Domestic; Observation; Stock	1901-02-16	80.00	5.41		7.90	1070	1937	6.2000				1300 m	South East
6528-2069	169582		Operational	Domestic; Stock	1998-04-17	94.00		4.98		977	1770	1.0000	19.00	19.00	-14.02	1301 m	South West
6628-2264	49283		Backfilled	Stock	1962-01-01	39.62	4.00			971	1760	0.3788	1.22	1.22	2.78	1301 m	South East
6628-15140	62109		Operational	Irrigation	1989-11-09	122.00		9.99	7.40	1653	2980	12.0000				1313 m	North East
6628-1007	48041		Backfilled	Irrigation	1969-05-30	137.16	10.00		6.50	1095	1983	1.8900				1318 m	North East
6628-23302	236136	MW REM 9			2008-01-15	5.10		3.50					4.05	4.05	-0.55	1324 m	South
6628-1004	48038		Operational	Irrigation; Stock	1949-01-25	91.44	10.00			1867	3360	1.2600	3.05	3.05	6.95	1333 m	North
6528-250	27378		Operational	Irrigation; Stock	1949-01-25	60.96	3.00			849	1540	2.5256	0.00	0.00	3.00	1340 m	South West
6528-2143	174160		Operational	Irrigation	1999-01-06	95.00		5.27		1530	2760	5.0000	14.00	14.00	-8.73	1350 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6528-2155	175846		Operational	Irrigation	1999-06-01	84.00		4.99		1423	2570	20.0000	12.00	12.00	-7.01	1350 m	North West
6528-144	27272	GOVERNMENT	Backfilled	Observation	1968-10-11	15.24	6.00		8.40	1255	2270	1.0102	3.36	3.36	2.64	1361 m	North
6528-148	27276		Abandoned	Stock	1949-01-21	4.57	5.00			2382	4275	0.1300				1362 m	North West
6528-143	27271			Stock	1949-01-25	8.53	9.00		7.70	7719	13370	0.5051				1363 m	North
6528-151	27279		Backfilled	Observation	1951-02-26	76.27	6.06		7.90	1412	2550	3.7884	12.88	12.88	-6.82	1368 m	North West
6528-2788	274662			Stock	2012-09-08	78.00				1676	3020	2.5000	12.00	12.00		1375 m	North West
6528-2037	164592		Operational	Domestic; Stock	1997-01-23	91.00		5.30		1524	2750	4.0000	11.00	11.00	-5.70	1377 m	North West
6628-15137	62106		Operational	Domestic; Stock	1988-03-31	91.00		6.55		727	1318	3.0000				1392 m	South East
6528-2038	164593		Operational	Domestic; Stock	1997-01-24	91.00		5.05		1564	2820	4.0000	11.00	11.00	-5.95	1395 m	North West
6628-2230	49262		Unknown	Irrigation; Stock	1964-01-01	27.43	7.00			1305	2360	2.5300	6.10	6.10	0.90	1438 m	East
6528-122	27250		Abandoned	Stock	1959-08-11	9.14	8.00		7.30	1658	2990		1.83	1.83	6.17	1444 m	North West
6528-118	27246		Abandoned	Stock	1949-01-01	8.53	9.00			6931	12073	0.5100				1451 m	North
6628-20666	186848		Operational	Monitoring	2001-09-23	87.50	7.74	7.44	7.94	674	1224	6.0000	15.15	14.86	-7.41	1458 m	East
6628-2237	149246					15.20	6.00									1460 m	South East
6528-123	27251			Stock	1963-03-22	7.92	7.00			9116	15674		1.83	1.83	5.17	1474 m	North West
6628-2252	49271		Backfilled	Irrigation; Observation	1901-03-11	73.15	7.18		8.20	967	1751	12.6281	36.58	36.58	-29.40	1487 m	South East
6528-124	27252		Backfilled	Domestic; Irrigation; Observation	1963-03-25	73.76	6.00		7.90	1692	3050	6.3140	10.50	10.50	-4.50	1490 m	North West
6528-120	27248		Abandoned	Stock	1949-01-25	3.66	7.90			8834	15217	0.2500				1495 m	North West
6528-1376	28504		Operational	Irrigation	1990-03-23	78.00		7.03	7.60	1759	3170	30.0000	15.00	15.00	-7.97	1497 m	North West
6628-1005	48039		Operational	Irrigation	1966-01-04	68.58	11.00		7.00	1726	3110	17.6793	6.10	6.10	4.90	1504 m	North
6628-1003	48037		Backfilled	Irrigation; Observation		91.44	11.00		7.50	1647	2970	10.1024	15.24	15.24	-4.24	1514 m	North
6528-2894	309665				2018-06-28	96.00				1575	2840	8.0000	9.00	9.00		1529 m	North West
6528-2036	164591		Operational	Domestic; Stock	1997-01-16	96.00		5.02		1513	2730	4.0000	15.00	15.00	-9.98	1536 m	North West
6628-23304	236138	MW REM 12			2008-01-15	4.00		3.98					1.97	1.97	2.01	1545 m	South East
6628-2265	49284		Not Located	Domestic; Stock	1975-11-29	89.98	4.00		8.30	688	1250	3.7884				1555 m	South
6628-14018	60987		Operational	Irrigation	1987-08-27	122.00		10.73	7.80	1759	3170	10.0000				1557 m	North East
6528-114	27242			Stock	1949-01-27	8.23	9.00		7.00	1133	2051	15.1537				1560 m	North
6528-2818	286759				2011-06-06	120.00				1100	1992	1.5154	12.00	12.00		1568 m	North
6528-2035	164590		Operational	Domestic; Stock	1996-10-17	95.00		4.98		1479	2670	65.0000	8.00	8.00	-3.02	1582 m	North West
6528-150	27278		Abandoned		1951-09-13	100.58	5.00			1415	2556		0.00	0.00	5.00	1589 m	North West
6628-14161	61130		Operational	Irrigation	1987-09-18	91.00		11.08	7.60	1552	2800	12.6281				1590 m	North East
6628-13926	60895		Operational	Irrigation	1987-01-15	91.50		10.88	6.90	1552	2800	3.0000				1598 m	North East
6628-21031	195039			Stock		37.00		8.57		162	294	3.0000	15.00	15.00	-6.43	1605 m	East

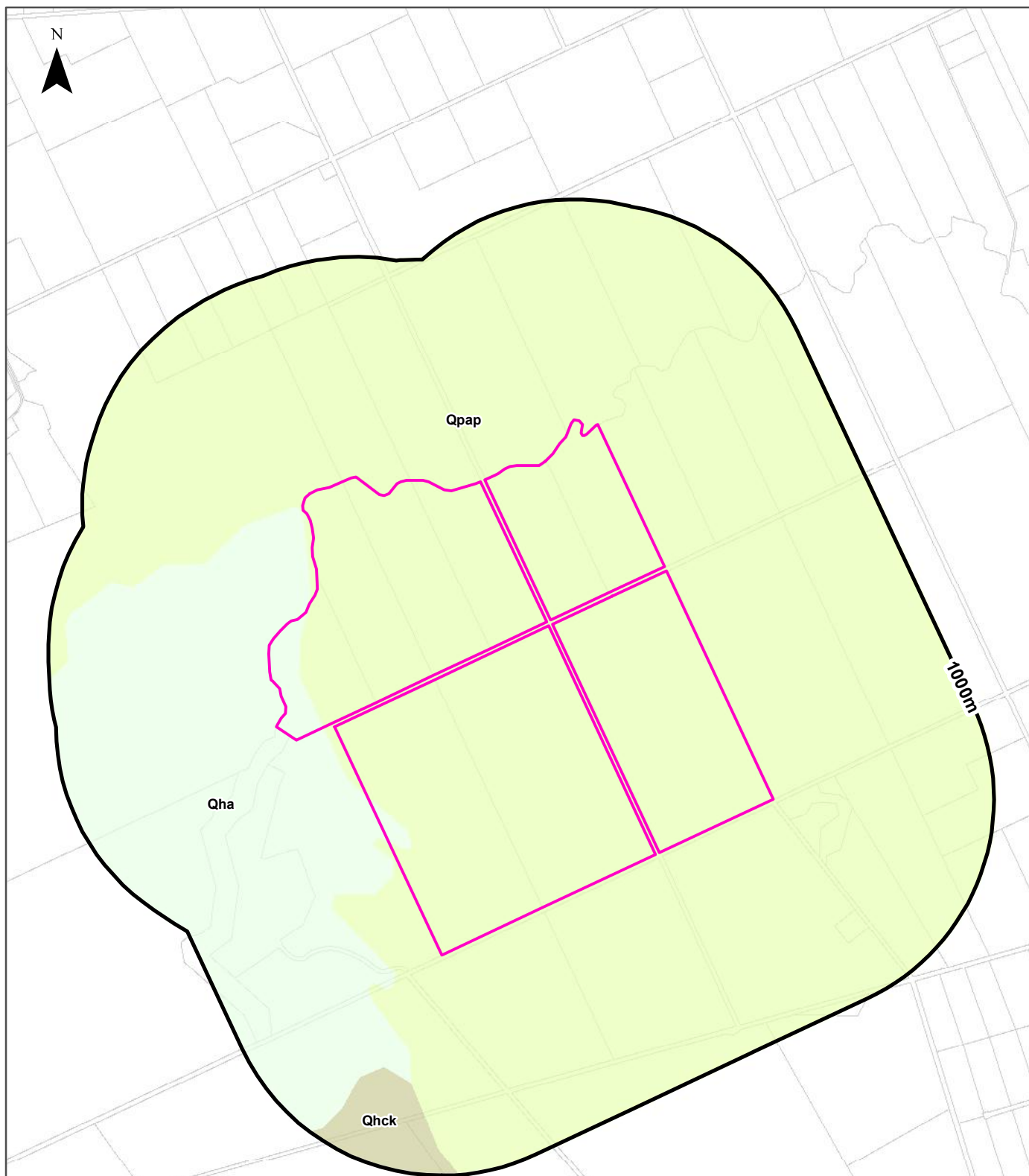
Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-2229	49261		Backfilled	Domestic; Irrigation; Stock	1964-01-01	36.58	7.00			2103	3780	3.7884	6.10	6.10	0.90	1616 m	East
6628-2231	49263		Abandoned				7.00									1621 m	East
6628-26867	275310			Domestic	2013-05-04	120.00						12.6281	28.00	28.00		1629 m	South East
6628-14210	61179		Operational	Domestic	1988-04-13	91.00		7.58		723	1312	4.0000	30.00	30.00	-22.42	1636 m	East
6628-2254	49273			Observation	1968-10-24	6.10	7.09									1636 m	South East
6628-2255	49274			Observation	1968-10-24	6.10	7.19									1636 m	South East
6628-2256	49275			Observation	1968-10-24	6.10	7.22									1636 m	South East
6628-2257	49276			Observation	1968-10-24	6.10	7.13									1636 m	South East
6628-2258	49277			Observation	1968-10-24	6.10	6.00									1636 m	South East
6628-2262	49281		Backfilled	Observation; Stock	1949-01-01	76.20	4.68		8.30	683	1240	0.2147	0.10	0.10	4.58	1641 m	South East
6628-2234	149243					15.20	6.00									1652 m	East
6628-1000	48034		Backfilled	Stock		9.00	11.00		9.00	2831	5062		6.71	6.71	4.29	1661 m	North East
6528-116	27244		Operational	Irrigation	1967-08-08	82.30	9.00		7.90	2064	3710	15.1537	9.14	9.14	-0.14	1677 m	North
6628-13547	60516		Operational	Stock	1985-11-01	109.00		10.70	6.10	1687	3040	8.0000				1677 m	North
6528-1658	140947		Unknown	Domestic; Stock	1994-01-28	72.00		5.83	7.60	1995	3590	7.0000				1694 m	North West
6528-126	27254		Operational	Domestic; Stock	1951-02-20	67.06	7.00		7.00	1770	3190		0.00	0.00	7.00	1710 m	North West
6628-16493	138510		Operational	Domestic; Stock	1993-02-25	79.00		4.86		753	1365	7.6000				1713 m	South East
6628-23298	236128	MW REM 1		Investigation	2008-01-14	10.00		11.29					6.47	6.47	4.82	1720 m	North East
6628-23299	236129	MW REM 2	Backfilled	Investigation	2008-01-14	5.50		9.38					2.94	2.94	6.44	1723 m	East
6628-26866	275309		Backfilled		2013-05-12	72.00										1723 m	South East
6628-14223	61192		Operational	Domestic	1987-10-21	91.00		7.75	8.30	2132	3830	3.0000	39.10	39.10	-31.35	1735 m	East
6628-14296	61265	ALSO P.95788	Operational	Domestic	1988-09-09	91.00		4.93	8.20	720	1306	4.0000	24.00	24.00	-19.07	1748 m	South East
6628-14162	61131		Operational	Irrigation	1987-11-06	110.00		11.26	8.20	1620	2920	8.0000				1750 m	North East
6628-16041	63010		Operational	Domestic; Stock	1992-06-02	91.00	5.00	5.00	7.20	637	1157	5.0000	13.70	13.70	-8.70	1757 m	South East
6628-16606	141354		Operational	Stock	1994-03-30	92.00		4.86	7.80	750	1360	4.0000				1761 m	South East
6628-2253	49272		Backfilled	Irrigation; Observation; Stock	1949-01-01	106.68	7.90		7.00	2114	3800	2.5256	10.63	10.63	-2.73	1768 m	East
6628-19921	177641		Operational	Irrigation	1999-04-21	110.00		9.35		1821	3280	15.0000	20.00	20.00	-10.65	1780 m	North
6528-121	27249		Operational	Stock	1958-03-05	9.14	8.00			10979	18672		4.57	4.57	3.43	1782 m	North West
6628-1012	48046		Backfilled	Irrigation	1960-07-04	97.36	12.00		7.50	1356	2450	19.0000				1783 m	North East
6528-1558	130742		Operational	Domestic; Stock		72.00		5.59		1765	3180	3.0000				1797 m	North West
6628-2233	149242					33.44	6.00									1801 m	East
6528-119	27247		Operational	Irrigation; Stock	1965-01-01	75.90	6.00		7.50	1022	1852	20.0000	9.45	9.45	-3.45	1808 m	North West
6628-19848	27243		Backfilled	Domestic; Irrigation	1957-05-12	89.00	9.00		7.70	1480	2672	12.5000	6.10	6.10	2.90	1833 m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-1002	48036		Operational	Drainage	1965-12-04	5.49	11.00		6.70	10145	17347					1838 m	North
6628-1291	48325		Operational	Irrigation; Stock		16.15	8.00		6.70	2115	3802		3.66	3.66	4.34	1839 m	North
6528-2501	197973	24		Investigation ; Monitoring	2003-07-31	6.00	6.90	6.85					2.78	2.73	4.12	1840 m	North West
6528-2802	279314															1847 m	North
6628-15648	62617		Operational		1988-11-04	91.00	5.50		7.80	754	1368	3.0000	18.35	18.35	-12.85	1847 m	South East
6628-2390	49407		Backfilled	Stock		51.21	4.00			1455	2627					1852 m	South
6628-13538	60507		Operational	Irrigation	1985-09-02	97.00		11.45	7.90	1378	2490	15.1600				1854 m	North East
6628-14224	61193		Operational	Domestic	1987-10-28	91.00		7.67		692	1257	3.0000				1862 m	South East
6628-14200	61169		Unknown	Irrigation	1988-03-16	122.00		11.52	7.80	1776	3200	12.0000				1872 m	North East
6628-15592	62561		Operational	Domestic; Stock	1991-07-18	91.00		5.87	7.90	707	1284	4.0000	21.00	21.00	-15.13	1872 m	South East
6628-2235	149244					15.20	6.00									1875 m	East
6628-20746	188607		Operational	Investigation	2001-11-01	4.00	7.70	7.69		8592	14800		2.35	2.34	5.35	1876 m	East
6528-125	27253		Operational	Observation; Stock	1949-01-21	76.81	5.49		6.00	7354	12763	0.1263	5.01	5.01	0.48	1881 m	North West
6528-149	27277		Unknown	Stock	1949-01-22	76.20	4.00		7.60	1423	2570	1.2628	1.83	1.83	2.17	1881 m	North West
6628-1011	48045		Unknown	Irrigation		92.35	10.00			1201	2172	7.5800	16.76	16.76	-6.76	1887 m	North East
6628-21831	200683		Operational	Domestic; Stock	2004-06-30	90.00		6.43		732	1327	3.0000	28.00	28.00	-21.57	1909 m	South East
6628-25146	254834			Irrigation	2010-01-07	108.00				1776	3200	15.0000	16.00	16.00		1948 m	North
6628-15647	62616		Operational		1988-11-11	91.00		8.00	7.80	735	1332	3.0000	25.00	25.00	-17.00	1971 m	South East
6628-15532	62501		Operational	Domestic; Stock	1991-02-13	92.00		5.45	7.80	824	1495	4.0000	30.00	30.00	-24.55	1976 m	South East
6628-18591	166633		Operational	Domestic; Stock	1997-07-12	91.50	6.50	6.50		1322	2390	6.2000	16.04	16.04	-9.54	1979 m	South East
6628-1009	48043		Backfilled	Irrigation	1960-08-23	76.20	12.00		10.50	1357	2452		8.53	8.53	3.47	1982 m	North East
6628-14512	61481		Operational	Irrigation	1989-03-09	122.00		10.50	7.20	1463	2640	25.0000				1984 m	North East
6528-117	27245		Operational	Irrigation; Stock	1964-03-20	76.81	6.00		8.00	1709	3080		10.06	10.06	-4.06	1992 m	North

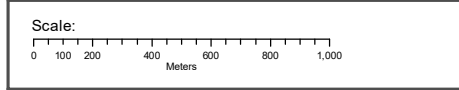
Drillholes Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Geology 1:100,000

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Legend		Linear Feature	
	Site Boundary		Alluvial fan
	Buffer 1000m		Joint
	Property Boundary		Lineament
			Fault
			Dyke
			Open cut quarry
			Fold
			Shear zone
			Gilgai
			Other Linear Feature



Data Sources: Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 November 2022

Geology

Precincts 3 & 4, Riverlea Develoment (1 of 2), Riverlea Park, SA 5120

Surface Geology 1:100,000

Surface Geology Units within the dataset buffer:

Map Unit Code	Name	Description	Parent Name	Province	Age	Min Age	Max Age	Dist	Dir
Qha	Unnamed GIS Unit - see description	Undifferentiated Holocene alluvial/fluviol sediments.	Unnamed GIS Unit - see description	UNKNOWN	HOLOCENE	Holocene	Holocene	0m	On-site
Qpap	Pooraka Formation	Clay, sand and carbonate earth, silty, with gravel lenses.	Unnamed GIS Unit - see description	ST VINCENT BASIN	PLEISTOCENE	Pleistocene, Late	Pleistocene, Late	0m	On-site
Qhck	Saint Kilda Formation	Coastal marine sediment: calcareous, fossiliferous sand and mud of iintertidal sand flats, beaches and tidal marshes; organic, gypseous clay of supratidal flats.	Unnamed GIS Unit - see description	ST VINCENT BASIN	HOLOCENE	Holocene	Holocene	573m	South

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Linear Structures 1:100,000

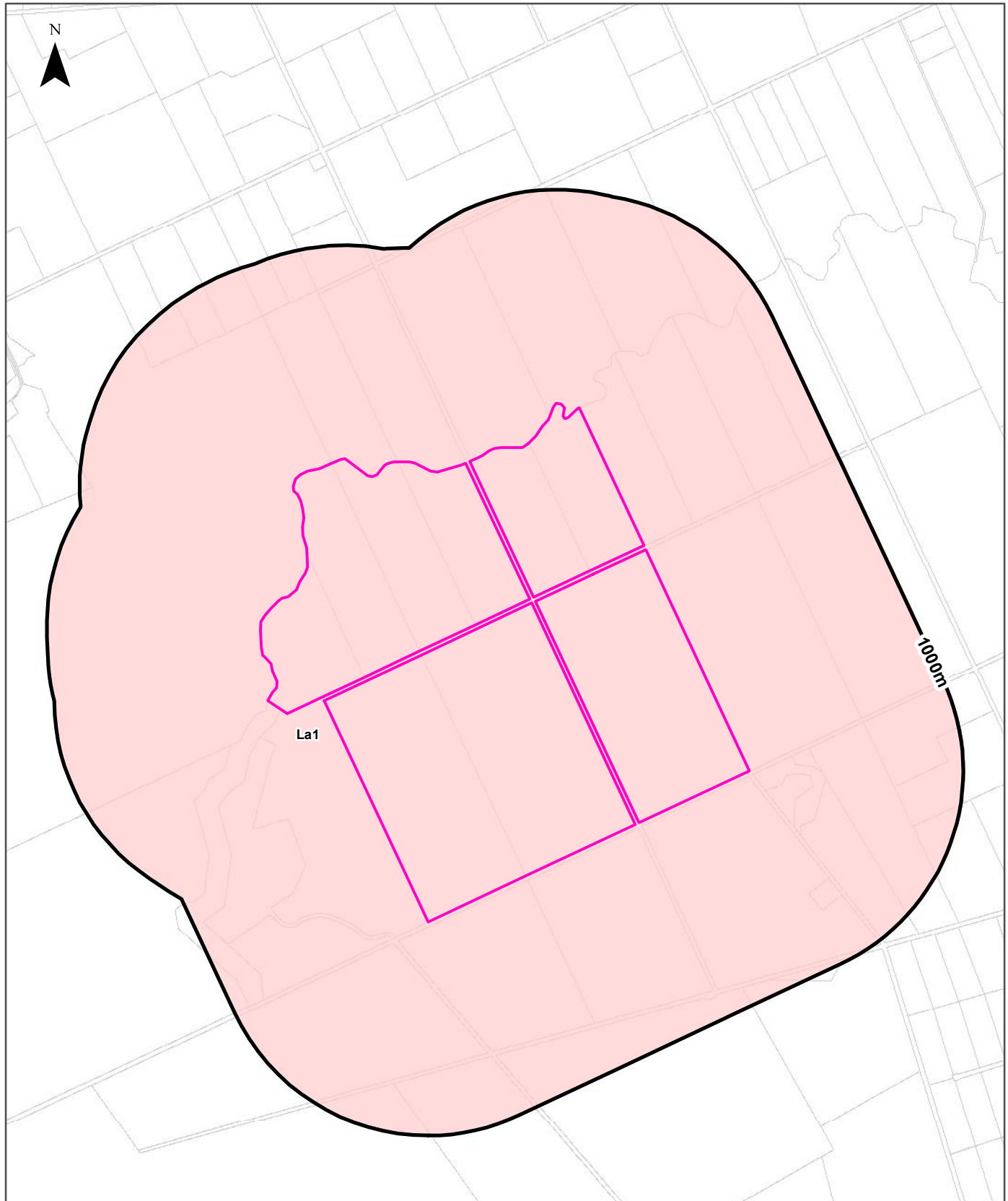
Linear geological structures within the dataset buffer:

Map Code	Description	Distance	Direction
N/A	No records in buffer		

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Atlas of Australian Soils

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Legend		Australian Soil Classification Orders					
Site Boundary	Anthrosol	Dermosol	Kandosol	Podosol	Tenosol	No Data	
Buffer 1000m	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake		

<p>Scale:</p>	<p>Data Sources: Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited www.pasma.com.au/psma-data-copyright-and-disclaimer</p>	<p>Coordinate System: GDA 1994 MGA Zone 54</p>	<p>Date: 28 November 2022</p>
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Soils

Precincts 3 & 4, Riverlea Develoment (1 of 2), Riverlea Park, SA 5120

Atlas of Australian Soils

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

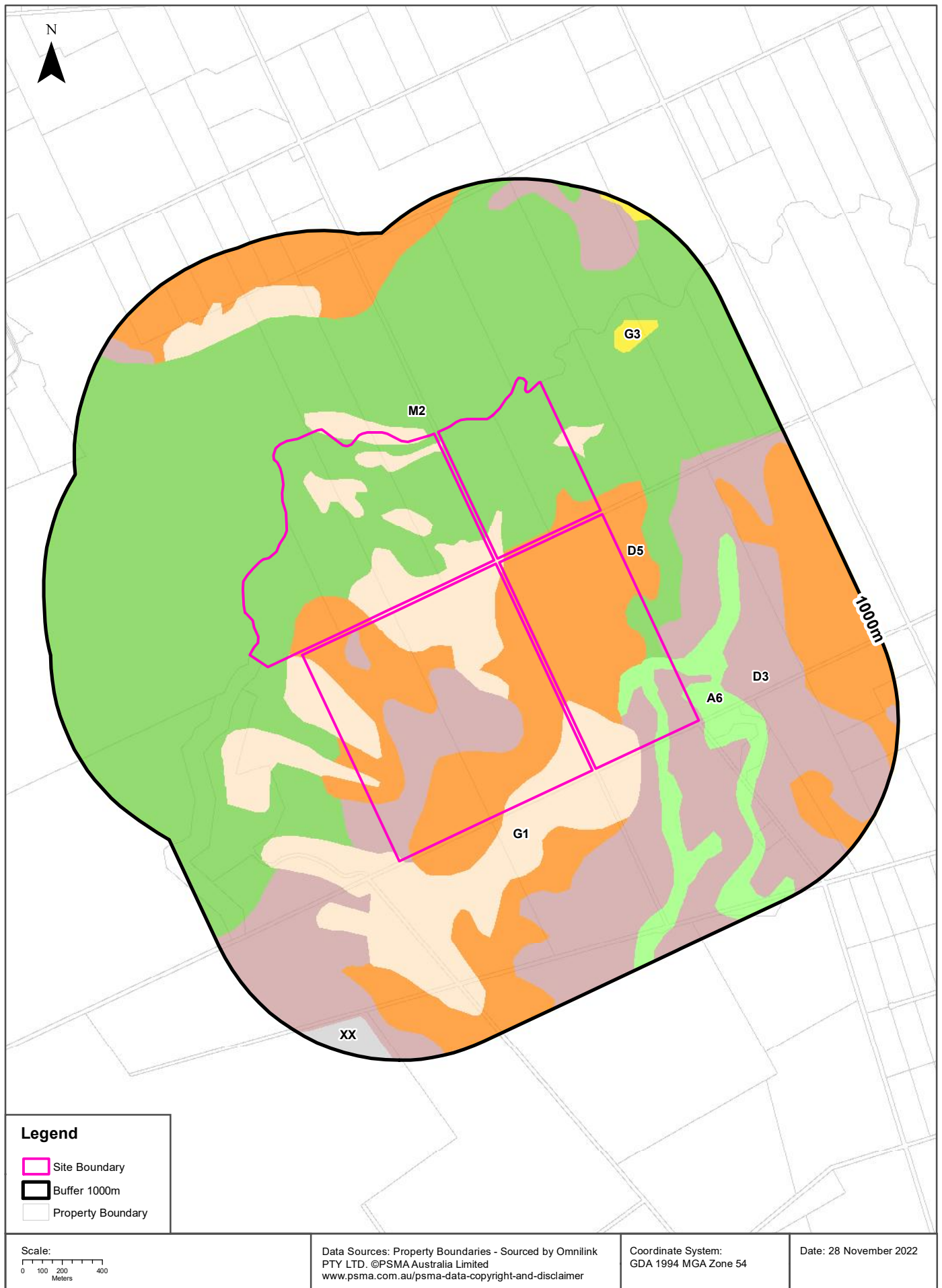
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
La1	Calcarosol	Plain with tracts of dunes: plains of dark highly calcareous loamy earths (Gc1.11) with shallow forms of hard alkaline red soils (Dr2.23) and small areas of cracking brown clays (Ug5.3) interspersed with dune tracts of brown calcareous earths (Gc1.21) and brown sands (Uc5.11).	0m	On-site

Atlas of Australian Soils Data Source: CSIRO

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Soil Types

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Soils

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

Soil Types

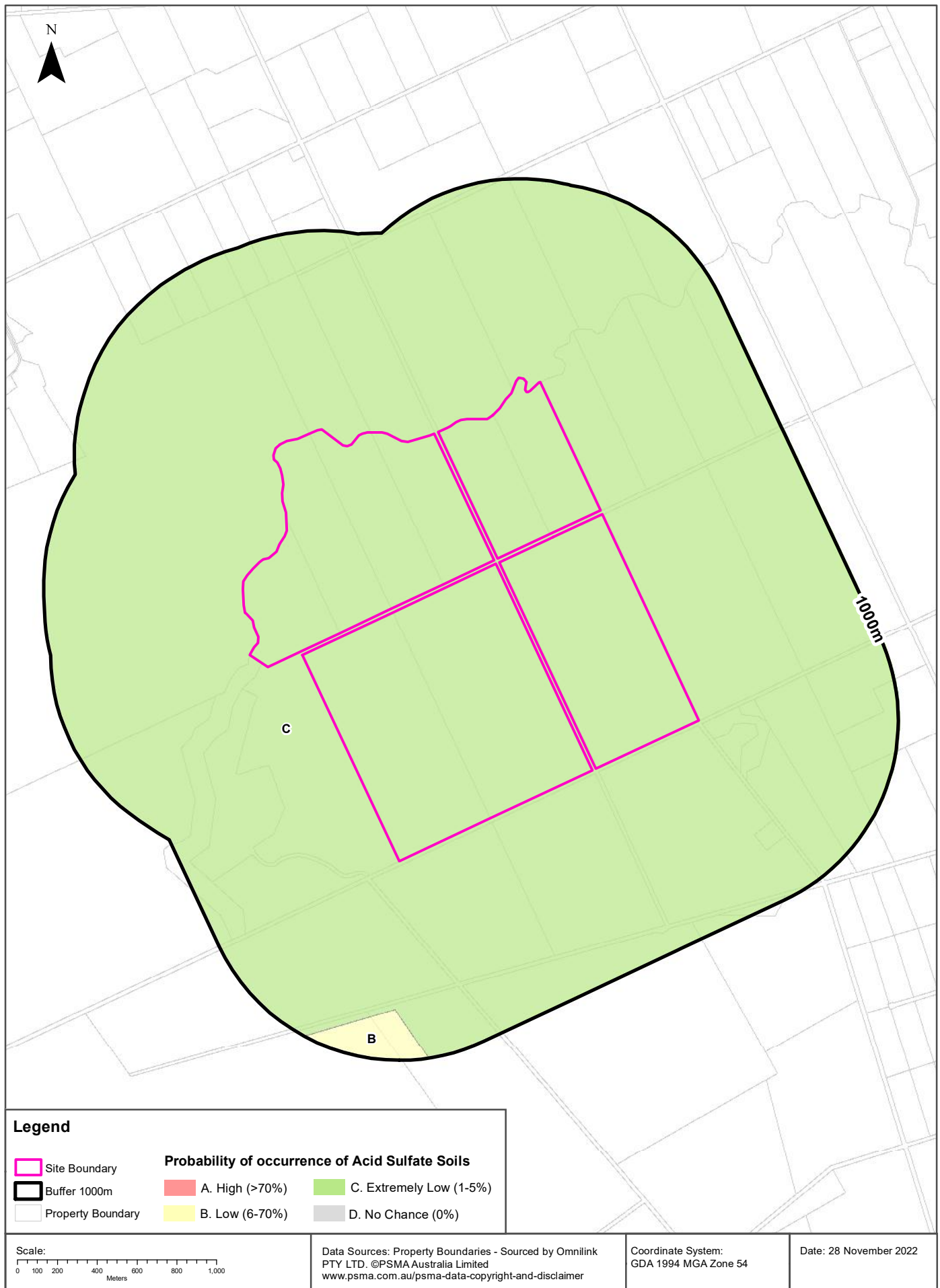
Soil types within the dataset buffer:

Map category code	Soil type description	Distance	Direction
A6	Calcareous gradational clay loam	0m	On-site
D3	Loam over poorly structured red clay	0m	On-site
D5	Hard loamy sand over red clay	0m	On-site
G1	Sand over sandy clay loam	0m	On-site
M2	Deep friable gradational clay loam	0m	On-site
G3	Thick sand over clay	405m	North East
XX	Not applicable - No assessment/analysis undertaken	806m	South

Soil Types Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Atlas of Australian Acid Sulfate Soils

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Acid Sulfate Soils

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

Atlas of Australian Acid Sulfate Soils

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

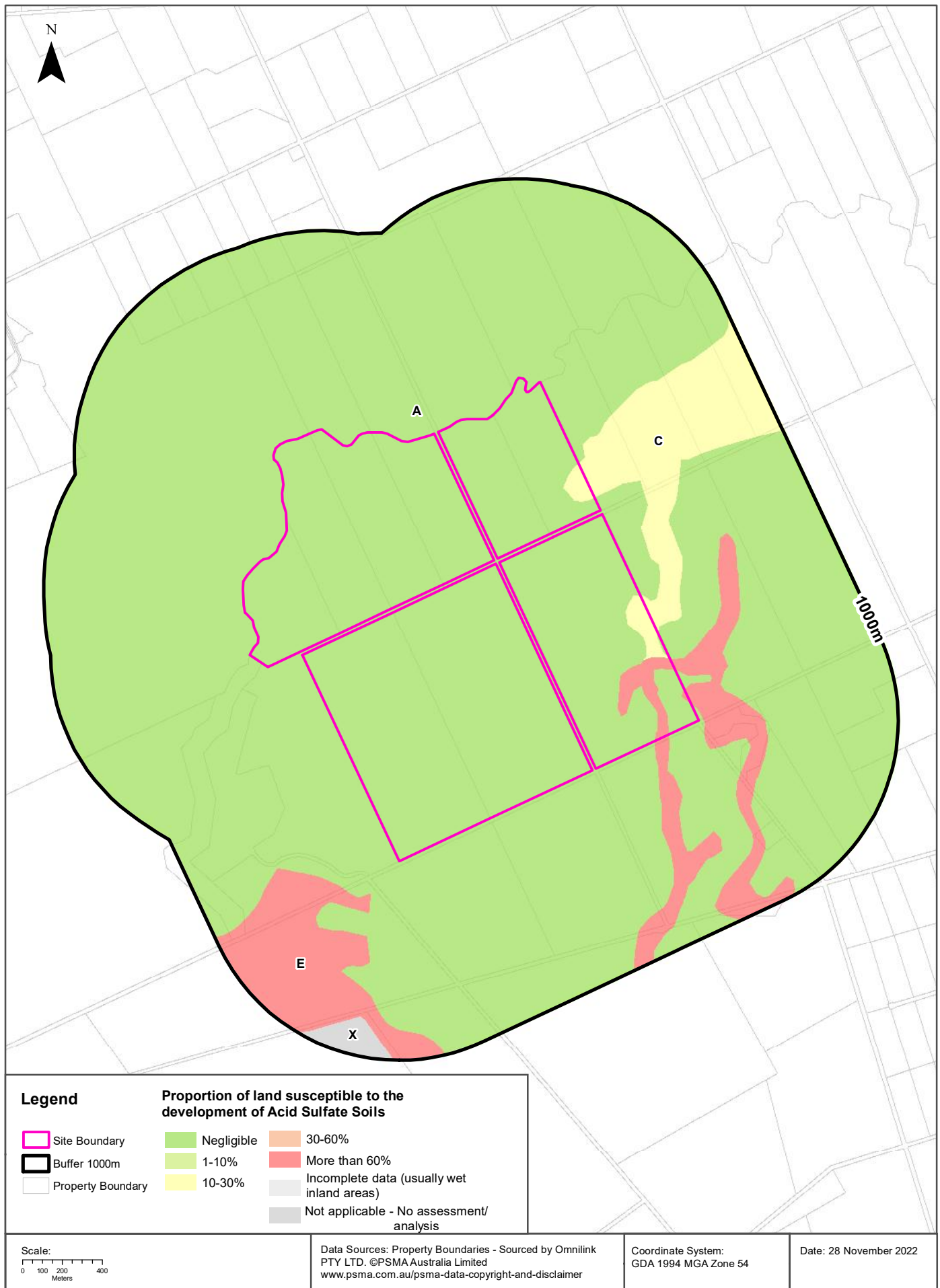
Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
B	Low Probability of occurrence. 6-70% chance of occurrence.	747m	South

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Acid Sulfate Soils Potential

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Acid Sulfate Soils

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

Acid Sulfate Soil Potential

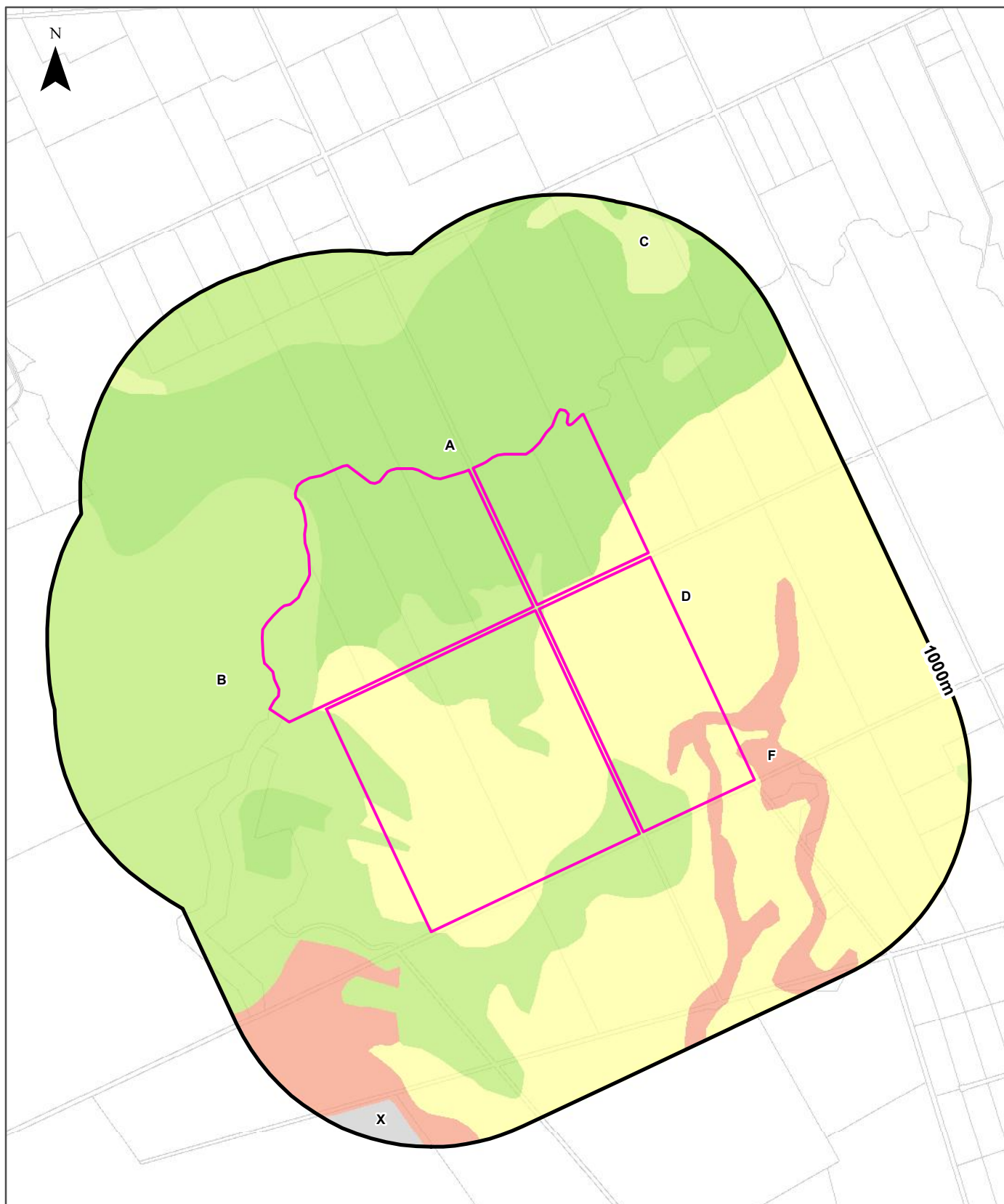
Acid sulfate soil potential within the dataset buffer:

Map category code	Proportion of land susceptible to the development of acid sulfate soils	Distance	Direction
A	Negligible	0m	On-site
C	10–30%	0m	On-site
E	More than 60%	0m	On-site
X	Not applicable - No assessment/analysis undertaken	806m	South

Acid Sulfate Soils Data Source: Dept of Environment, Water and Natural Resources - South Australia
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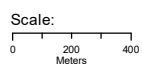
Soil Salinity - Watertable Induced

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Legend

Severity of watertable induced soil salinity			
Site Boundary	A. Negligible	D. Moderately high	G. Very high to extreme
Buffer 1000m	B. Moderately low	E. Moderately high to high	X. Not applicable
Property Boundary	C. Moderate	F. High	



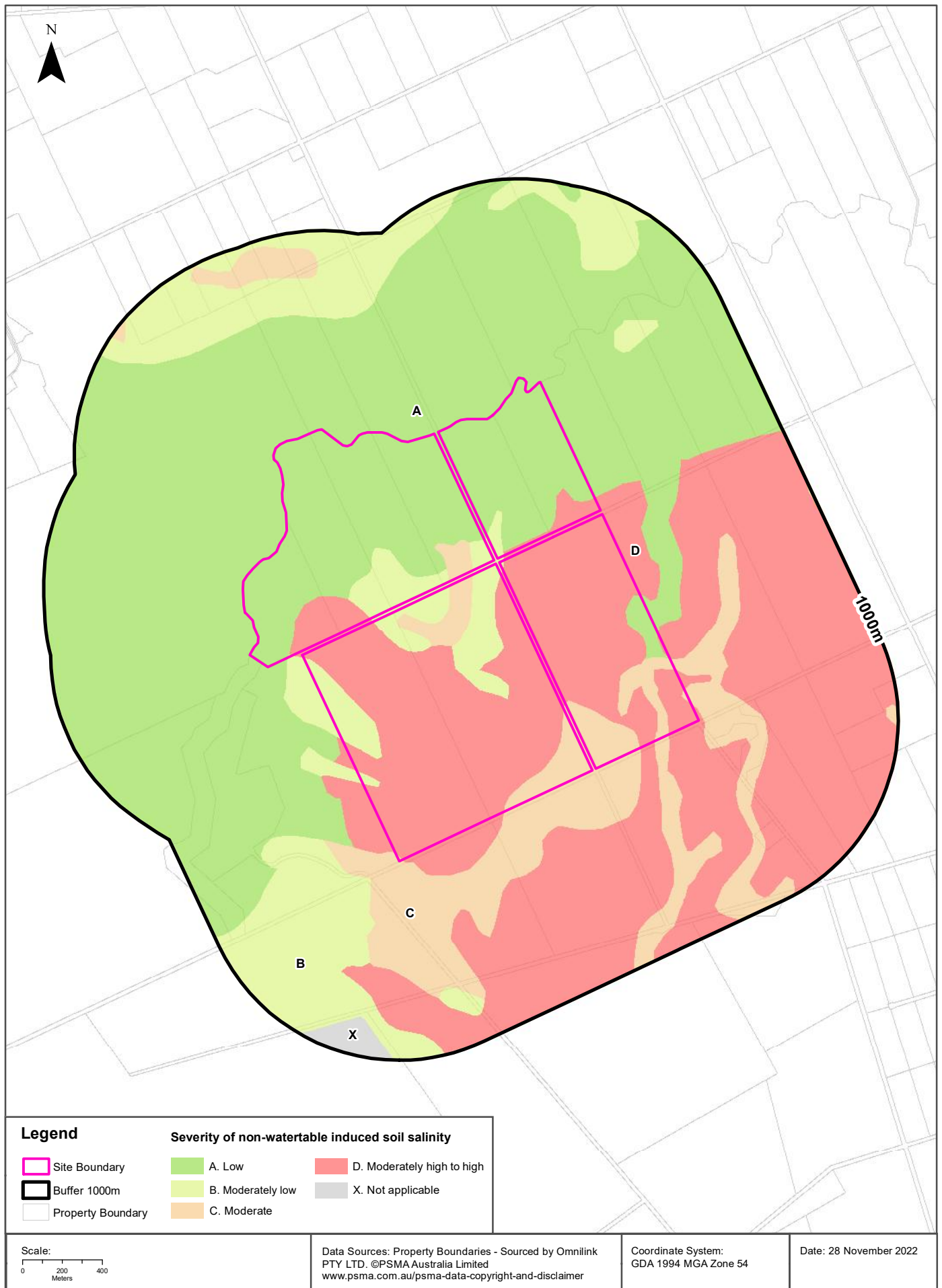
Data Sources: Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 November 2022

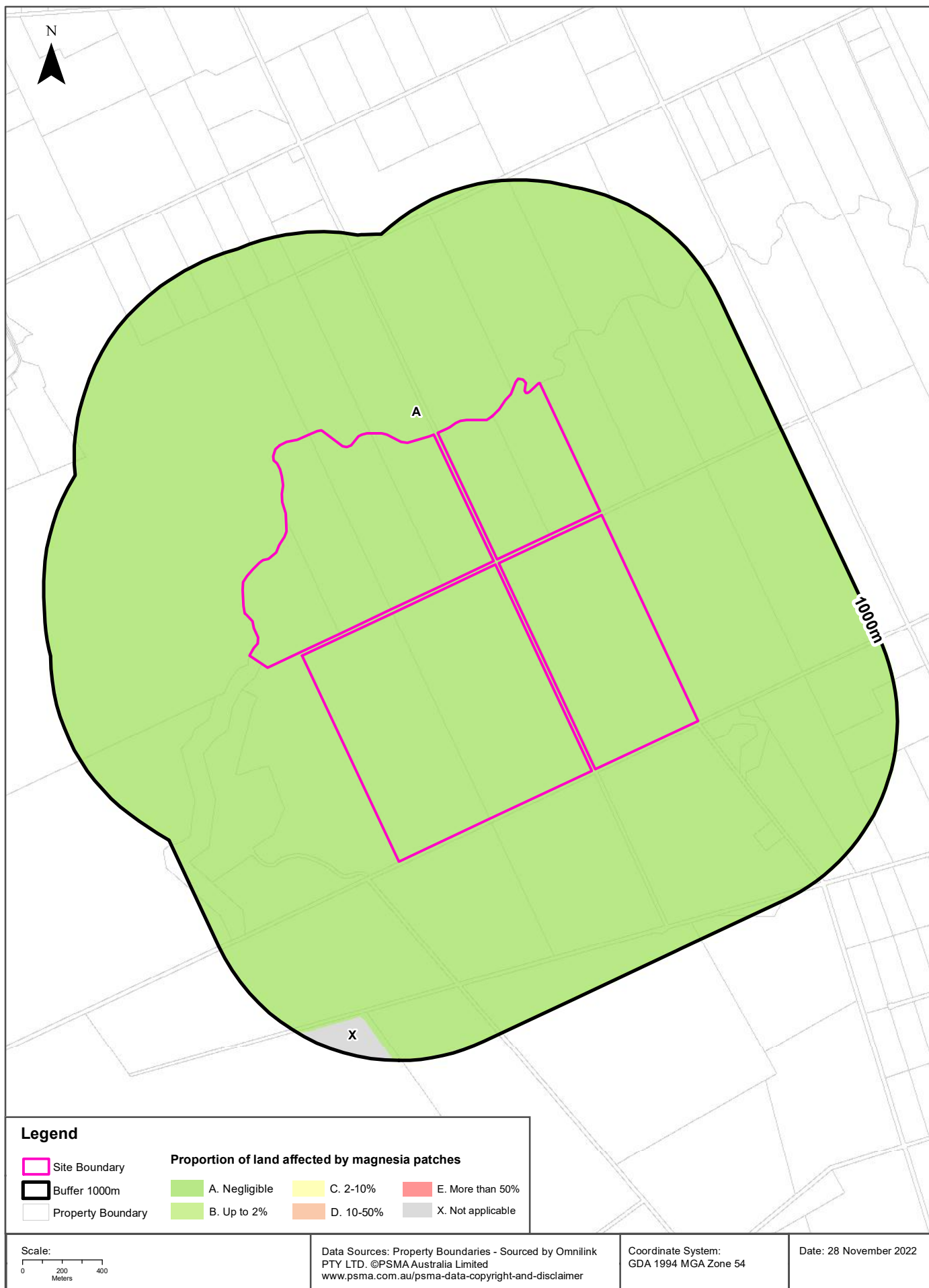
Soil Salinity - Non-watertable

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Soil Salinity - Non-watertable (Magnesia Patches)

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Soil Salinity

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

Map category code	Severity description	Distance	Direction
A	Negligible	0m	On-site
B	Moderately low salinity, or less than 2% of land affected by highly saline seepage	0m	On-site
D	Moderately high salinity, or 10-30% of land affected by highly saline seepage	0m	On-site
F	High salinity (mainly secondary) affects more than 50% of the land	0m	On-site
C	Moderate salinity, or 2-10% of land affected by highly saline seepage	602m	North
X	Not applicable - No assessment/analysis undertaken	806m	South

Salinity Watertable Induced Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable

Non-watertable soil salinity within the dataset buffer:

Map category code	Severity description	Surface ECe (dS/m)	Subsoil ECe (dS/m)	Distance	Direction
A	Low	<2	<4	0m	On-site
B	Moderately low	2-4	4-8	0m	On-site
C	Moderate	4-8	8-16	0m	On-site
D	Moderately high to high	>8	>16	0m	On-site
X	Not applicable - No assessment/analysis undertaken			806m	South

Salinity Non-Watertable Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable (Magnesia Patches)

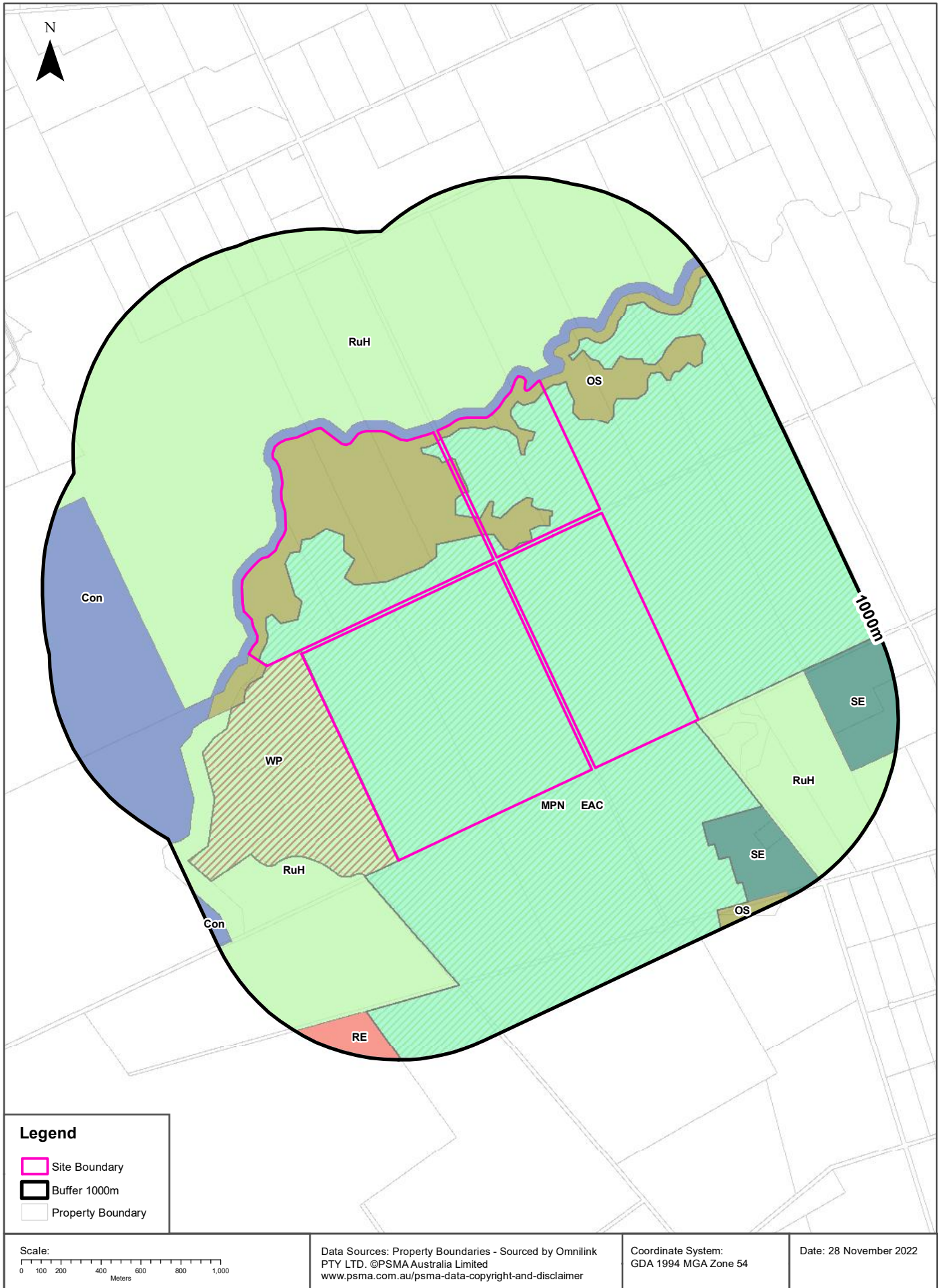
Magnesia patches within the dataset buffer:

Map category code	Proportion of land affected by magnesia patches	Distance	Direction
A	Negligible	0m	On-site
X	Not applicable - No assessment/analysis undertaken	806m	South

Salinity Non-Watertable (Magnesia Patches) Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Planning and Design Code Zones

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Planning

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

Planning and Design Code - Zones

Planning and Design Code zones within the dataset buffer:

Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
MPN	Z3903	Master Planned Neighbourhood	16/12/2021		0 0m	On-site
OS	Z4501	Open Space	19/03/2021		0 0m	On-site
Con	Z0904	Conservation	19/03/2021		0 0m	West
RuH	Z5412	Rural Horticulture	19/03/2021		0 0m	South West
RuH	Z5412	Rural Horticulture	19/03/2021		0 0m	South East
RuH	Z5412	Rural Horticulture	19/03/2021		0 49m	North West
SE	Z5720	Strategic Employment	19/03/2021		0 475m	South East
SE	Z5720	Strategic Employment	19/03/2021		0 574m	East
RE	Z5416	Resource Extraction	19/03/2021		0 774m	South
OS	Z4501	Open Space	19/03/2021		0 904m	South East

Planning and Design Code Zones Data Source: Attorney-General's Department - South Australia
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Planning and Design Code - Subzones

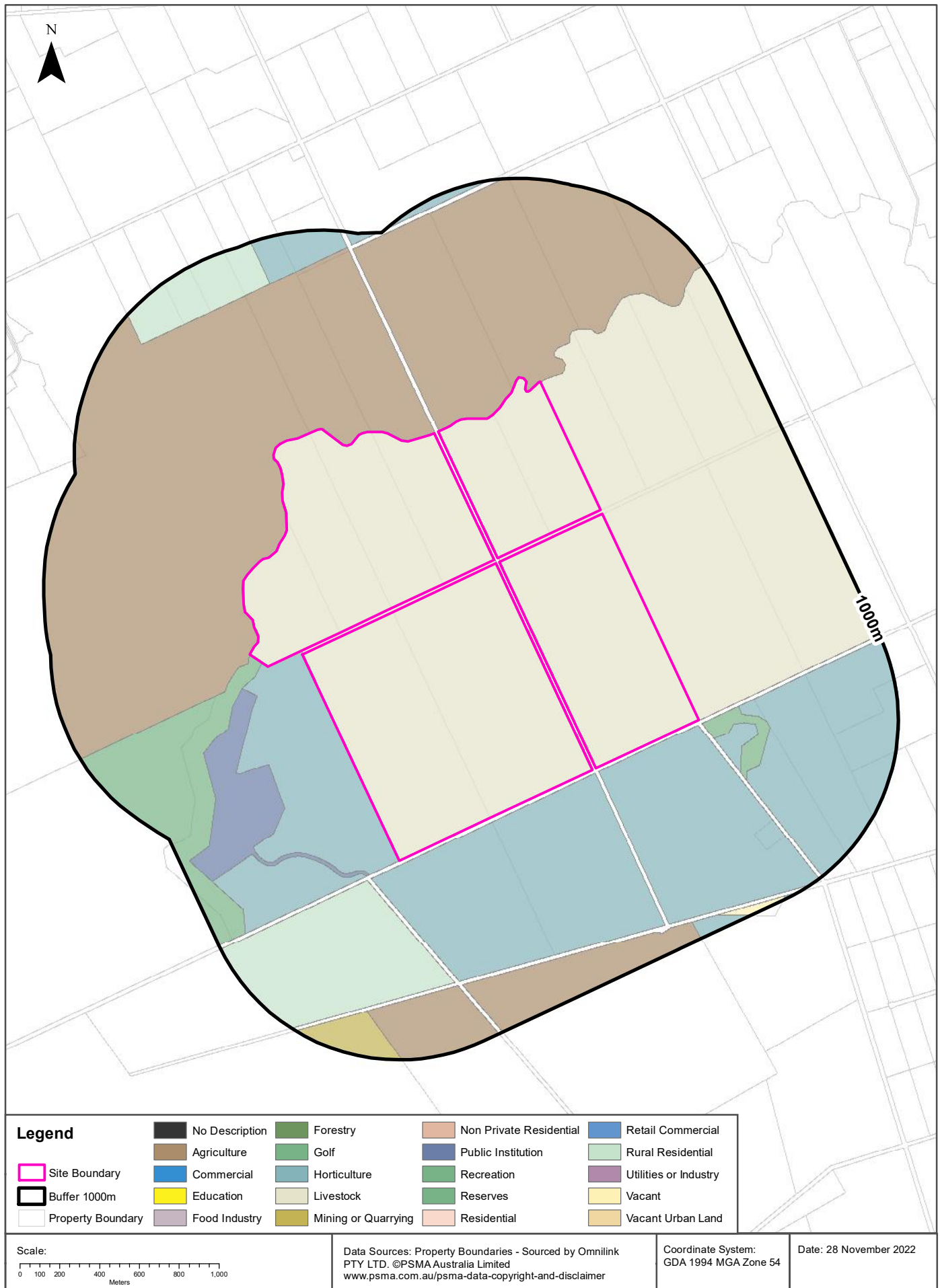
Planning and Design Code subzones within the dataset buffer:

Map Id	Subzone Code	Subzone Name	Legal Start Date	Status	Distance	Direction
EAC	S1505	Emerging Activity Centre	16/12/2021		0 0m	On-site
WP	S6906	Windamere Park	19/03/2021		0 0m	South West

Planning and Design Code Subzones Data Source: Attorney-General's Department - South Australia
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Land Use Generalised

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Planning

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

Land Use Generalised

Land use classes within the dataset buffer:

Description	Distance	Direction
Livestock	0m	On-site
Agriculture	0m	North West
Horticulture	0m	South West
Reserves	0m	South West
Public Institution	158m	South West
Rural Residential	189m	South
Mining or Quarrying	774m	South
Vacant	924m	South East

Land Use Generalised Data Source: Dept of Planning, Transport and Infrastructure - South Australia
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Heritage

Precincts 3 & 4, Riverlea Develoment (1 of 2), Riverlea Park, SA 5120

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 Areas

State Heritage Areas within the dataset buffer:

Heritage Id	Name	Distance	Direction
N/A	No records in buffer		

Heritage Areas Data Source: Dept of Environment, Water and Natural Resources - South Australia
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SA Heritage Places

SA Heritage Places within the dataset buffer:

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
N/A	No records in buffer						

Heritage Places Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Aboriginal Land

Aboriginal Land within the dataset buffer:

Map Id	Grant Date	Address	Locality	Description	Title	Distance	Direction
N/A	No records in buffer						

Aboriginal Land Data Source: Department of State Development, Resources and Energy - South Australia

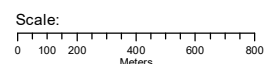
Natural Hazards - Bushfire

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Legend

- | | | |
|-------------------|---|-----------------|
| Site Boundary | Planning and Design Code Bushfire Overlays | |
| Buffer 1000m | High Risk | Urban Interface |
| Property Boundary | Medium Risk | Outback |
| Bushfire History | General | Regional |



Data Sources: Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited
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Coordinate System:
 GDA 1994 MGA Zone 54

Date: 28 November 2022

Natural Hazards

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

Bushfire Overlays

Bushfire Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start Date	Legal End Date	Distance	Direction
O2408	Hazards (Bushfire - General)	The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency servi	19/03/2021		0m	On-site
O2408	Hazards (Bushfire - Urban Interface)	The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuati	19/03/2021		0m	On-site
O2408	Hazards (Bushfire - Medium Risk)	The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency	19/03/2021		412m	West

Bushfire Overlays Data Source: Attorney-General's Department - South Australia

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Bushfires and Prescribed Burns History

Bushfires and prescribed burns within the dataset buffer:

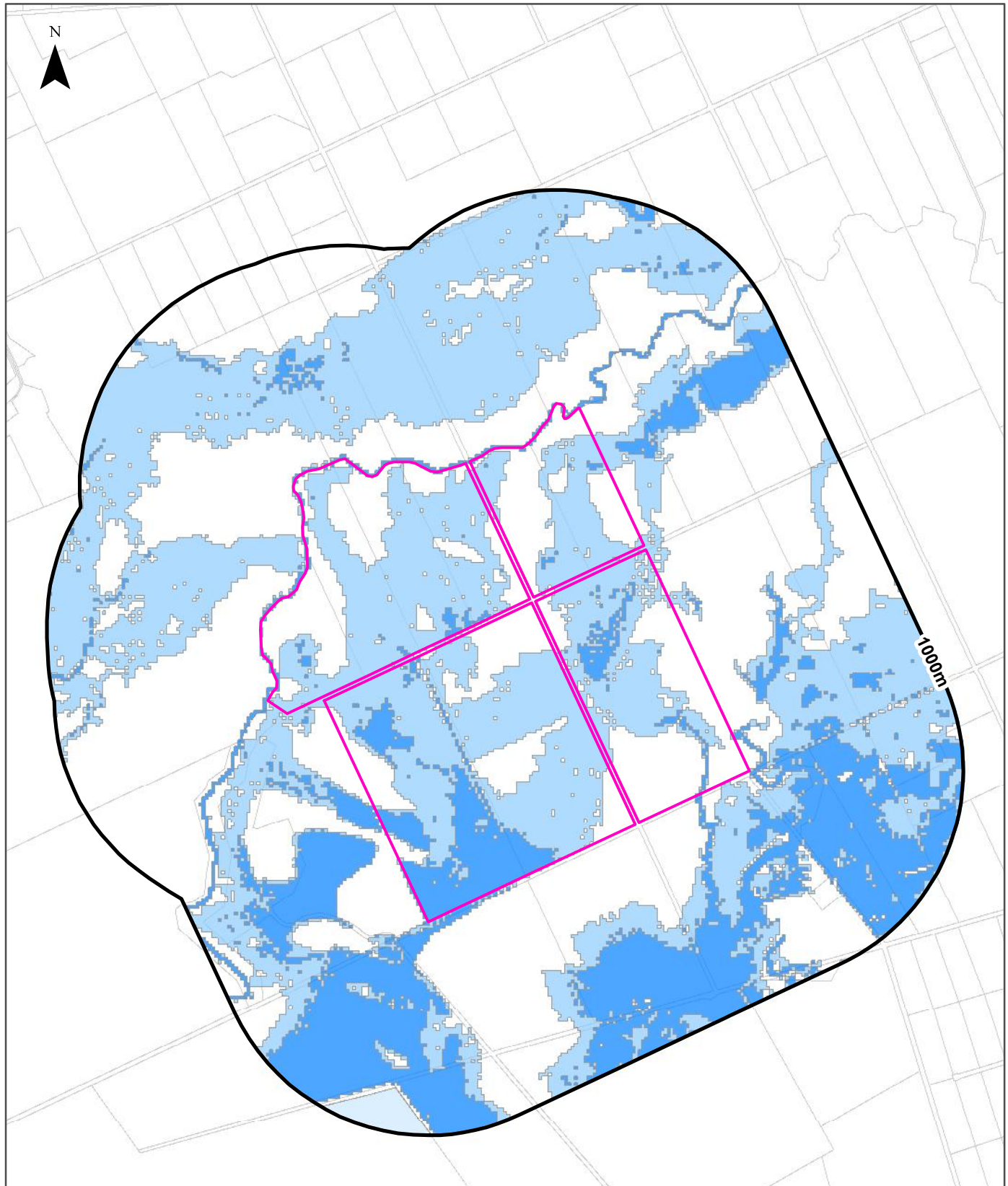
Map Id	Incident No.	Incident Name	Incident Type	Date of Fire	Area of Fire (ha)	Distance	Direction
2448	382	Buckland Park (Weed Management)	Prescribed Burn	31/03/2016	10	929m	South West

Bushfires and Prescribed Burns History Data Source: Dept of Environment, Water and Natural Resources - South Australia

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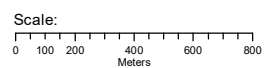
Natural Hazards - Flood

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Legend

- | | | |
|-------------------|------------------------------|-------------------------------------|
| Site Boundary | Flooding | Coastal Flooding |
| Buffer 1000m | Flooding - General | River Murray Flood Plain Protection |
| Property Boundary | Flooding - Evidence Required | |



Data Sources: Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 28 November 2022

Natural Hazards

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

Flooding Overlays

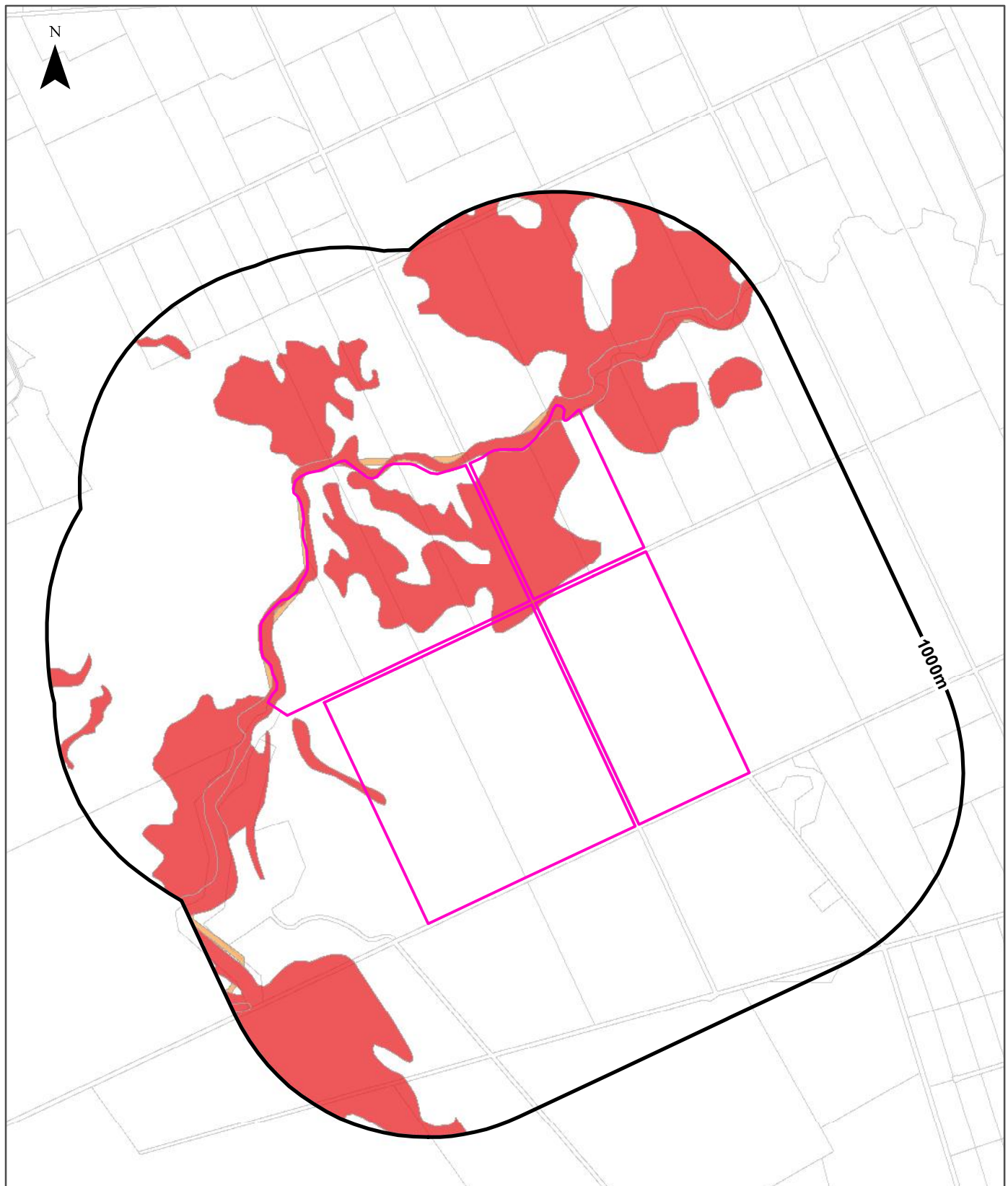
Flooding Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start	Legal End	Distance	Direction
O2403	Hazards (Flooding)	The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.	19/03/2021		0m	On-site
O2414	Hazards (Flooding - General)	The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.	19/03/2021		0m	On-site
O2416	Hazards (Flooding - Evidence Required)	The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.	19/03/2021		793m	South

Flooding Overlays Data Source: Attorney-General's Department - South Australia
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Ecological Constraints - Groundwater Dependent Ecosystems Atlas

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Legend

Site Boundary	High potential GDE - from national assessment	Low potential GDE - from national assessment
Buffer 1000m	High potential GDE - from regional studies	Low potential GDE - from regional studies
Property Boundaries	Moderate potential GDE - from national assessment	Known GDE - from regional studies
	Moderate potential GDE - from regional studies	Unclassified potential GDE - from national assessment
		Unclassified potential GDE - from regional studies

Scale:



Data Sources: Property Boundaries - Sourced by Omnalink PTY LTD. ©PSMA Australia Limited
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Coordinate System:
 GDA 1994 MGA Zone 54

Date: 28 November 2022

Ecological Constraints

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

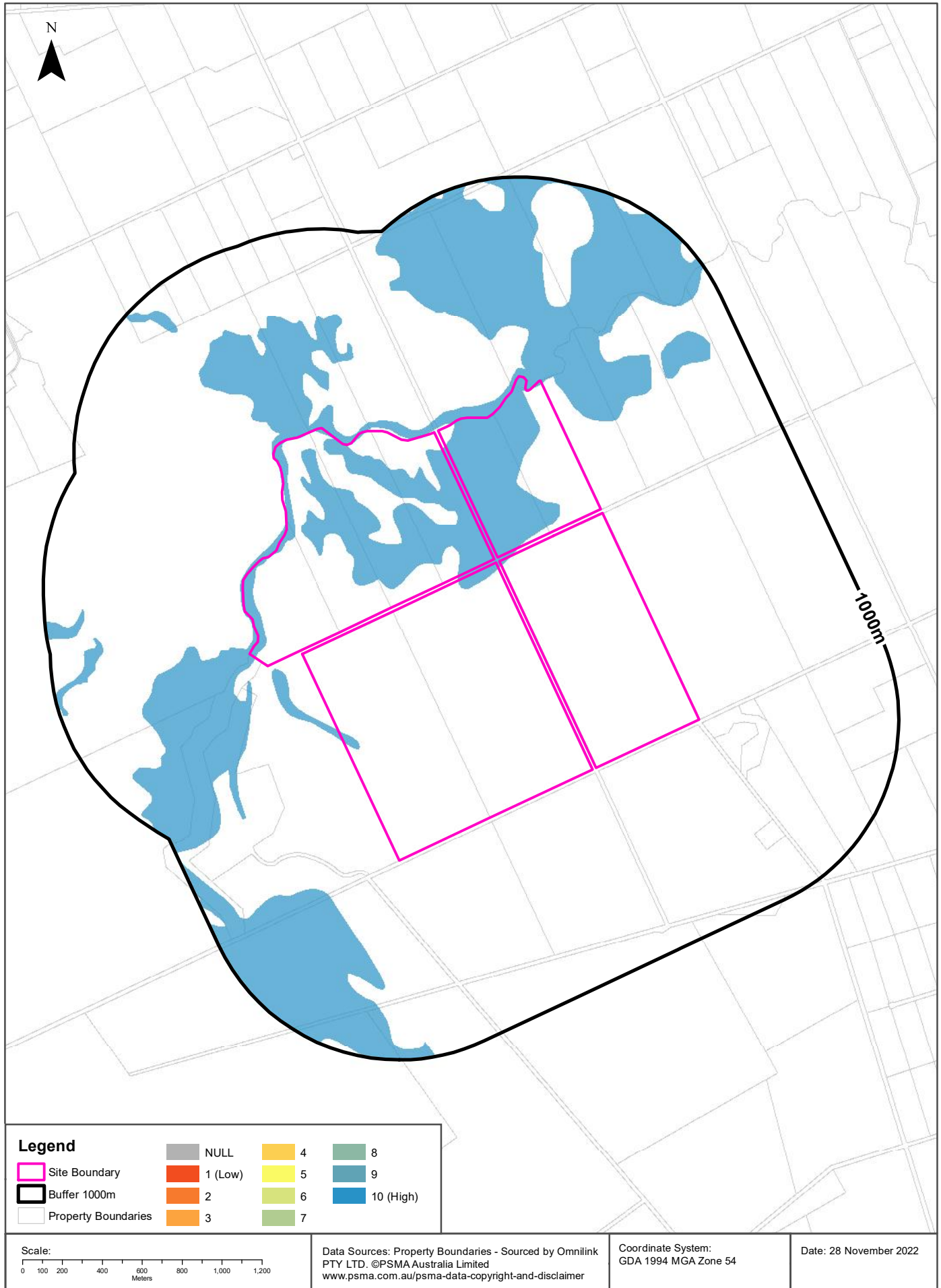
Groundwater Dependent Ecosystems Atlas

Type	Name	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic		Moderate potential GDE - from national assessment	West	SOUTH-WEST COAST		0m	On-site
Terrestrial		High potential GDE - from national assessment	Salt lake and bahadas in north; alluvial and littoral plains in south; north-west/south-east longitudinal dunes, mainly stabilized.	Vegetation		0m	On-site

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

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120



Ecological Constraints

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

Inflow Dependent Ecosystems Likelihood

Type	Name	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic			West	SOUTH-WEST COAST		0m	On-site
Terrestrial		10	Salt lake and bahadas in north; alluvial and littoral plains in south; north-west/south-east longitudinal dunes, mainly stabilized.	Vegetation		0m	On-site

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

Precincts 3 & 4, Riverlea Development (1 of 2), Riverlea Park, SA 5120

Ramsar Wetlands

What Ramsar wetland areas exist within the dataset buffer?

Wetland	Distance	Direction
No records in buffer		

Ramsar Wetlands Data Source: Dept of Environment, Water and Natural Resources - South Australia
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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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 - (a) the Report is compiled from or using content (**Third Party Content**) which is comprised of:
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 - (c) the Third Party Content Suppliers do not constitute an exhaustive set of all repositories or sources of information available in relation to the property which is the subject of the Report (**Property**) and accordingly neither Lotsearch nor Third Party Content Suppliers gives any warranty in relation to the accuracy or completeness of the Third Party Content incorporated into the report including any contaminated land assessment or other assessment included as part of a Report;
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 - (f) Lotsearch has not undertaken any physical inspection of the property;
 - (g) neither Lotsearch nor Third Party Content Suppliers warrants that all land uses or features whether past or current are identified in the Report;
 - (h) the Report does not include any information relating to the actual state or condition of the Property;
 - (i) the Report should not be used or taken to indicate or exclude actual fitness or unfitness of Land or Property for any particular purpose
 - (j) the Report should not be relied upon for determining saleability or value or making any other decisions in relation to the Property and in particular should not be taken to be a rating or assessment of the desirability or market value of the property or its features; and
 - (k) the End User should undertake its own inspections of the Land or Property to satisfy itself that there are no defects or failures
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 7. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
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 10. Lotsearch acknowledges that if, under applicable State, Territory or Commonwealth law, End User is a consumer certain rights may be conferred on End User which cannot be excluded, restricted or modified. If so, and if that law applies to Lotsearch, then, Lotsearch's liability is limited to the greater of an amount equal to the cost of resupplying the Report and the maximum extent permitted under applicable laws.
 11. Subject to paragraph 9, neither Lotsearch nor the End User is liable to the other for:
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 - (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
 12. These Terms are subject to New South Wales law.

Appendix D

EPA Section 7



Environment Protection Authority
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211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

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184 Magill Road
NORWOOD SA 5067

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Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

27 September, 2022

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 5868 Folio 775
Address Allotment 95, Buckland Road, RIVERLEA PARK SA 5120

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
----	--	----

- b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*? NO
- c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? NO
- d) a copy of a site contamination audit report? NO
- e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies? NO
- f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*? NO
- g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*? NO
- h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit? NO
- i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit? NO
- j) details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? NO

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the *South Australian Health Commission* (under the repealed *South Australian Health Commission Act 1976*)? NO
- b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*? NO
- c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*? NO
- d) a copy of a pre-1 July 2009 site audit report? NO
- e) details relating to the termination before completion of a pre-1 July 2009 site audit? NO

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.



Environment Protection Authority

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211 Victoria Square Adelaide SA 5000
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Contact: Public Register
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08 December, 2022

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 5868 Folio 777
Address Block 62, Legoe Road, RIVERLEA PARK SA 5120

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

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8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
----	--	----

- | | | |
|----|--|----|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | NO |
| d) | a copy of a site contamination audit report? | NO |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | NO |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- | | | |
|----|--|----|
| a) | a copy of a report known as a "Health Commission Report" prepared by or on behalf of the <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.



Environment Protection Authority

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08 December, 2022

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 5868 Folio 778
Address Block 66 (D 1671), Legoe Road, RIVERLEA PARK SA 5120

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
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- b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*? NO
- c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? NO
- d) a copy of a site contamination audit report? NO
- e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies? NO
- f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*? NO
- g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*? NO
- h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit? NO
- i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit? NO
- j) details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? NO

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the *South Australian Health Commission* (under the repealed *South Australian Health Commission Act 1976*)? NO
- b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*? NO
- c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*? NO
- d) a copy of a pre-1 July 2009 site audit report? NO
- e) details relating to the termination before completion of a pre-1 July 2009 site audit? NO

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.



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08 December, 2022

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 5868 Folio 779
Address Allotment 91 (F174402), Legoe Road, RIVERLEA PARK SA 5120

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
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- | | | |
|----|--|----|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | NO |
| d) | a copy of a site contamination audit report? | NO |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | NO |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- | | | |
|----|--|----|
| a) | a copy of a report known as a "Health Commission Report" prepared by or on behalf of the <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.



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08 December, 2022

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 5868 Folio 781
Address Block S, Legoe Road, RIVERLEA PARK SA 5120

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
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- | | | |
|----|--|----|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | NO |
| d) | a copy of a site contamination audit report? | NO |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | NO |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- | | | |
|----|--|----|
| a) | a copy of a report known as a "Health Commission Report" prepared by or on behalf of the <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.



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08 December, 2022

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 5868 Folio 783
Address Block 61, Legoe Road, RIVERLEA PARK SA 5120

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
----	--	----

- | | | |
|----|--|----|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | NO |
| d) | a copy of a site contamination audit report? | NO |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | NO |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- | | | |
|----|--|----|
| a) | a copy of a report known as a "Health Commission Report" prepared by or on behalf of the <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.



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08 December, 2022

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 5868 Folio 784
Address Block 63, Legoe Road, RIVERLEA PARK SA 5120

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
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- b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*? NO
- c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? NO
- d) a copy of a site contamination audit report? NO
- e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies? NO
- f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*? NO
- g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*? NO
- h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit? NO
- i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit? NO
- j) details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? NO

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the *South Australian Health Commission* (under the repealed *South Australian Health Commission Act 1976*)? NO
- b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*? NO
- c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*? NO
- d) a copy of a pre-1 July 2009 site audit report? NO
- e) details relating to the termination before completion of a pre-1 July 2009 site audit? NO

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.



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12 January, 2023

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 5868 Folio 773
Address Allotment 91 (F174403), Legoe Road, RIVERLEA PARK SA 5120

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
----	--	----

- | | | |
|----|--|----|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | NO |
| d) | a copy of a site contamination audit report? | NO |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | NO |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- | | | |
|----|--|----|
| a) | a copy of a report known as a "Health Commission Report" prepared by or on behalf of the <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.



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12 January, 2023

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 5868 Folio 776
Address Allotment 94, Legoe Road, RIVERLEA PARK SA 5120

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
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- | | | |
|----|--|----|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | NO |
| d) | a copy of a site contamination audit report? | NO |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | NO |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- | | | |
|----|--|----|
| a) | a copy of a report known as a "Health Commission Report" prepared by or on behalf of the <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.



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12 January, 2023

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 5868 Folio 772
Address Block 65 (D 1671), Legoe Road, RIVERLEA PARK SA 5120

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
----	--	----

- | | | |
|----|--|----|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | NO |
| d) | a copy of a site contamination audit report? | NO |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | NO |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- | | | |
|----|--|----|
| a) | a copy of a report known as a "Health Commission Report" prepared by or on behalf of the <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.



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12 January, 2023

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 5868 Folio 767
Address Block 67 (D 1671), Legoe Road, RIVERLEA PARK SA 5120

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)?	NO
----	--	----

- | | | |
|----|--|----|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | NO |
| d) | a copy of a site contamination audit report? | NO |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | NO |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- | | | |
|----|--|----|
| a) | a copy of a report known as a "Health Commission Report" prepared by or on behalf of the <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.

Appendix E

Council Section 7



23 September 2022

SEARCH NO: 64063

LBWCO
184 Magill Road
NORWOOD SA 5067

**ALLOTMENT /
PROPERTY ADDRESS:** LOT 59 DP 1671 HD OF PORT ADELAIDE,
LOT 59 BUCKLAND ROAD, RIVERLEA PARK SA 5120
TITLE: CT-5868/770
VALUATION NO: 2900381151
ASSESSMENT NO: 100225689
OWNER: VOSPOROS PTY LTD

In response to your enquiry, I supply the following information:

PARTICULARS OF COUNCIL RATES & OTHER LAWFUL CHARGES
Rates Declared 28 June 2022

Current rates	\$2,217.95	Quarter 1 due 02/09/22
Rebate/Remissions	\$-221.75	
Current fines	\$0.00	
Arrears	\$0.00	Monthly fines to be applied on arrears
Legal Fees	\$0.00	
Property related debts	\$0.00	
Regional Landscape Levy	\$40.25	
Payments/Adjustment	\$-509.45	
Overpayments	\$0.00	
TOTAL OUTSTANDING	\$1,527.00	Please check the balance before settlement

*****When notifying the City of Playford regarding the change of ownership please include the mobile phone number and email address of new Ratepayers to enable future SMS and email contact*****

Payment of rates balance at settlement can be made by:

City of Playford

Call — 08 8256 0333
playford@playford.sa.gov.au
playford.sa.gov.au

Post

12 Bishopstone Road
Davoren Park SA 5113

Visit

Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

Stretton Centre
307 Peachey Road
Munno Para SA 5115

EFT: City of Playford BSB 065 137 Account Number 1039 5805

Reference must include Rates Assessment number and Remittance details emailed to Revenue@playford.sa.gov.au

Bpay: Biller Code: 303206 Biller reference: Refer Rates Assessment number

Credit Card: pay by credit card on our website www.playford.sa.gov.au

OTHER MATTERS PURSUANT TO SECTION 187 (4) OF THE LOCAL GOVERNMENT ACT CERTIFICATES ARE ONLY VALID AS AT THE DATE OF ISSUE.

Legal action taken	NO
Notice issued under the Local Government Act 1999	YES RATES
Easement, Right of Way, Restricted covenant, Lien or caveat in which council has an interest	REFER TO TITLE

Please note: The above information is supplied for the purposes of Section 7 of the Land & Business (Sale and Conveyancing) Act 1994 and relates only to matters in which council has an interest.

For Chief Executive Officer




Planning, Development & Infrastructure Act 2016			
29.1	Planning and Design Code Zone / Subzone / Overlay	Master Planned Neighbourhood Space OS	MPN EA Open
	Is the land situated in a State Heritage place		NO
	Is the land designated as a place of local heritage value		NO
	Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land		Unknown
	Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation		Yes See Below
29.2	Section 127 – Condition (that continues to apply) of a development authorisation under the Planning, Development and Infrastructure Act		NO
29.3 29.4 29.5 29.6 29.7 29.8 29.13 29.14	Planning, Development and Infrastructure Act Notices / Orders / Requirements		NO
29.9	Land Management Agreement (Section 192 or 193)		SEE CERTIFICATE OF TITLE
29.10 29.11	Requirement or Agreement to vest land in Council or Crown to be held as open space		NO
29.12	General rights of review and appeal (Part 16 Division 1 Proceedings).		NO
Development Act 1993			
5.1	Development Plan Zone / Policy Area	NA	

	Is the land situated in a designated State Heritage Area	Development Act now repealed – refer to 29.1
	Is the land designated as a place of local heritage value	Development Act now repealed – refer to 29.1
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation	NO
	Subject to a Development Consent / Conditions (under the Development Act 1993) which continue to apply	NO
	Is there a current Development Plan Amendment released for public consultation by the council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
5.2	Requirement or Agreement to vest land in Council or Crown to be held as open space	NO
5.3		
5.4	Development Act Notices / Orders / Requirements	NO
5.5		
5.6		
5.7		
5.8		
5.9		
5.10		
5.11		
5.12		
5.6	Land Management Agreement (Section 57)	SEE CERTIFICATE OF TITLE
Repealed Act Conditions		
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of</i>	NO

	<i>Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)</i>	
	Notices	
	Development Act / Public & Environmental Health Act Notices	NO
Fire and Emergency Services Act 2005		
10.1	Fire & Emergency Services Act 2005 Notice (Section 105F)	NO
Public Health Act 2011		
32.3	Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013 or Public and Environmental Health (Waste Control) Regulations 2010 (revoked)	SEE BELOW IF APPLICABLE
Further Information Held by Council		
36.1	Does the council hold details of any development approvals relating to— (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993)?	NO
	Proclamations / Agreements	SEE CERTIFICATE OF TITLE

For Chief Executive Officer



Development Approvals

Nil

Planning & Design Code Amendments

The Planning and Design Code must be read in conjunction with any amendments published in the online Planning and Design Code, on the SA Planning portal.

The following amendments are currently on consultation, under consideration or still to come into operation

[Code Amendments | PlanSA](#)

Development Plan Amendments (DPA)

The Playford Council Development Plan must be read in conjunction with any amendments published in the Government Gazette, but not yet consolidated in the plan.

The following amendments are currently on consultation, under consideration or still to be consolidated into the Playford Development Plan:

- NIL

Important Information

Please note: Where Section 34 of the Building Work Contractors Act 1995 requires that building indemnity insurance be taken out in respect of certain types of domestic building work commenced after 1st May 1987, intending purchasers of this property should contact the Council's Building Section for information on whether an insurance policy exists in respect of any building erected on this land.

Particulars Relating to Environment Protection - Further information held by councils

Note—

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

*A "YES" answer to paragraph (a) of the question may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the Environment Protection Act 1993) and that assessments or remediation of the land may be required at some future time. It should be noted that—*

- the approval of development by a council does not necessarily mean that the development has taken place;*
- the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.*

PLEASE TAKE NOTE: Various areas within the Council are at risk of flooding. The Council is not required by Section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* to provide information in relation to whether this property is within a flood risk area or the possible extent of any

flood risk as part of this Statement. Nevertheless, the Council can inform you that it has received a report by the Department for Transport, Energy & Infrastructure containing new hydrological data for the Gawler River Flood Plain area which may result in the boundaries of the flood risk area being amended. Flood mapping and modelling has been undertaken using this new hydrological data. The Floodplain Mapping Report is available at the following website:

<http://www.gawler.sa.gov.au/page.aspx?u=704>

Swimming Pool Legislation

On 1st October 2008, new provisions for swimming pool safety took effect in South Australia. A new clause 71AA has been inserted under the Development Act 1993. The effect of the legislative changes is that all swimming pools approved, constructed or installed prior to 1st July 1993 must be upgraded to the current standard required by the Development Act 1993 on or before the date of transfer of the title of the land where the swimming pool is situated.

The onus is on the owner of the land to ensure the swimming pool safety features are upgraded prior to settlement being effected upon sale of the land.

Data Extract for Section 7 search purposes

VALUATION ID 2900381151

Parcel ID: D1671 B59, F174426 A92, F174429 A95

Certificate Title: CT5868/770, CT5868/780, CT5868/775

Property Address: LOT 59 BUCKLAND RD RIVERLEA PARK SA 5120; LOT 59 BUCKLAND RD RIVERLEA PARK SA 5120; LOT 59 BUCKLAND RD RIVERLEA PARK SA 5120

Zones

Master Planned Neighbourhood (MPN)

Open Space (OS)

Subzones

Emerging Activity Centre (EAC)

Zoning overlays

Overlays

Affordable Housing

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Defence Aviation Area (All structures over 90 metres)

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

Hazards (Flooding)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Bushfire - General) (General)

The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Watercourses

The Prescribed Watercourses Overlay seeks to protect prescribed watercourses by ensuring the taking of water from such watercourses is avoided or is undertaken in a sustainable manner.

Prescribed Wells Area

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.
<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.
<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is there a tree or stand of trees declared to be a significant tree or trees in the Planning and Design Code

Unknown

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.
<https://code.plan.sa.gov.au/>

Associated Building Indemnity Insurance

No

Associated DA Conditions

No

Associated DA Info

No

GIS Dataset

LMAS

No



23 September 2022

SEARCH NO: 64065

LBWCO
184 Magill Road
NORWOOD SA 5067

**ALLOTMENT /
PROPERTY ADDRESS:** LOT 91 FP 174425 HD OF PORT ADELAIDE,
LOT 91 BUCKLAND ROAD, RIVERLEA PARK SA 5120
TITLE: CT-5868/774
VALUATION NO: 2900381098
ASSESSMENT NO: 100225697
OWNER: WALKER PASTORAL PTY LTD

In response to your enquiry, I supply the following information:

PARTICULARS OF COUNCIL RATES & OTHER LAWFUL CHARGES
Rates Declared 28 June 2022

Current rates	\$1,549.40	Quarter 1 due 02/09/22
Rebate/Remissions	\$0.00	
Current fines	\$0.00	
Arrears	\$0.00	Monthly fines to be applied on arrears
Legal Fees	\$0.00	
Property related debts	\$0.00	
Regional Landscape Levy	\$17.35	
Payments/Adjustment	\$-393.75	
Overpayments	\$0.00	
TOTAL OUTSTANDING	\$1,173.00	Please check the balance before settlement

*****When notifying the City of Playford regarding the change of ownership please include the mobile phone number and email address of new Ratepayers to enable future SMS and email contact*****

Payment of rates balance at settlement can be made by:

City of Playford

Call — 08 8256 0333
playford@playford.sa.gov.au
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Post

12 Bishopstone Road
Davoren Park SA 5113

Visit

Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

Stretton Centre
307 Peachey Road
Munno Para SA 5115

EFT: City of Playford BSB 065 137 Account Number 1039 5805

Reference must include Rates Assessment number and Remittance details emailed to Revenue@playford.sa.gov.au

Bpay: Biller Code: 303206 Biller reference: Refer Rates Assessment number

Credit Card: pay by credit card on our website www.playford.sa.gov.au

OTHER MATTERS PURSUANT TO SECTION 187 (4) OF THE LOCAL GOVERNMENT ACT CERTIFICATES ARE ONLY VALID AS AT THE DATE OF ISSUE.

Legal action taken	NO
Notice issued under the Local Government Act 1999	YES RATES
Easement, Right of Way, Restricted covenant, Lien or caveat in which council has an interest	REFER TO TITLE

Please note: The above information is supplied for the purposes of Section 7 of the Land & Business (Sale and Conveyancing) Act 1994 and relates only to matters in which council has an interest.

For Chief Executive Officer

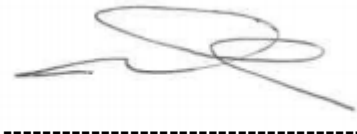


Planning, Development & Infrastructure Act 2016			
29.1	Planning and Design Code Zone / Subzone / Overlay	Master Planned Neighbourhood Space OS	MPN EA Open
	Is the land situated in a State Heritage place		NO
	Is the land designated as a place of local heritage value		NO
	Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land		Unknown
	Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation		Yes See Below
29.2	Section 127 – Condition (that continues to apply) of a development authorisation under the Planning, Development and Infrastructure Act		NO
29.3 29.4 29.5 29.6 29.7 29.8 29.13 29.14	Planning, Development and Infrastructure Act Notices / Orders / Requirements		NO
29.9	Land Management Agreement (Section 192 or 193)		SEE CERTIFICATE OF TITLE
29.10 29.11	Requirement or Agreement to vest land in Council or Crown to be held as open space		NO
29.12	General rights of review and appeal (Part 16 Division 1 Proceedings).		NO
Development Act 1993			
5.1	Development Plan Zone / Policy Area	NA	

	Is the land situated in a designated State Heritage Area	Development Act now repealed – refer to 29.1
	Is the land designated as a place of local heritage value	Development Act now repealed – refer to 29.1
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation	NO
	Subject to a Development Consent / Conditions (under the Development Act 1993) which continue to apply	NO
	Is there a current Development Plan Amendment released for public consultation by the council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
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5.6		
5.7		
5.8		
5.9		
5.10		
5.11		
5.12		
5.6	Land Management Agreement (Section 57)	SEE CERTIFICATE OF TITLE
Repealed Act Conditions		
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of</i>	NO

	<i>Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)</i>	
	Notices	
	Development Act / Public & Environmental Health Act Notices	NO
Fire and Emergency Services Act 2005		
10.1	Fire & Emergency Services Act 2005 Notice (Section 105F)	NO
Public Health Act 2011		
32.3	Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013 or Public and Environmental Health (Waste Control) Regulations 2010 (revoked)	SEE BELOW IF APPLICABLE
Further Information Held by Council		
36.1	Does the council hold details of any development approvals relating to— (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993)?	NO
	Proclamations / Agreements	SEE CERTIFICATE OF TITLE

For Chief Executive Officer



Development Approvals

Nil

Planning & Design Code Amendments

The Planning and Design Code must be read in conjunction with any amendments published in the online Planning and Design Code, on the SA Planning portal.

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[Code Amendments | PlanSA](#)

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- NIL

Important Information

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Note—

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flood risk as part of this Statement. Nevertheless, the Council can inform you that it has received a report by the Department for Transport, Energy & Infrastructure containing new hydrological data for the Gawler River Flood Plain area which may result in the boundaries of the flood risk area being amended. Flood mapping and modelling has been undertaken using this new hydrological data. The Floodplain Mapping Report is available at the following website:

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On 1st October 2008, new provisions for swimming pool safety took effect in South Australia. A new clause 71AA has been inserted under the Development Act 1993. The effect of the legislative changes is that all swimming pools approved, constructed or installed prior to 1st July 1993 must be upgraded to the current standard required by the Development Act 1993 on or before the date of transfer of the title of the land where the swimming pool is situated.

The onus is on the owner of the land to ensure the swimming pool safety features are upgraded prior to settlement being effected upon sale of the land.

Data Extract for Section 7 search purposes

VALUATION ID 2900381098

Parcel ID: F174425 A91

Certificate Title: CT5868/774

Property Address: LOT 91 BUCKLAND RD RIVERLEA PARK SA 5120

Zones

Master Planned Neighbourhood (MPN)

Open Space (OS)

Subzones

Emerging Activity Centre (EAC)

Zoning overlays

Overlays

Affordable Housing

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Defence Aviation Area (All structures over 90 metres)

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

Hazards (Flooding)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Bushfire - General) (General)

The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designed buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.

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Hazards (Flooding - General)

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Native Vegetation

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The Prescribed Watercourses Overlay seeks to protect prescribed watercourses by ensuring the taking of water from such watercourses is avoided or is undertaken in a sustainable manner.

Prescribed Wells Area

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.
<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.
<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is there a tree or stand of trees declared to be a significant tree or trees in the Planning and Design Code

Unknown

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.
<https://code.plan.sa.gov.au/>

Associated Building Indemnity Insurance

No

Associated DA Conditions

No

Associated DA Info

No

GIS Dataset

LMAS

No



29 September 2022

SEARCH NO: 64159

LBWCO
184 Magill Road
NORWOOD SA 5067

**ALLOTMENT /
PROPERTY ADDRESS:** BLOCKS 66 & 67 LEGOE RD (COMBINED VALUATION),
BLOCKS 66 & 67 LEGOE RD (COMBINED VALUATION)
LEGOE ROAD, RIVERLEA PARK SA 5120
TITLE: CT-5868/768
VALUATION NO: 2900373557
ASSESSMENT NO: 100207273
OWNER: VOSPOROS PTY LTD

In response to your enquiry, I supply the following information:

PARTICULARS OF COUNCIL RATES & OTHER LAWFUL CHARGES
Rates Declared 28 June 2022

Current rates	\$3,423.35	Quarter 1 due 02/09/22
Rebate/Remissions	\$-342.25	
Current fines	\$0.00	
Arrears	\$0.00	Monthly fines to be applied on arrears
Legal Fees	\$0.00	
Property related debts	\$0.00	
Regional Landscape Levy	\$81.60	
Payments/Adjustment	\$-792.70	
Overpayments	\$0.00	
TOTAL OUTSTANDING	\$2,370.00	Please check the balance before settlement

*****When notifying the City of Playford regarding the change of ownership please include the mobile phone number and email address of new Ratepayers to enable future SMS and email contact*****

City of Playford

Call — 08 8256 0333
playford@playford.sa.gov.au
playford.sa.gov.au

Post

12 Bishopstone Road
Davoren Park SA 5113

Visit

Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

Stretton Centre
307 Peachey Road
Munno Para SA 5115

Payment of rates balance at settlement can be made by:

EFT: City of Playford BSB 065 137 Account Number 1039 5805

Reference must include Rates Assessment number and Remittance details emailed to

Revenue@playford.sa.gov.au

Bpay: Biller Code: 303206 Biller reference: Refer Rates Assessment number

Credit Card: pay by credit card on our website www.playford.sa.gov.au

**OTHER MATTERS PURSUANT TO SECTION 187 (4) OF THE LOCAL GOVERNMENT ACT
CERTIFICATES ARE ONLY VALID AS AT THE DATE OF ISSUE.**

Legal action taken	NO
Notice issued under the Local Government Act 1999	YES RATES
Easement, Right of Way, Restricted covenant, Lien or caveat in which council has an interest	REFER TO TITLE

Please note: The above information is supplied for the purposes of Section 7 of the Land & Business (Sale and Conveyancing) Act 1994 and relates only to matters in which council has an interest.

For Chief Executive Officer



Planning, Development & Infrastructure Act 2016			
29.1	Planning and Design Code Zone / Subzone / Overlay	Master Planned Neighbourhood	MPN EA
	Is the land situated in a State Heritage place		NO
	Is the land designated as a place of local heritage value		NO
	Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land		Unknown
	Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation		Yes See Below
29.2	Section 127 – Condition (that continues to apply) of a development authorisation under the Planning, Development and Infrastructure Act		NO
29.3 29.4 29.5 29.6 29.7 29.8 29.13 29.14	Planning, Development and Infrastructure Act Notices / Orders / Requirements		NO
29.9	Land Management Agreement (Section 192 or 193)		SEE CERTIFICATE OF TITLE
29.10 29.11	Requirement or Agreement to vest land in Council or Crown to be held as open space		NO
29.12	General rights of review and appeal (Part 16 Division 1 Proceedings).		NO
Development Act 1993			
5.1	Development Plan Zone / Policy Area	NA	

	Is the land situated in a designated State Heritage Area	Development Act now repealed – refer to 29.1
	Is the land designated as a place of local heritage value	Development Act now repealed – refer to 29.1
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation	NO
	Subject to a Development Consent / Conditions (under the Development Act 1993) which continue to apply	NO
	Is there a current Development Plan Amendment released for public consultation by the council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
5.2	Requirement or Agreement to vest land in Council or Crown to be held as open space	NO
5.3		
5.4	Development Act Notices / Orders / Requirements	NO
5.5		
5.6		
5.7		
5.8		
5.9		
5.10		
5.11		
5.12		
5.6	Land Management Agreement (Section 57)	SEE CERTIFICATE OF TITLE
Repealed Act Conditions		
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of</i>	NO

	<i>Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)</i>	
	Notices	
	Development Act / Public & Environmental Health Act Notices	NO
Fire and Emergency Services Act 2005		
10.1	Fire & Emergency Services Act 2005 Notice (Section 105F)	NO
Public Health Act 2011		
32.3	Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013 or Public and Environmental Health (Waste Control) Regulations 2010 (revoked)	SEE BELOW IF APPLICABLE
Further Information Held by Council		
36.1	Does the council hold details of any development approvals relating to— (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993)?	NO
	Proclamations / Agreements	SEE CERTIFICATE OF TITLE

For Chief Executive Officer



Development Approvals

Nil

Planning & Design Code Amendments

The Planning and Design Code must be read in conjunction with any amendments published in the online Planning and Design Code, on the SA Planning portal.

The following amendments are currently on consultation, under consideration or still to come into operation

[Code Amendments | PlanSA](#)

Development Plan Amendments (DPA)

The Playford Council Development Plan must be read in conjunction with any amendments published in the Government Gazette, but not yet consolidated in the plan.

The following amendments are currently on consultation, under consideration or still to be consolidated into the Playford Development Plan:

- NIL

Important Information

Please note: Where Section 34 of the Building Work Contractors Act 1995 requires that building indemnity insurance be taken out in respect of certain types of domestic building work commenced after 1st May 1987, intending purchasers of this property should contact the Council's Building Section for information on whether an insurance policy exists in respect of any building erected on this land.

Particulars Relating to Environment Protection - Further information held by councils

Note—

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

*A "YES" answer to paragraph (a) of the question may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the Environment Protection Act 1993) and that assessments or remediation of the land may be required at some future time. It should be noted that—*

- the approval of development by a council does not necessarily mean that the development has taken place;*
- the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.*

PLEASE TAKE NOTE: Various areas within the Council are at risk of flooding. The Council is not required by Section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* to provide information in relation to whether this property is within a flood risk area or the possible extent of any

flood risk as part of this Statement. Nevertheless, the Council can inform you that it has received a report by the Department for Transport, Energy & Infrastructure containing new hydrological data for the Gawler River Flood Plain area which may result in the boundaries of the flood risk area being amended. Flood mapping and modelling has been undertaken using this new hydrological data. The Floodplain Mapping Report is available at the following website:

<http://www.gawler.sa.gov.au/page.aspx?u=704>

Swimming Pool Legislation

On 1st October 2008, new provisions for swimming pool safety took effect in South Australia. A new clause 71AA has been inserted under the Development Act 1993. The effect of the legislative changes is that all swimming pools approved, constructed or installed prior to 1st July 1993 must be upgraded to the current standard required by the Development Act 1993 on or before the date of transfer of the title of the land where the swimming pool is situated.

The onus is on the owner of the land to ensure the swimming pool safety features are upgraded prior to settlement being effected upon sale of the land.

Data Extract for Section 7 search purposes

VALUATION ID 2900373557

Parcel ID: D1671 B66, D1671 B67

Certificate Title: CT5868/778, CT5868/767

Property Address: LOT 66 LEGOE RD RIVERLEA PARK SA 5120; LOT 66 LEGOE RD RIVERLEA PARK SA 5120

Zones

Master Planned Neighbourhood (MPN)

Subzones

Emerging Activity Centre (EAC)

Zoning overlays

Overlays

Affordable Housing

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Defence Aviation Area (All structures over 90 metres)

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

Hazards (Flooding)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Bushfire - General) (General)

The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Wells Area

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.
<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is there a tree or stand of trees declared to be a significant tree or trees in the Planning and Design Code

Unknown

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.

<https://code.plan.sa.gov.au/>

Associated Building Indemnity Insurance

No

Associated DA Conditions

No

Associated DA Info

No

GIS Dataset

LMAS

No



6 December 2022

SEARCH NO: 64841

LBWCO
184 Magill Road
NORWOOD SA 5067

**ALLOTMENT /
PROPERTY ADDRESS:** BLOCK SEC 62 DP 1671 HD OF PORT ADELAIDE, LOT 91 FP
174402 HD OF PORT ADELAIDE,
BLOCK LEGOE ROAD, RIVERLEA PARK SA 5120
TITLE: CT-5868/779, CT-5868/777
VALUATION NO: 2900373055
ASSESSMENT NO: 1138734
OWNER: VOSPOROS PTY LTD

In response to your enquiry, I supply the following information:

PARTICULARS OF COUNCIL RATES & OTHER LAWFUL CHARGES
Rates Declared 28 June 2022

Current rates	\$2,025.50	Quarter 1 due 02/09/22
Rebate/Remissions	\$-202.50	
Current fines	\$0.00	
Arrears	\$0.00	Monthly fines to be applied on arrears
Legal Fees	\$0.00	
Property related debts	\$0.00	
Regional Landscape Levy	\$33.65	
Payments/Adjustment	\$-464.65	
Overpayments	\$0.00	
TOTAL OUTSTANDING	\$1,392.00	Please check the balance before settlement

*****When notifying the City of Playford regarding the change of ownership please include the mobile phone number and email address of new Ratepayers to enable future SMS and email contact*****

Payment of rates balance at settlement can be made by:

EFT: City of Playford BSB 065 137 Account Number 1039 5805

Reference must include Rates Assessment number and Remittance details emailed to
Revenue@playford.sa.gov.au

City of Playford

Call — 08 8256 0333
playford@playford.sa.gov.au
playford.sa.gov.au

Post

12 Bishopstone Road
Davoren Park SA 5113

Visit

Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

Stretton Centre
307 Peachey Road
Munno Para SA 5115

Bpay: Biller Code: 303206 Biller reference: Refer Rates Assessment number


Credit Card: pay by credit card on our website www.playford.sa.gov.au

**OTHER MATTERS PURSUANT TO SECTION 187 (4) OF THE LOCAL GOVERNMENT ACT
CERTIFICATES ARE ONLY VALID AS AT THE DATE OF ISSUE.**

Legal action taken	NO
Notice issued under the Local Government Act 1999	YES RATES
Easement, Right of Way, Restricted covenant, Lien or caveat in which council has an interest	REFER TO TITLE

Please note: The above information is supplied for the purposes of Section 7 of the Land & Business (Sale and Conveyancing) Act 1994 and relates only to matters in which council has an interest.

For Chief Executive Officer



Planning, Development & Infrastructure Act 2016			
29.1	Planning and Design Code Zone / Subzone / Overlay	Master Planned Neighbourhood Space OS	MPN EA Open
	Is the land situated in a State Heritage place		NO
	Is the land designated as a place of local heritage value		NO
	Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land		Unknown
	Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation		Yes See Below
29.2	Section 127 – Condition (that continues to apply) of a development authorisation under the Planning, Development and Infrastructure Act		NO
29.3 29.4 29.5 29.6 29.7 29.8 29.13 29.14	Planning, Development and Infrastructure Act Notices / Orders / Requirements		NO
29.9	Land Management Agreement (Section 192 or 193)		SEE CERTIFICATE OF TITLE
29.10 29.11	Requirement or Agreement to vest land in Council or Crown to be held as open space		NO
29.12	General rights of review and appeal (Part 16 Division 1 Proceedings).		NO
Development Act 1993			
5.1	Development Plan Zone / Policy Area	NA	

	Is the land situated in a designated State Heritage Area	Development Act now repealed – refer to 29.1
	Is the land designated as a place of local heritage value	Development Act now repealed – refer to 29.1
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation	NO
	Subject to a Development Consent / Conditions (under the Development Act 1993) which continue to apply	NO
	Is there a current Development Plan Amendment released for public consultation by the council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
5.2	Requirement or Agreement to vest land in Council or Crown to be held as open space	NO
5.3		
5.4	Development Act Notices / Orders / Requirements	NO
5.5		
5.6		
5.7		
5.8		
5.9		
5.10		
5.11		
5.12		
5.6	Land Management Agreement (Section 57)	SEE CERTIFICATE OF TITLE
Repealed Act Conditions		
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of</i>	NO

	<i>Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)</i>	
	Notices	
	Development Act / Public & Environmental Health Act Notices	NO
Fire and Emergency Services Act 2005		
10.1	Fire & Emergency Services Act 2005 Notice (Section 105F)	NO
Public Health Act 2011		
32.3	Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013 or Public and Environmental Health (Waste Control) Regulations 2010 (revoked)	SEE BELOW IF APPLICABLE
Further Information Held by Council		
36.1	Does the council hold details of any development approvals relating to— (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993)?	NO
	Proclamations / Agreements	SEE CERTIFICATE OF TITLE



For Chief Executive Officer

Development Approvals

NIL

Planning & Design Code Amendments

The Planning and Design Code must be read in conjunction with any amendments published in the online Planning and Design Code, on the SA Planning portal.

The following amendments are currently on consultation, under consideration or still to come into operation

[Code Amendments | PlanSA](#)

Development Plan Amendments (DPA)

The Playford Council Development Plan must be read in conjunction with any amendments published in the Government Gazette, but not yet consolidated in the plan.

The following amendments are currently on consultation, under consideration or still to be consolidated into the Playford Development Plan:

- NIL

Important Information

Please note: Where Section 34 of the Building Work Contractors Act 1995 requires that building indemnity insurance be taken out in respect of certain types of domestic building work commenced after 1st May 1987, intending purchasers of this property should contact the Council's Building Section for information on whether an insurance policy exists in respect of any building erected on this land.

Particulars Relating to Environment Protection - Further information held by councils

Note—

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

*A "YES" answer to paragraph (a) of the question may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the Environment Protection Act 1993) and that assessments or remediation of the land may be required at some future time. It should be noted that—*

- the approval of development by a council does not necessarily mean that the development has taken place;*
- the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.*

PLEASE TAKE NOTE: Various areas within the Council are at risk of flooding. The Council is not required by Section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* to provide information in relation to whether this property is within a flood risk area or the possible extent of any flood risk as part of this Statement. Nevertheless, the Council can inform you that it has received a report by the Department for Transport, Energy & Infrastructure containing new hydrological data for the Gawler River Flood Plain area which may result in the boundaries of the flood risk area being amended. Flood mapping and modelling has been undertaken using this new hydrological data. The Floodplain Mapping Report is available at the following website:

<http://www.gawler.sa.gov.au/page.aspx?u=704>

Swimming Pool Legislation

On 1st October 2008, new provisions for swimming pool safety took effect in South Australia. A new clause 71AA has been inserted under the Development Act 1993. The effect of the legislative changes is that all swimming pools approved, constructed or installed prior to 1st July 1993 must be upgraded to the current standard required by the Development Act 1993 on or before the date of transfer of the title of the land where the swimming pool is situated.

The onus is on the owner of the land to ensure the swimming pool safety features are upgraded prior to settlement being effected upon sale of the land.

Data Extract for Section 7 search purposes

VALUATION ID 2900373055

Data Extract Date: 06/12/2022

Parcel ID: D1671 B62, F174402 A91

Certificate Title: CT5868/777, CT5868/779

Property Address: LOT 62 LEGOE RD RIVERLEA PARK SA 5120; LOT 62 LEGOE RD RIVERLEA PARK SA 5120

Zones

Master Planned Neighbourhood (MPN)

Open Space (OS)

Subzones

Emerging Activity Centre (EAC)

Zoning overlays

Overlays

Affordable Housing

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Defence Aviation Area (All structures over 90 metres)

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

Hazards (Flooding)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Bushfire - General) (General)

The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Watercourses

The Prescribed Watercourses Overlay seeks to protect prescribed watercourses by ensuring the taking of water from such watercourses is avoided or is undertaken in a sustainable manner.

Prescribed Wells Area

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.
<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.
<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is there a tree or stand of trees declared to be a significant tree or trees in the Planning and Design Code

UNKNOWN

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.
<https://code.plan.sa.gov.au/>

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

GIS Dataset

LMAS

No



6 December 2022

SEARCH NO: 64842

LBWCO
184 Magill Road
NORWOOD SA 5067

**ALLOTMENT /
PROPERTY ADDRESS:** LOT 94 FP 174428 HD OF PORT ADELAIDE,
LOT 94 LEGOE ROAD, RIVERLEA PARK SA 5120
TITLE: CT-5868/776
VALUATION NO: 2900373151
ASSESSMENT NO: 100193051
OWNER: VOSPOROS PTY LTD

In response to your enquiry, I supply the following information:

PARTICULARS OF COUNCIL RATES & OTHER LAWFUL CHARGES
Rates Declared 28 June 2022

Current rates	\$1,569.65	Quarter 1 due 02/09/22
Rebate/Remissions	\$-156.90	
Current fines	\$0.00	
Arrears	\$0.00	Monthly fines to be applied on arrears
Legal Fees	\$0.00	
Property related debts	\$0.00	
Regional Landscape Levy	\$18.05	
Payments/Adjustment	\$-359.80	
Overpayments	\$0.00	
TOTAL OUTSTANDING	\$1,071.00	Please check the balance before settlement

*****When notifying the City of Playford regarding the change of ownership please include the mobile phone number and email address of new Ratepayers to enable future SMS and email contact*****

Payment of rates balance at settlement can be made by:

EFT: City of Playford BSB 065 137 Account Number 1039 5805

Reference must include Rates Assessment number and Remittance details emailed to
Revenue@playford.sa.gov.au

Bpay: Biller Code: 303206 Biller reference: Refer Rates Assessment number

City of Playford

Call — 08 8256 0333
playford@playford.sa.gov.au
playford.sa.gov.au

Post

12 Bishopstone Road
Davoren Park SA 5113

Visit

Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

Stretton Centre
307 Peachey Road
Munno Para SA 5115

Credit Card: pay by credit card on our website www.playford.sa.gov.au

**OTHER MATTERS PURSUANT TO SECTION 187 (4) OF THE LOCAL GOVERNMENT ACT
CERTIFICATES ARE ONLY VALID AS AT THE DATE OF ISSUE.**

Legal action taken	NO
Notice issued under the Local Government Act 1999	YES RATES
Easement, Right of Way, Restricted covenant, Lien or caveat in which council has an interest	REFER TO TITLE

Please note: The above information is supplied for the purposes of Section 7 of the Land & Business (Sale and Conveyancing) Act 1994 and relates only to matters in which council has an interest.


For Chief Executive Officer



Planning, Development & Infrastructure Act 2016			
29.1	Planning and Design Code Zone / Subzone / Overlay	Master Planned Neighbourhood Space OS	MPN EA Open
	Is the land situated in a State Heritage place		NO
	Is the land designated as a place of local heritage value		NO
	Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land		Unknown
	Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation		Yes See Below
29.2	Section 127 – Condition (that continues to apply) of a development authorisation under the Planning, Development and Infrastructure Act		NO
29.3 29.4 29.5 29.6 29.7 29.8 29.13 29.14	Planning, Development and Infrastructure Act Notices / Orders / Requirements		NO
29.9	Land Management Agreement (Section 192 or 193)		SEE CERTIFICATE OF TITLE
29.10 29.11	Requirement or Agreement to vest land in Council or Crown to be held as open space		NO
29.12	General rights of review and appeal (Part 16 Division 1 Proceedings).		NO
Development Act 1993			
5.1	Development Plan Zone / Policy Area	NA	

	Is the land situated in a designated State Heritage Area	Development Act now repealed – refer to 29.1
	Is the land designated as a place of local heritage value	Development Act now repealed – refer to 29.1
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation	NO
	Subject to a Development Consent / Conditions (under the Development Act 1993) which continue to apply	NO
	Is there a current Development Plan Amendment released for public consultation by the council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
5.2	Requirement or Agreement to vest land in Council or Crown to be held as open space	NO
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5.4	Development Act Notices / Orders / Requirements	NO
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5.8		
5.9		
5.10		
5.11		
5.12		
5.6	Land Management Agreement (Section 57)	SEE CERTIFICATE OF TITLE
Repealed Act Conditions		
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of</i>	NO

	<i>Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)</i>	
	Notices	
	Development Act / Public & Environmental Health Act Notices	NO
Fire and Emergency Services Act 2005		
10.1	Fire & Emergency Services Act 2005 Notice (Section 105F)	NO
Public Health Act 2011		
32.3	Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013 or Public and Environmental Health (Waste Control) Regulations 2010 (revoked)	SEE BELOW IF APPLICABLE
Further Information Held by Council		
36.1	Does the council hold details of any development approvals relating to— (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993)?	NO
	Proclamations / Agreements	SEE CERTIFICATE OF TITLE



For Chief Executive Officer

Development Approvals

NIL

Planning & Design Code Amendments

The Planning and Design Code must be read in conjunction with any amendments published in the online Planning and Design Code, on the SA Planning portal.

The following amendments are currently on consultation, under consideration or still to come into operation

[Code Amendments | PlanSA](#)

Development Plan Amendments (DPA)

The Playford Council Development Plan must be read in conjunction with any amendments published in the Government Gazette, but not yet consolidated in the plan.

The following amendments are currently on consultation, under consideration or still to be consolidated into the Playford Development Plan:

- NIL

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Particulars Relating to Environment Protection - Further information held by councils

Note—

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

*A "YES" answer to paragraph (a) of the question may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the Environment Protection Act 1993) and that assessments or remediation of the land may be required at some future time. It should be noted that—*

- the approval of development by a council does not necessarily mean that the development has taken place;*
- the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.*

PLEASE TAKE NOTE: Various areas within the Council are at risk of flooding. The Council is not required by Section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* to provide information in relation to whether this property is within a flood risk area or the possible extent of any flood risk as part of this Statement. Nevertheless, the Council can inform you that it has received a report by the Department for Transport, Energy & Infrastructure containing new hydrological data for the Gawler River Flood Plain area which may result in the boundaries of the flood risk area being amended. Flood mapping and modelling has been undertaken using this new hydrological data. The Floodplain Mapping Report is available at the following website:

<http://www.gawler.sa.gov.au/page.aspx?u=704>

Swimming Pool Legislation

On 1st October 2008, new provisions for swimming pool safety took effect in South Australia. A new clause 71AA has been inserted under the Development Act 1993. The effect of the legislative changes is that all swimming pools approved, constructed or installed prior to 1st July 1993 must be upgraded to the current standard required by the Development Act 1993 on or before the date of transfer of the title of the land where the swimming pool is situated.

The onus is on the owner of the land to ensure the swimming pool safety features are upgraded prior to settlement being effected upon sale of the land.

Data Extract for Section 7 search purposes

VALUATION ID 2900373354

Data Extract Date: 06/12/2022

Parcel ID: D1671 B61, F174428 A94

Certificate Title: CT5868/783, CT5868/776

Property Address: LOT 61 LEGOE RD RIVERLEA PARK SA 5120; LOT 61 LEGOE RD RIVERLEA PARK SA 5120

Zones

Master Planned Neighbourhood (MPN)

Open Space (OS)

Subzones

Emerging Activity Centre (EAC)

Zoning overlays

Overlays

Affordable Housing

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Defence Aviation Area (All structures over 90 metres)

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

Hazards (Flooding)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Bushfire - General) (General)

The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designed buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Watercourses

The Prescribed Watercourses Overlay seeks to protect prescribed watercourses by ensuring the taking of water from such watercourses is avoided or is undertaken in a sustainable manner.

Prescribed Wells Area

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is there a tree or stand of trees declared to be a significant tree or trees in the Planning and Design Code

UNKNOWN

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.

<https://code.plan.sa.gov.au/>

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

GIS Dataset

LMAS

No



6 December 2022

SEARCH NO: 64843

LBWCO
184 Magill Road
NORWOOD SA 5067

ALLOTMENT / LOT 61 DP 1671 HD OF PORT ADELAIDE,
PROPERTY ADDRESS: LOT 61 LEGOE ROAD, RIVERLEA PARK SA 5120
TITLE: CT-5868/783
VALUATION NO: 2900373354
ASSESSMENT NO: 100207059
OWNER: VOSPOROS PTY LTD

In response to your enquiry, I supply the following information:

PARTICULARS OF COUNCIL RATES & OTHER LAWFUL CHARGES
Rates Declared 28 June 2022

Current rates	\$1,924.20	Quarter 1 due 02/09/22
Rebate/Remissions	\$-192.35	
Current fines	\$0.00	
Arrears	\$0.00	Monthly fines to be applied on arrears
Legal Fees	\$0.00	
Property related debts	\$0.00	
Regional Landscape Levy	\$30.20	
Payments/Adjustment	\$-442.05	
Overpayments	\$0.00	
TOTAL OUTSTANDING	\$1,320.00	Please check the balance before settlement

*****When notifying the City of Playford regarding the change of ownership please include the mobile phone number and email address of new Ratepayers to enable future SMS and email contact*****

Payment of rates balance at settlement can be made by:

EFT: City of Playford BSB 065 137 Account Number 1039 5805

Reference must include Rates Assessment number and Remittance details emailed to

Revenue@playford.sa.gov.au

Bpay: Biller Code: 303206 Biller reference: Refer Rates Assessment number

City of Playford

Call — 08 8256 0333
playford@playford.sa.gov.au
playford.sa.gov.au

Post

12 Bishopstone Road
Davoren Park SA 5113

Visit

Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

Stretton Centre
307 Peachey Road
Munno Para SA 5115

Credit Card: pay by credit card on our website www.playford.sa.gov.au

**OTHER MATTERS PURSUANT TO SECTION 187 (4) OF THE LOCAL GOVERNMENT ACT
CERTIFICATES ARE ONLY VALID AS AT THE DATE OF ISSUE.**

Legal action taken	NO
Notice issued under the Local Government Act 1999	YES RATES
Easement, Right of Way, Restricted covenant, Lien or caveat in which council has an interest	REFER TO TITLE

Please note: The above information is supplied for the purposes of Section 7 of the Land & Business (Sale and Conveyancing) Act 1994 and relates only to matters in which council has an interest.

For Chief Executive Officer



Planning, Development & Infrastructure Act 2016		
29.1	Planning and Design Code Zone / Subzone / Overlay	
	Is the land situated in a State Heritage place	NO
	Is the land designated as a place of local heritage value	NO
	Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land	Unknown
	Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation	Yes See Below
29.2	Section 127 – Condition (that continues to apply) of a development authorisation under the Planning, Development and Infrastructure Act	NO
29.3 29.4 29.5 29.6 29.7 29.8 29.13 29.14	Planning, Development and Infrastructure Act Notices / Orders / Requirements	NO
29.9	Land Management Agreement (Section 192 or 193)	SEE CERTIFICATE OF TITLE
29.10 29.11	Requirement or Agreement to vest land in Council or Crown to be held as open space	NO
29.12	General rights of review and appeal (Part 16 Division 1 Proceedings).	NO
Development Act 1993		
5.1	Development Plan Zone / Policy Area	NA

	Is the land situated in a designated State Heritage Area	Development Act now repealed – refer to 29.1
	Is the land designated as a place of local heritage value	Development Act now repealed – refer to 29.1
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation	NO
	Subject to a Development Consent / Conditions (under the Development Act 1993) which continue to apply	NO
	Is there a current Development Plan Amendment released for public consultation by the council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
5.2	Requirement or Agreement to vest land in Council or Crown to be held as open space	NO
5.3		
5.4	Development Act Notices / Orders / Requirements	NO
5.5		
5.6		
5.7		
5.8		
5.9		
5.10		
5.11		
5.12		
5.6	Land Management Agreement (Section 57)	SEE CERTIFICATE OF TITLE
Repealed Act Conditions		
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of</i>	NO

	<i>Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)</i>	
	Notices	
	Development Act / Public & Environmental Health Act Notices	NO
Fire and Emergency Services Act 2005		
10.1	Fire & Emergency Services Act 2005 Notice (Section 105F)	NO
Public Health Act 2011		
32.3	Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013 or Public and Environmental Health (Waste Control) Regulations 2010 (revoked)	SEE BELOW IF APPLICABLE
Further Information Held by Council		
36.1	Does the council hold details of any development approvals relating to— (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993)?	NO
	Proclamations / Agreements	SEE CERTIFICATE OF TITLE



For Chief Executive Officer

Development Approvals

NIL

Planning & Design Code Amendments

The Planning and Design Code must be read in conjunction with any amendments published in the online Planning and Design Code, on the SA Planning portal.

The following amendments are currently on consultation, under consideration or still to come into operation

[Code Amendments | PlanSA](#)

Development Plan Amendments (DPA)

The Playford Council Development Plan must be read in conjunction with any amendments published in the Government Gazette, but not yet consolidated in the plan.

The following amendments are currently on consultation, under consideration or still to be consolidated into the Playford Development Plan:

- NIL

Important Information

Please note: Where Section 34 of the Building Work Contractors Act 1995 requires that building indemnity insurance be taken out in respect of certain types of domestic building work commenced after 1st May 1987, intending purchasers of this property should contact the Council's Building Section for information on whether an insurance policy exists in respect of any building erected on this land.

Particulars Relating to Environment Protection - Further information held by councils

Note—

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

*A "YES" answer to paragraph (a) of the question may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the Environment Protection Act 1993) and that assessments or remediation of the land may be required at some future time. It should be noted that—*

- the approval of development by a council does not necessarily mean that the development has taken place;*
- the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.*

PLEASE TAKE NOTE: Various areas within the Council are at risk of flooding. The Council is not required by Section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* to provide information in relation to whether this property is within a flood risk area or the possible extent of any flood risk as part of this Statement. Nevertheless, the Council can inform you that it has received a report by the Department for Transport, Energy & Infrastructure containing new hydrological data for the Gawler River Flood Plain area which may result in the boundaries of the flood risk area being amended. Flood mapping and modelling has been undertaken using this new hydrological data. The Floodplain Mapping Report is available at the following website:

<http://www.gawler.sa.gov.au/page.aspx?u=704>

Swimming Pool Legislation

On 1st October 2008, new provisions for swimming pool safety took effect in South Australia. A new clause 71AA has been inserted under the Development Act 1993. The effect of the legislative changes is that all swimming pools approved, constructed or installed prior to 1st July 1993 must be upgraded to the current standard required by the Development Act 1993 on or before the date of transfer of the title of the land where the swimming pool is situated.

The onus is on the owner of the land to ensure the swimming pool safety features are upgraded prior to settlement being effected upon sale of the land.

Data Extract for Section 7 search purposes

VALUATION ID 2900373354

Data Extract Date: 06/12/2022

Parcel ID: D1671 B61, F174428 A94

Certificate Title: CT5868/783, CT5868/776

Property Address: LOT 61 LEGOE RD RIVERLEA PARK SA 5120; LOT 61 LEGOE RD RIVERLEA PARK SA 5120

Zones

Master Planned Neighbourhood (MPN)

Open Space (OS)

Subzones

Emerging Activity Centre (EAC)

Zoning overlays

Overlays

Affordable Housing

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Defence Aviation Area (All structures over 90 metres)

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

Hazards (Flooding)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Bushfire - General) (General)

The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Watercourses

The Prescribed Watercourses Overlay seeks to protect prescribed watercourses by ensuring the taking of water from such watercourses is avoided or is undertaken in a sustainable manner.

Prescribed Wells Area

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.
<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.
<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is there a tree or stand of trees declared to be a significant tree or trees in the Planning and Design Code

UNKNOWN

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.
<https://code.plan.sa.gov.au/>

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

GIS Dataset

LMAS

No



6 December 2022

SEARCH NO: 64844

LBWCO
184 Magill Road
NORWOOD SA 5067

**ALLOTMENT /
PROPERTY ADDRESS:** BLOCK 65 DP 1671 HD OF PORT ADELAIDE,
BLOCK 65 LEGOE ROAD, RIVERLEA PARK SA 5120
TITLE: CT-5868/772
VALUATION NO: 2900371893
ASSESSMENT NO: 1129394
OWNER: VOSPOROS PTY LTD

In response to your enquiry, I supply the following information:

PARTICULARS OF COUNCIL RATES & OTHER LAWFUL CHARGES
Rates Declared 28 June 2022

Current rates	\$2,157.15	Quarter 1 due 02/09/22
Rebate/Remissions	\$-215.65	
Current fines	\$0.00	
Arrears	\$0.00	Monthly fines to be applied on arrears
Legal Fees	\$0.00	
Property related debts	\$0.00	
Regional Landscape Levy	\$38.20	
Payments/Adjustment	\$-497.70	
Overpayments	\$0.00	
TOTAL OUTSTANDING	\$1,482.00	Please check the balance before settlement

*****When notifying the City of Playford regarding the change of ownership please include the mobile phone number and email address of new Ratepayers to enable future SMS and email contact*****

Payment of rates balance at settlement can be made by:

EFT: City of Playford BSB 065 137 Account Number 1039 5805

Reference must include Rates Assessment number and Remittance details emailed to

Revenue@playford.sa.gov.au

Bpay: Biller Code: 303206 Biller reference: Refer Rates Assessment number

City of Playford

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playford@playford.sa.gov.au
playford.sa.gov.au

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Elizabeth SA 5112

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307 Peachey Road
Munno Para SA 5115


Credit Card: pay by credit card on our website www.playford.sa.gov.au

**OTHER MATTERS PURSUANT TO SECTION 187 (4) OF THE LOCAL GOVERNMENT ACT
CERTIFICATES ARE ONLY VALID AS AT THE DATE OF ISSUE.**

Legal action taken	NO
Notice issued under the Local Government Act 1999	YES RATES
Easement, Right of Way, Restricted covenant, Lien or caveat in which council has an interest	REFER TO TITLE

Please note: The above information is supplied for the purposes of Section 7 of the Land & Business (Sale and Conveyancing) Act 1994 and relates only to matters in which council has an interest.

For Chief Executive Officer



Planning, Development & Infrastructure Act 2016			
29.1	Planning and Design Code Zone / Subzone / Overlay	Master Planned Neighbourhood	MPN EA
	Is the land situated in a State Heritage place		NO
	Is the land designated as a place of local heritage value		NO
	Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land		Unknown
	Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation		Yes See Below
29.2	Section 127 – Condition (that continues to apply) of a development authorisation under the Planning, Development and Infrastructure Act		NO
29.3 29.4 29.5 29.6 29.7 29.8 29.13 29.14	Planning, Development and Infrastructure Act Notices / Orders / Requirements		NO
29.9	Land Management Agreement (Section 192 or 193)		SEE CERTIFICATE OF TITLE
29.10 29.11	Requirement or Agreement to vest land in Council or Crown to be held as open space		NO
29.12	General rights of review and appeal (Part 16 Division 1 Proceedings).		NO
Development Act 1993			
5.1	Development Plan Zone / Policy Area	NA	

	Is the land situated in a designated State Heritage Area	Development Act now repealed – refer to 29.1
	Is the land designated as a place of local heritage value	Development Act now repealed – refer to 29.1
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation	NO
	Subject to a Development Consent / Conditions (under the Development Act 1993) which continue to apply	NO
	Is there a current Development Plan Amendment released for public consultation by the council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
5.2	Requirement or Agreement to vest land in Council or Crown to be held as open space	NO
5.3		
5.4	Development Act Notices / Orders / Requirements	NO
5.5		
5.6		
5.7		
5.8		
5.9		
5.10		
5.11		
5.12		
5.6	Land Management Agreement (Section 57)	SEE CERTIFICATE OF TITLE
Repealed Act Conditions		
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of</i>	NO

	<i>Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)</i>	
	Notices	
	Development Act / Public & Environmental Health Act Notices	NO
Fire and Emergency Services Act 2005		
10.1	Fire & Emergency Services Act 2005 Notice (Section 105F)	NO
Public Health Act 2011		
32.3	Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013 or Public and Environmental Health (Waste Control) Regulations 2010 (revoked)	SEE BELOW IF APPLICABLE
Further Information Held by Council		
36.1	Does the council hold details of any development approvals relating to— (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993)?	NO
	Proclamations / Agreements	SEE CERTIFICATE OF TITLE



For Chief Executive Officer

Development Approvals

NIL

Planning & Design Code Amendments

The Planning and Design Code must be read in conjunction with any amendments published in the online Planning and Design Code, on the SA Planning portal.

The following amendments are currently on consultation, under consideration or still to come into operation

[Code Amendments | PlanSA](#)

Development Plan Amendments (DPA)

The Playford Council Development Plan must be read in conjunction with any amendments published in the Government Gazette, but not yet consolidated in the plan.

The following amendments are currently on consultation, under consideration or still to be consolidated into the Playford Development Plan:

- NIL

Important Information

Please note: Where Section 34 of the Building Work Contractors Act 1995 requires that building indemnity insurance be taken out in respect of certain types of domestic building work commenced after 1st May 1987, intending purchasers of this property should contact the Council's Building Section for information on whether an insurance policy exists in respect of any building erected on this land.

Particulars Relating to Environment Protection - Further information held by councils

Note—

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

*A "YES" answer to paragraph (a) of the question may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the Environment Protection Act 1993) and that assessments or remediation of the land may be required at some future time. It should be noted that—*

- the approval of development by a council does not necessarily mean that the development has taken place;*
- the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.*

PLEASE TAKE NOTE: Various areas within the Council are at risk of flooding. The Council is not required by Section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* to provide information in relation to whether this property is within a flood risk area or the possible extent of any flood risk as part of this Statement. Nevertheless, the Council can inform you that it has received a report by the Department for Transport, Energy & Infrastructure containing new hydrological data for the Gawler River Flood Plain area which may result in the boundaries of the flood risk area being amended. Flood mapping and modelling has been undertaken using this new hydrological data. The Floodplain Mapping Report is available at the following website:

<http://www.gawler.sa.gov.au/page.aspx?u=704>

Swimming Pool Legislation

On 1st October 2008, new provisions for swimming pool safety took effect in South Australia. A new clause 71AA has been inserted under the Development Act 1993. The effect of the legislative changes is that all swimming pools approved, constructed or installed prior to 1st July 1993 must be upgraded to the current standard required by the Development Act 1993 on or before the date of transfer of the title of the land where the swimming pool is situated.

The onus is on the owner of the land to ensure the swimming pool safety features are upgraded prior to settlement being effected upon sale of the land.

Data Extract for Section 7 search purposes

VALUATION ID 2900371893

Data Extract Date: 06/12/2022

Parcel ID: D1671 B65

Certificate Title: CT5868/772

Property Address: LOT 65 LEGOE RD RIVERLEA PARK SA 5120

Zones

Master Planned Neighbourhood (MPN)

Subzones

Emerging Activity Centre (EAC)

Zoning overlays

Overlays

Affordable Housing

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Defence Aviation Area (All structures over 90 metres)

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

Hazards (Flooding)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Native Vegetation

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Prescribed Wells Area

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.
<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is there a tree or stand of trees declared to be a significant tree or trees in the Planning and Design Code

UNKNOWN

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.
<https://code.plan.sa.gov.au/>

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

GIS Dataset

LMAS

No



9 January 2023

SEARCH NO: 65073

LBWCO
184 Magill Road
NORWOOD SA 5067

**ALLOTMENT /
PROPERTY ADDRESS:** PIECE 204 SEC 90 DP 33239 HD OF PORT ADELAIDE, PIECE
231 SEC 90 DP 33239 HD OF PORT ADELAIDE,
TITLE: PIECE 204 MCEVOY ROAD, WATERLOO CORNER SA 5110
VALUATION NO: CT-5099/239
ASSESSMENT NO: 2900373100
OWNER: 233361
VOSPOROS PTY LTD

In response to your enquiry, I supply the following information:

PARTICULARS OF COUNCIL RATES & OTHER LAWFUL CHARGES
Rates Declared 28 June 2022

Current rates	\$1,640.55	Quarter 1 due 02/09/22
Rebate/Remissions	\$-164.00	
Current fines	\$0.00	
Arrears	\$0.00	Monthly fines to be applied on arrears
Legal Fees	\$0.00	
Property related debts	\$0.00	
Regional Landscape Levy	\$20.45	
Payments/Adjustment	\$-749.00	
Overpayments	\$0.00	
TOTAL OUTSTANDING	\$748.00	Please check the balance before settlement

*****When notifying the City of Playford regarding the change of ownership please include the mobile phone number and email address of new Ratepayers to enable future SMS and email contact*****

City of Playford

Call — 08 8256 0333
playford@playford.sa.gov.au
playford.sa.gov.au

Post

12 Bishopstone Road
Davoren Park SA 5113

Visit

Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

Stretton Centre
307 Peachey Road
Munno Para SA 5115

Payment of rates balance at settlement can be made by:

EFT: City of Playford BSB 065 137 Account Number 1039 5805

Reference must include Rates Assessment number and Remittance details emailed to
Revenue@playford.sa.gov.au

Bpay: Biller Code: 303206 Biller reference: Refer Rates Assessment number

Credit Card: pay by credit card on our website www.playford.sa.gov.au

**OTHER MATTERS PURSUANT TO SECTION 187 (4) OF THE LOCAL GOVERNMENT ACT
CERTIFICATES ARE ONLY VALID AS AT THE DATE OF ISSUE.**

Legal action taken	NO
Notice issued under the Local Government Act 1999	YES RATES
Easement, Right of Way, Restricted covenant, Lien or caveat in which council has an interest	REFER TO TITLE

Please note: The above information is supplied for the purposes of Section 7 of the Land & Business
(Sale and Conveyancing) Act 1994 and relates only to matters in which council has an interest.

For Chief Executive Officer



Planning, Development & Infrastructure Act 2016			
29.1	Planning and Design Code Zone / Subzone / Overlay	Master Planned Neighbourhood (OS) Emerging Activity Centre (EAC)	MPN Open Space
	Is the land situated in a State Heritage place		NO
	Is the land designated as a place of local heritage value		NO
	Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land		Unknown
	Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation		Yes See Below
29.2	Section 127 – Condition (that continues to apply) of a development authorisation under the Planning, Development and Infrastructure Act		NO
29.3 29.4 29.5 29.6 29.7 29.8 29.13 29.14	Planning, Development and Infrastructure Act Notices / Orders / Requirements		NO
29.9	Land Management Agreement (Section 192 or 193)		SEE CERTIFICATE OF TITLE
29.10 29.11	Requirement or Agreement to vest land in Council or Crown to be held as open space		NO
29.12	General rights of review and appeal (Part 16 Division 1 Proceedings).		NO
Development Act 1993			
5.1	Development Plan Zone / Policy Area	NA	

	Is the land situated in a designated State Heritage Area	Development Act now repealed – refer to 29.1
	Is the land designated as a place of local heritage value	Development Act now repealed – refer to 29.1
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation	NO
	Subject to a Development Consent / Conditions (under the Development Act 1993) which continue to apply	NO
	Is there a current Development Plan Amendment released for public consultation by the council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
5.2	Requirement or Agreement to vest land in Council or Crown to be held as open space	NO
5.3		
5.4	Development Act Notices / Orders / Requirements	NO
5.5		
5.6		
5.7		
5.8		
5.9		
5.10		
5.11		
5.12		
5.6	Land Management Agreement (Section 57)	SEE CERTIFICATE OF TITLE
Repealed Act Conditions		
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of</i>	NO

	<i>Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)</i>	
	Notices	
	Development Act / Public & Environmental Health Act Notices	NO
Fire and Emergency Services Act 2005		
10.1	Fire & Emergency Services Act 2005 Notice (Section 105F)	NO
Public Health Act 2011		
32.3	Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013 or Public and Environmental Health (Waste Control) Regulations 2010 (revoked)	SEE BELOW IF APPLICABLE
Further Information Held by Council		
36.1	Does the council hold details of any development approvals relating to— (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993)?	NO
	Proclamations / Agreements	SEE CERTIFICATE OF TITLE

For Chief Executive Officer



Development Approvals

Nil

Planning & Design Code Amendments

The Planning and Design Code must be read in conjunction with any amendments published in the online Planning and Design Code, on the SA Planning portal.

The following amendments are currently on consultation, under consideration or still to come into operation

[Code Amendments | PlanSA](#)

Development Plan Amendments (DPA)

The Playford Council Development Plan must be read in conjunction with any amendments published in the Government Gazette, but not yet consolidated in the plan.

The following amendments are currently on consultation, under consideration or still to be consolidated into the Playford Development Plan:

- NIL

Important Information

Please note: Where Section 34 of the Building Work Contractors Act 1995 requires that building indemnity insurance be taken out in respect of certain types of domestic building work commenced after 1st May 1987, intending purchasers of this property should contact the Council's Building Section for information on whether an insurance policy exists in respect of any building erected on this land.

Particulars Relating to Environment Protection - Further information held by councils

Note—

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

*A "YES" answer to paragraph (a) of the question may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the Environment Protection Act 1993) and that assessments or remediation of the land may be required at some future time. It should be noted that—*

- the approval of development by a council does not necessarily mean that the development has taken place;*
- the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.*

PLEASE TAKE NOTE: Various areas within the Council are at risk of flooding. The Council is not required by Section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* to provide information in relation to whether this property is within a flood risk area or the possible extent of any

flood risk as part of this Statement. Nevertheless, the Council can inform you that it has received a report by the Department for Transport, Energy & Infrastructure containing new hydrological data for the Gawler River Flood Plain area which may result in the boundaries of the flood risk area being amended. Flood mapping and modelling has been undertaken using this new hydrological data. The Floodplain Mapping Report is available at the following website:

<http://www.gawler.sa.gov.au/page.aspx?u=704>

Swimming Pool Legislation

On 1st October 2008, new provisions for swimming pool safety took effect in South Australia. A new clause 71AA has been inserted under the Development Act 1993. The effect of the legislative changes is that all swimming pools approved, constructed or installed prior to 1st July 1993 must be upgraded to the current standard required by the Development Act 1993 on or before the date of transfer of the title of the land where the swimming pool is situated.

The onus is on the owner of the land to ensure the swimming pool safety features are upgraded prior to settlement being effected upon sale of the land.

Data Extract for Section 7 search purposes

VALUATION ID 2900373100

Data Extract Date: 09/01/2023

Parcel ID: D1671 B63

Certificate Title: CT5868/784

Property Address: LOT 63 LEGOE RD RIVERLEA PARK SA 5120

Zones

Master Planned Neighbourhood (MPN)

Open Space (OS)

Subzones

Emerging Activity Centre (EAC)

Zoning overlays

Overlays

Affordable Housing

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Defence Aviation Area (All structures over 90 metres)

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

Hazards (Flooding)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Bushfire - General) (General)

The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designed buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Watercourses

The Prescribed Watercourses Overlay seeks to protect prescribed watercourses by ensuring the taking of water from such watercourses is avoided or is undertaken in a sustainable manner.

Prescribed Wells Area

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.
<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.
<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is there a tree or stand of trees declared to be a significant tree or trees in the Planning and Design Code

Unknown

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.
<https://code.plan.sa.gov.au/>

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

GIS Dataset

LMAS

No

Appendix F

SafeWork SA Dangerous Goods

OFFICIAL



Government of South Australia

Attorney-General's Department

If calling please ask for
Tien Phung

Telephone
(08) 7322 7956

Reference
qA49901

13 January 2023

Annabel Geitz
LBWco
184 Magill Road
NORWOOD SA 5067

Email: annabel.geitz@lbwco.com.au

Dear Ms Geitz

Re Freedom of Information Application

I refer to your application to the Department of Treasury and Finance (DTF) for documents held by SafeWork SA requesting the following scope:

I am requesting a search of SafeWork SA's Dangerous Substance database. The CTs and owner permission are attached to this application. We are an environmental consulting company and are undertaking a site history investigation for the site.

SafeWork SA became a function of the Attorney-General's Department (AGD) on 1 July 2022. Therefore; DTF transferred your application to AGD for processing and response.

On 20 December 2022, the Freedom of Information Unit requested the site addresses of the properties requiring a Dangerous Goods search. On the same date, you provided the following property addresses via return email:

PARCEL	TITLE	ADDRESS
D1671 BL67	CT5868/767	LOT66 LEGOE RD, RIVERLEA PARK 5120
D1671 BL65	CT5868/772	LOT65 LEGOE RD, RIVERLEA PARK 5120
F174403 AL91	CT5868/773	LOT91 LEGOE RD, RIVERLEA PARK 5120
F174428 AL94	CT5868/776	LOT61 LEGOE RD, RIVERLEA PARK 5120
D1671 BL62	CT5868/777	LOT62 LEGOE RD, RIVERLEA PARK 5120
D1671 BL66	CT5868/778	LOT66 LEGOE RD, RIVERLEA PARK 5120
F174402 AL91	CT5868/779	LOT62 LEGOE RD, RIVERLEA PARK 5120
D1671 BL61	CT5868/783	LOT61 LEGOE RD, RIVERLEA PARK 5120
D1671 BL63	CT5868/784	LOT63 LEGOE RD, RIVERLEA PARK 5120

In addition to the above, you advised the two remaining properties are road reserves with no addresses and can be disregarded from the search.

On behalf of the Agency, I wish to advise pursuant to section 23(1)(b) of the *Freedom of Information Act* (the Act), no documents have been identified in relation to your request.

Finance, People &
Performance

Performance & Business
Services

GPO Exchange
Level 15
10 Franklin Street
Adelaide SA 5000

GPO Box 464
Adelaide SA 5001
DX 336

Tel 1800 177 076

Section 23(1)(b) of the Act states that:

23—Notices of determination

- (1) An agency must notify an applicant in writing—
- (a) of its determination of his or her application; or
 - (b) if the application relates to a document that is not held by the agency—of the fact that the agency does not hold such a document.

SafeWork SA regulates licensable quantities of dangerous substances as prescribed by the *Dangerous Substances (General) Regulations 2017*, specifically:

- Regulation 11 (Class 2 substances)
- Regulation 22 (Class 3 substances) and
- Regulation 39 (Class 6 or 8 substances).

All other dangerous substances are not licensed by SafeWork SA. As a result, SafeWork SA can only provide information relating to the classes of substances as prescribed in *Dangerous Substances (General) Regulations 2017*.

If you are dissatisfied with the outcome of your FOI application, you have the right to make a complaint to Ombudsman SA. Complaints can be lodged either:

Online at: <https://www.ombudsman.sa.gov.au/make-a-complaint>

Email: ombudsman@ombudsman.sa.gov.au or

Telephone (08) 8226 8699.

Yours sincerely



Tien Phung
Accredited Freedom of Information Officer

Our ref: 231445-07 L01.docx

21 July 2025

Chris Emsley
Senior Construction Manager
Walker Buckland Park Developments



DELIVERING
**ENVIRONMENTAL
SOLUTIONS**

LBW co Pty Ltd

ABN 58 126 992 274
Kaurna Country, 184 Magill Road,
Norwood SA 5067
08 8331 2417
www.lbwco.com.au

Dear Chris

Riverlea Development – Precinct 3A Preliminary Site Investigation Update

1 Introduction

LBW co Pty Ltd (LBWco) was engaged by Walker Buckland Park Developments Pty Ltd (Walker) to prepare a preliminary site investigation (PSI) update and a summary of the previous soil and groundwater investigations relative to Precinct 3A of the Riverlea development, Riverlea Park, South Australia (the site). This information is required to support a planning application for Precinct 3A.

Precinct 3A includes portions of land that LBWco has previously assessed in separate preliminary site investigations as Precincts 2 and 3. The location of the subject Precinct 3A site, in relation to the previous Precinct 2 and 3 investigation areas, is shown on Figure 1 in Attachment 1.

1.1 Objectives

The objectives of the PSI update were to:

- Provide a summary of key findings of the Precinct 2 and Precinct 3 PSI site history reports, and soil and groundwater investigations, relative to the Precinct 3A site area
- Identify potentially contaminating activities (PCAs)¹ that may have occurred onsite and on adjacent land, supplementing information previously reported by LBWco in 2022 with relevant information relating to the period from 2022 to present
- Advise on whether additional site assessment is required to support a statement of site suitability for the proposed land use.

¹ Assessment of PCAs was made with reference to Section 48 and Schedule 3 Part 1 of the *Environment Protection Regulations 2023* and schedule 1 of *State Planning Commission Practice Direction 14 (Site Contamination Assessment)* (PD14, v4 2023)

1.2 Site Information

Site identification details are provided in Table 1-1.

Table 1-1 Site identification details

Site Address	Precinct 3A, Riverlea Development, Riverlea Park, SA	
CT Reference	Portion of CTs 6288/348, 6288/349, 6288/351 and 6317/911	
Parcel Details	Portion of Allotments 9010, 9011 and 9013, Deposited Plan 132334 and Portion of Allotment 9301, Deposited Plan 138539 in the area named Riverlea Park, Hundred of Port Adelaide	
Current Site Owner	Vosporos Pty. Ltd	
Total Site Area	~51 ha	
Local Government Authority	City of Playford	
Zoning	Master Planned Neighbourhood	
Previous / Current Land Use	Previous: Primary production Current: Vacant	PD14 LUSH ¹ Item 6
Proposed Land Use	Residential class 1 Open Space / recreation area	PD14 LUSH ¹ Item 1 PD14 LUSH ¹ Item 3

1 Land Use Sensitivity Hierarchy

2 Site History Overview

LBWco completed PSI site history investigations for Precincts 2 and 3 in 2022 and 2023, respectively, to identify current and historical activities at the site. The work was reported in:

- LBWco (2022), Preliminary Site Investigation, Precinct 2, Riverlea Development, Riverlea Park, South Australia (221385 R01), 20 October 2022.
- LBWco (2023a), Preliminary Site Investigation, Precinct 3, Riverlea Development, Riverlea Park, South Australia (221408 R01), 14 February 2023.

Based on the desktop site history research conducted by LBWco (2022 and 2023a) and with reference to Connell Wagner (2008)², the Precinct 2 and Precinct 3 investigation areas, a portion of which incorporates the subject Precinct 3A site, had been largely undeveloped and used for agricultural purposes.

The land ownership records indicated that historical owners of the site and surrounding areas typically comprised farmers, graziers and pastoralists, with market gardeners also having occupied nearby off-site properties. At the time of preparing the respective PSIs, the site comprised open grassland and was being used for grazing cattle.

Mr John Gerovasilis, of Vosporos, owner of the land comprising Precinct 3A, indicated that the site had been used for broad-acre cropping (barley and mixed pasture) and grazing of sheep and cattle since he purchased the site in 2001. Mr Gerovasilis also indicated that application of chemicals to ground at the site had been limited to occasional spraying with glyphosate or 2,4-D herbicide in accordance with agronomist recommendations. Chemical storage was undertaken on the broader Precinct 3 site, but not within the Precinct 3A boundary. No soil importation or filling had occurred at the site during the period of Vosporos ownership.

² Connell Wagner 2008, Site History Investigation, Buckland Park Proposal, Walker Corporation / DayCorp (31495, Revision 4), 3 November 2008.

At the time of the original Precinct 2 and Precinct 3 PSIs, a stormwater detention channel had been excavated along a portion of the south-eastern site boundary for temporary storage of stormwater runoff. Stockpiles of topsoil and other geotechnically unsuitable soils were located adjacent to the channel, with one of these stockpiles located within the Precinct 3A boundary.

3 Intrusive Investigations

LBWco undertook environmental soil and groundwater sampling across Precinct 2 in November 2022 and Precinct 3 in March and April 2023. The intrusive investigations were reported in:

- LBWco (2023b), Riverlea Development, Precinct 2, Preliminary Soil Assessment (221385-01 L01), 13 January 2023.
- LBWco (2023c), Riverlea Development, Precinct 3, Preliminary Soil and Groundwater Assessment (221408 L01), 11 July 2023.

The intrusive investigations comprised the installation and sampling of a groundwater well at the western boundary of Precinct 3; soil bore drilling and/or test pit excavation on a broad grid across the Precinct 2 and 3 areas; and targeted surface soil and stockpile sampling. Four soil bores (SB116-SB118 and SB122) were drilled to depths of between 1.2 m below ground level (mBGL) and 8.25 mBGL within the Precinct 3A boundary. Soil sampling locations within and in the vicinity of Precinct 3A are presented on Figure 3, Attachment 1, and tabulated laboratory soil testing results for Precinct 3A are presented as Attachment 2.

Fill material was not encountered in the soil bores or test pits advanced across the Precinct 2 and Precinct 3 areas. Natural soils within the Precinct 3A boundary were generally described as low plasticity, dark grey or brown sandy clay. Brown clayey sand was also encountered at SB118 and SB122.

A total of seven samples from SB116-SB118 and SB122 were analysed for contaminants of interest for the site. This was considered sufficient to characterise site soils based on the consistency of results across the Precinct 2 and Precinct 3 areas as a whole.

No exceedances of human health or ecological guidelines for residential or recreational/open space land use were reported for samples across the Precinct 2 and Precinct 3 areas, including the four soil bores within the Precinct 3A boundary.

4 Site Inspection

4.1 Summary of Precinct 2 and 3 Site Inspections, 2022

Site inspections of the previous Precinct 2 and 3 investigation areas, a portion of which comprises the current Precinct 3A area, were conducted in October and December 2022 by a Principal Environmental Consultant from LBWco, in the presence of Mr Richard Cornthwaite, Walker Site Manager for the Riverlea development. A summary of observations made relating to the subject Precinct 3A site are provided below.

At the time of the 2022 site inspections, the majority of the subject site comprised open grassland, which was being used for grazing cattle. A shallow ephemeral creek, approximately 1 m deep was present at the eastern boundary of the site. Water was present in the creek near the south-eastern corner of the site at the time of the inspection. Several shallow lakes were observed offsite to the east of the subject site.

A large stormwater detention channel was present at the south-eastern corner of the subject site and also extended further to the east. Water within the channel appeared clear and no sheen or odour was observed. Numerous stockpiles of topsoil were present to the north of the channel, in the south-eastern corner of the subject site and several offsite further to the east.

A haul road had been constructed along the southern portion of the site, with what appeared to be imported rubble.

Observations made during the 2022 site inspections were not indicative of potential for site contamination.

During the site inspection, Mr Cornthwaite of Walker indicated that no imported fill had been brought onto the subject site with the exception of rubble for construction of the haul road, which had been sourced from deep natural rock excavated from the Adelaide Casino redevelopment. No filling within Thompson Creek had occurred.

Mr Cornthwaite indicated that stockpiles present near the southern site boundary comprised topsoil and geotechnically unsuitable silt and sand that had been excavated from the stormwater detention channel area.

4.2 Precinct 3A Site Inspection, July 2025

On 17 October 2022, a Principal Environmental Consultant from LBWco inspected the site, in the presence of Mr Richard Cornthwaite. Important features of the site pertaining to the potential for site contamination were noted and a photographic record was made. Records of the site visit and site photos from October 2022 are presented below, and a site layout plan detailing onsite observations and surrounding land uses is presented on Figure 2, Appendix A.

4.2.1 Current Land Use and Site Structures

Consistent with the 2022 site inspections, the majority of the site comprised open grassland, however, was no longer being used for grazing cattle. Thompson Creek and a tributary were present along the eastern side of the site. No water was observed within the creek and no filling of the creek had taken place.

A fenced, rubble-surfaced contractor compound and associated haul road had been established in the central western area of the site. Infrastructure observed in the compound included three transportable buildings, a portable toilet, a generator and associated diesel storage "cube" tank.

Areas to the south and north-east of the compound had been stripped of surface vegetation and topsoil and numerous small soil stockpiles with individual identifiers were observed.

Larger stockpiles of soil comprising predominantly brown, sandy silt were present to the south-east of the compound, in the central southern portion of the site.

The stormwater detention channel had been extended along the southern boundary of Precinct 3A. The central portion of the channel had been deepened to capture low stormwater flows. At the time of the site inspection, water within the channel was limited to the central low flow section, and appeared clear with no sheen or odour observed.

4.2.2 Evidence of potential site contamination

Observations made with respect to the potential for site contamination were limited to storage of diesel for operating a generator within the contractor compound.

The diesel was being stored within a self-bunded cube tank of 990 L capacity. A supply line, observed to be in good condition, ran between the tank and the generator. There was no evidence of spillage or leakage of fuel to the surrounding ground surface.

4.2.3 Site Photographs

Selected photographs taken in July 2025, of relevant on-site features at the time of the site inspection are presented below.



Photograph 1.

View to the north of Thompson Creek within northern portion of Precinct 3A. Pipes in place to allow creek water to flow beneath haul road.

(18.07.2025).



Photograph 2.

View to the west of northern portion of Precinct 3A from a haul road.

(18.07.2025).



Photograph 3.

View to the south of Thompson Creek within main portion of Precinct 3A.

(18.07.2025).



Photograph 4.
View to the west of main portion of Precinct 3A.
(18.07.2025).



Photograph 5.
Stripping of vegetation and topsoil in central portion of Precinct 3A. Surficial soils are being sieved for identification of cultural artefacts.
(18.07.2025).



Photograph 6.
Stripping of vegetation and topsoil in south-western portion of Precinct 3A, to the south of the contractor compound for sieving and artefact identification.
(18.07.2025).



Photograph 7.
Large topsoil stockpiles in central southern portion of the site.
(18.07.2025).



Photograph 8.
View to the north of 990 L self-bunded diesel tank and generator in contractor compound.
(18.07.2025).



Photograph 9.
View to the east of contractor compound.
(18.07.2025).



Photograph 10.

View to the north-west of former topsoil stockpile location in south-eastern corner of the site.

(18.07.2025).



Photograph 11.

View to the south of stormwater detention channel and market gardening operation with desalination plant to the south of the site.

(18.07.2025).

4.3 Anecdotal Information

During the July 2025 site inspection, Mr Cornthwaite of Walker indicated that the large soil stockpiles in the central southern area of the site were comprised of topsoil that had been stripped prior to construction of a haul road and the stormwater detention channel within the Precinct 3A site.

Virgin quarry rubble had been used to construct haul roads and the contractor compound. No other imported fill had been brought onto the site.

The contractor compound was being used for site offices / amenities by Karna monitors and archaeologists undertaking surveys and identification of cultural artefacts within the Precinct 3A area. Vegetation and topsoil had been stripped in several surrounding areas within Precinct 3A and immediately to the east, and the small individually labelled stockpiles were being sieved for artefacts.

Soil excavated from the centre of the stormwater detention channel had been placed along the wider section of the channel. Water from the western end of the channel was being pumped out and discharged to an open drain at the northern end of Tippetts Bridge Road, which eventually feeds into Thompson Creek to the south of Carmelo Road.

4.4 Adjacent Land Use Summary

Based upon the site inspection and review of current aerial photography, the general land use in the immediate vicinity of the site was predominantly agricultural:

- North: Vacant paddocks, former grazing land.
- West: Vacant paddocks, grazing land.
- East: Residential development under various stages of construction
- South: Market gardening, including desalination plant.

5 Preliminary Conceptual Site Model

A desktop assessment of prescribed PCAs likely to have been undertaken at or adjacent to the site is presented in Table 5-1 below. The assessment is based on the site history investigations (LBWco 2022 and 2023a), intrusive assessments (LBWco 2023b and 2023c) and the July 2023 site inspection, and includes a brief discussion of source pathway receptor linkages. Refer to Figure 2 in Attachment 1 for mapping of PCAs identified onsite and on adjacent land.

Table 5-1 Preliminary CSM

Activity	Description	PCA – PD14?	PCA – EP Regs?	Media / Pathway / Onsite Receptors	Does complete pathway exist?	
Onsite						
Listed substances – activities involving listed substances Class 1	<p>Manufacture, production (including as a by-product or waste) or resource recovery of a listed substance or product containing a listed substance.</p> <p>Storage, at discrete business premises, of-</p> <p>(a) 500L of a liquid listed substance; or</p> <p>(b) 500kg or more of a listed substance other than a liquid.</p>	Yes	Yes	<p>Soil</p> <p>Direct contact, dust inhalation, ingestion</p> <p>Future residents, site ecology</p> <p>Soil Vapour</p> <p>Soil vapour migration</p> <p>Future residents</p> <p>Groundwater</p> <p>Migration of contaminants</p> <p>Future residents, site ecology</p>	Unlikely	<p>Diesel is stored at the contractor compound in a self-bunded tank. Based on no evidence of spills or leaks during the site inspection and the temporary nature of the fuel storage, a complete pathway for on-site receptors is not considered likely.</p>
Wetlands or detention basins Class 2	<p>Operation of bodies of water less than 6 m deep for collection and management of stormwater or other wastewater for urban amenity, flood mitigation or ecological or other environmental purposes.</p>	Yes	Yes	<p>Surface water</p> <p>Direct contact, ingestion</p> <p>Future residents, site ecology</p> <p>Groundwater</p> <p>Migration of contaminants</p> <p>Future residents, site ecology</p>	Unlikely	<p>The stormwater detention channel currently terminates at the south-western corner of the Precinct 3A site and will be extended in the future to carry stormwater flow off-site to the west and discharge into Thompson Creek.</p> <p>Considering the expected low impacts within the surrounding catchment area, it is considered unlikely to pose a risk to receptors.</p>

Activity	Description	PCA – PD14?	PCA – EP Regs?	Media / Pathway / Onsite Receptors	Does complete pathway exist?
Fill or soil importation	Importation, to premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place	No	Yes	Soil Direct contact, dust inhalation, ingestion Future residents, site ecology	Unlikely Based on anecdotal information, the existing and former stockpiles observed onsite were sourced from excavation of the stormwater detention channel at the south of the site. Therefore, the stockpiles are considered unlikely to pose a risk to on-site receptors. <u>Fill or soil importation is not a PCA for the purpose of PD14.</u>
Adjacent Land,	Land within 60 m of the subject site boundary, per section 3(1) of the PDI Act 2016				
Wetlands or detention basins Class 2	Operation of bodies of water less than 6 m deep for collection and management of stormwater or other wastewater for urban amenity, flood mitigation or ecological or other environmental purposes.	Yes	Yes	Surface water Direct contact, ingestion Future residents, site ecology Groundwater Migration of contaminants Future residents, site ecology	Unlikely The stormwater detention channel currently terminates at the south-western corner of the Precinct 3A site and will be extended in the future to carry stormwater flow off-site to the west and discharge into Thompson Creek. Considering the expected low impacts within the surrounding catchment area, it is considered unlikely to pose a risk to receptors.
Fill or soil importation	Importation, to premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place	No	Yes	Soil Direct contact, dust inhalation, ingestion Future residents, site ecology	Unlikely Based on anecdotal information, the stockpiles formerly observed adjacent the site to the east were sourced from excavation of the stormwater detention channel at the south of the site. Therefore, the stockpiles are considered unlikely to pose a risk to on-site receptors. <u>Fill or soil importation is not a PCA for the purpose of PD14.</u>

6 Conclusions

Based on the desktop assessment, the following PCAs were identified to have occurred onsite or adjacent to the proposed Precinct 3A site.

Three prescribed PCA(s) were identified to have occurred onsite:

- Class 1: Activities involving listed substances – **unlikely** complete source pathway receptor linkage
- Class 2: Wetlands or detention basins – **unlikely** complete source pathway receptor linkage
- Fill or soil importation (not a PCA for the purpose of PD14) – **unlikely** complete source pathway receptor linkage

Two prescribed PCAs were identified to have occurred on adjacent land <60 m from the site:

- Class 2: Wetlands or detention basins – **unlikely** complete source pathway receptor linkage
- Fill or soil importation (not a PCA for the purpose of PD14) – **unlikely** complete source pathway receptor linkage

Based on the desktop research, field observations and analytical results presented herein, there was no evidence to indicate that concentrations of the chemicals assessed in soils at the site would pose an unacceptable risk to future human or ecological receptors in the context of the proposed residential and open space / recreational land uses.

7 Site Contamination Declaration Form

LBWco completed a Site Contamination Declaration Form (PD14, Schedule 2) for the proposed Precinct 3A area. A copy of the form is provided in Attachment 3.

8 Closure

Please contact the undersigned should have any questions about this letter.

Yours sincerely
For LBW co Pty Ltd



Tess O'Leary
Senior Environmental Advisor | Team Leader



Annabel Geitz
Principal Environmental Consultant

List of attachments:

1. Figures
2. Chemical Summary Table
3. Site Contamination Declaration Form

Attachment 1

Figures

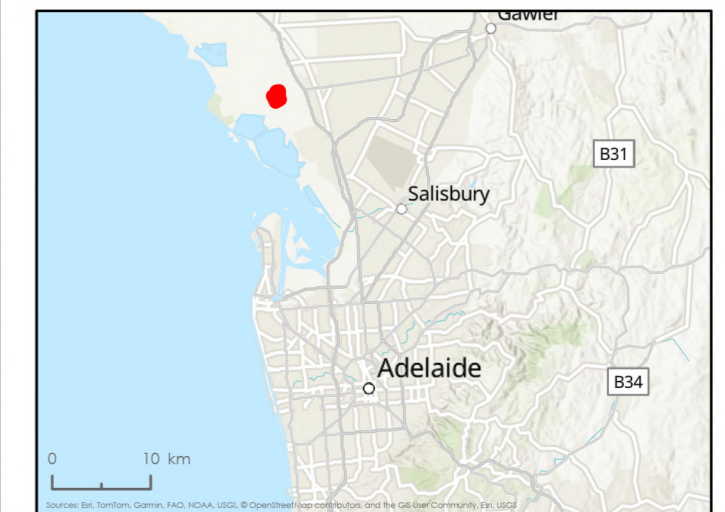
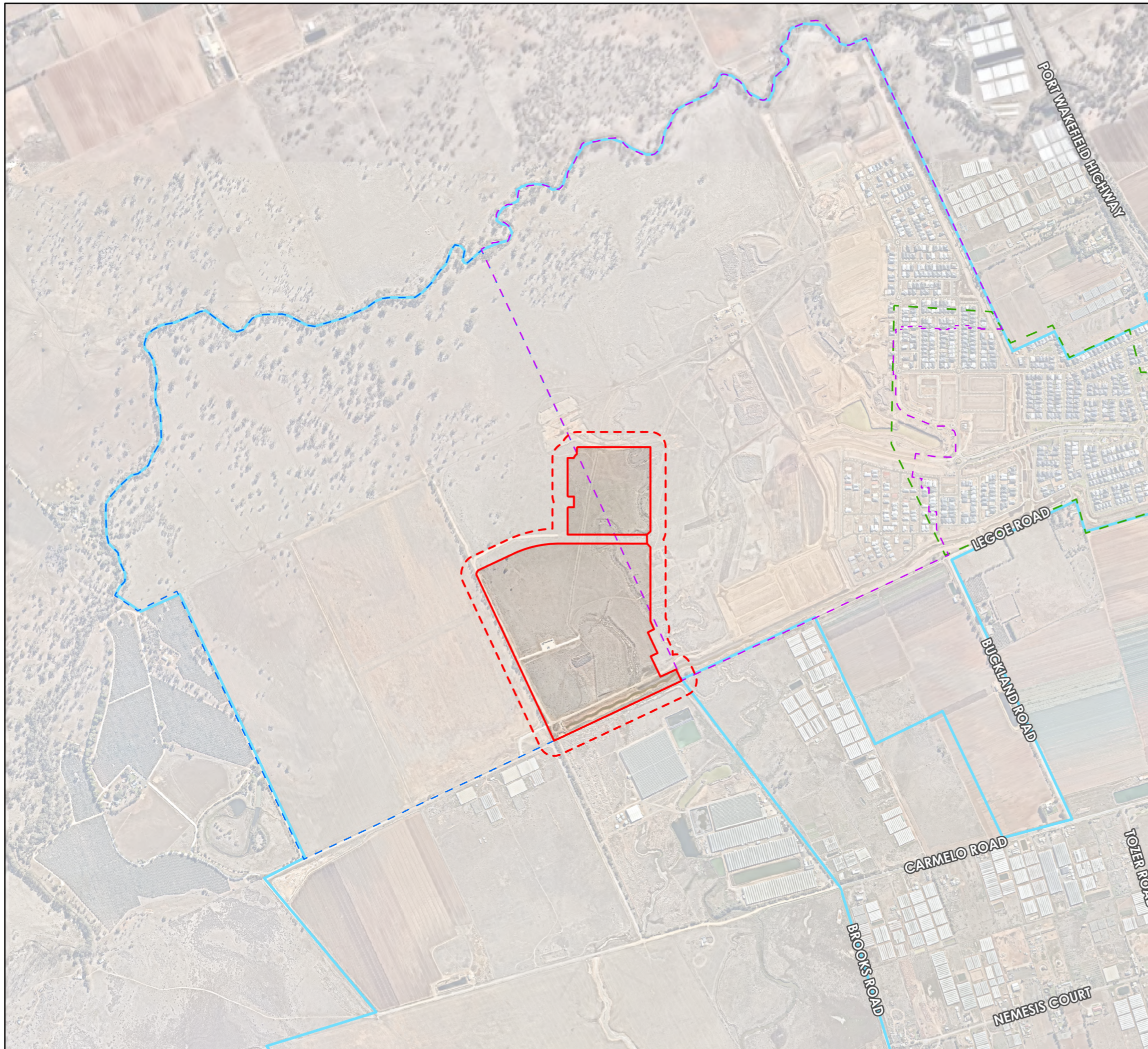
FIGURE 1

Site Locality Plan

Site: Riverlea Development – Precinct 3A
 Project: Preliminary Site Investigation Update
 Client: Walker Buckland Park Developments

Legend

- Precinct 3A boundary
- 60 m from site boundary
- Approx Connell Wagner assessment area (2008)
- Approx AEC assessment area (2012)
- LBWco Precinct 2 assessment area (2022)
- LBWco Precinct 3 assessment area (2022)



low CO | DELIVERING ENVIRONMENTAL SOLUTIONS


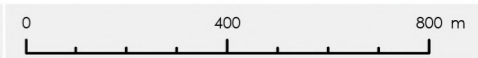

			
	Spatial Reference: GDA2020 MGA Zone 54		
	Source: Nearmap.com (May 2025)		
Job No	231445-07	Scale at A3:	1:15,000
Drawn	JC	Rev	0
Approved		Date	15/07/2025

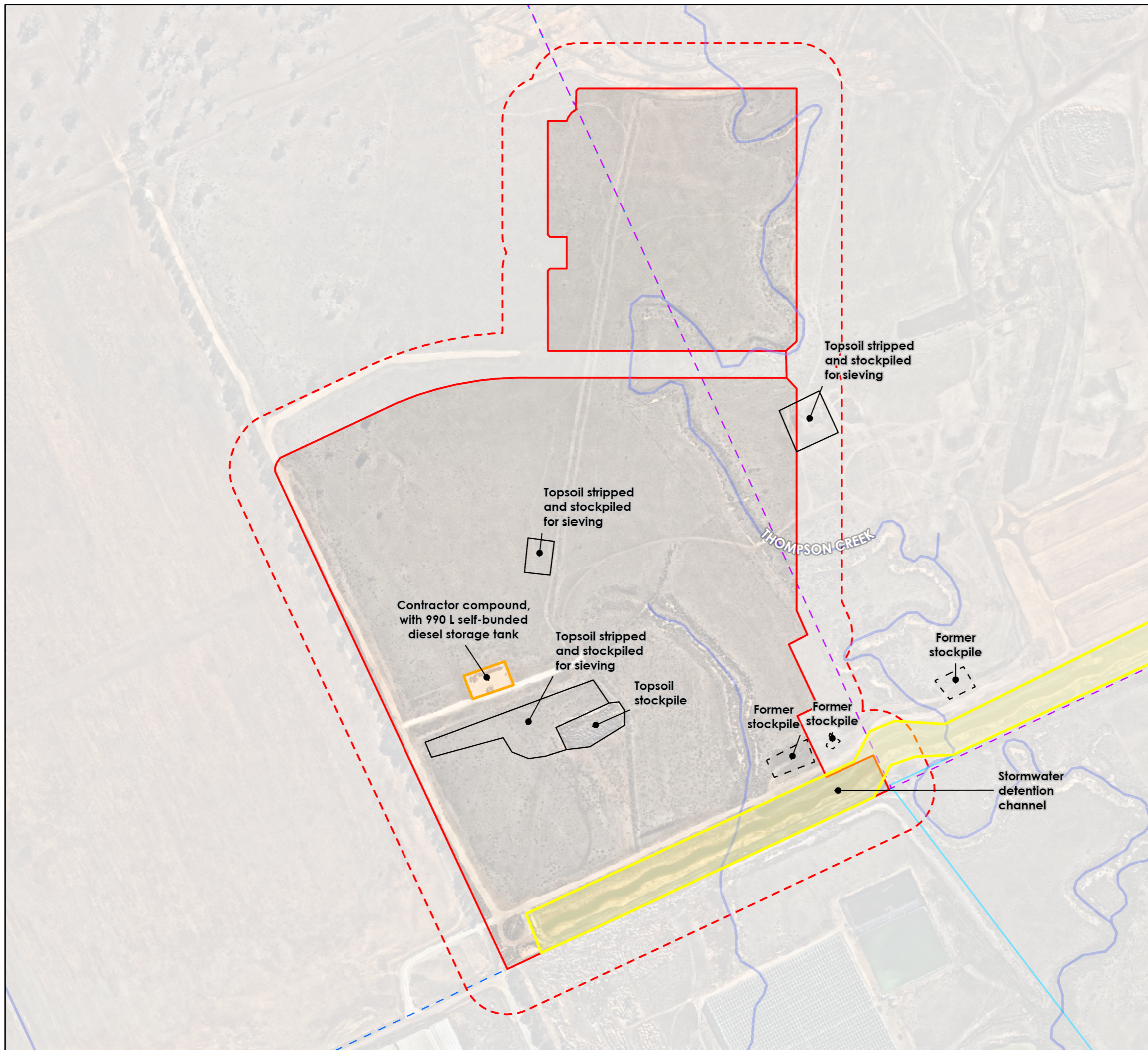
FIGURE 2

Site Layout Plan

Site: Riverlea Development – Precinct 3A
 Project: Preliminary Site Investigation Update
 Client: Walker Buckland Park Developments

Legend

- Precinct 3A boundary
 - 60 m from site boundary
 - Watercourse
 - Approx Connell Wagner assessment area (2008)
 - LBWco Precinct 2 assessment area (2022)
 - LBWco Precinct 3 assessment area (2022)
 - Current site feature
 - Former site feature
- Potentially Contaminating Activities
- Class 1
 - Class 2




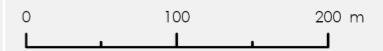

			
	Spatial Reference: GDA2020 MGA Zone 54		
	Source: Nearmap.com (May 2025)		
Job No	231445-07	Scale at A3:	1:5,000
Drawn	JC	Rev	0
Approved		Date	21/07/2025

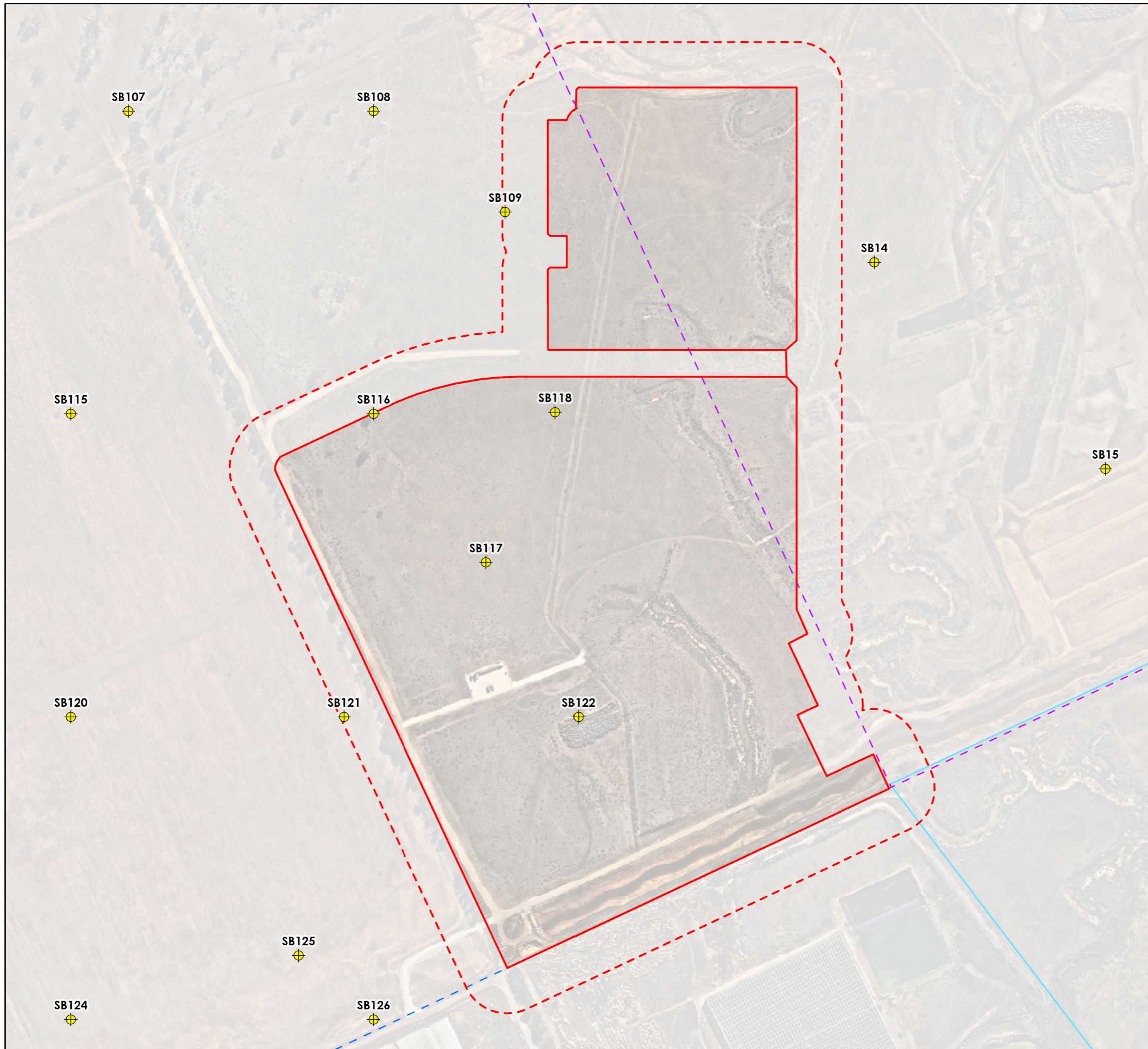
FIGURE 3


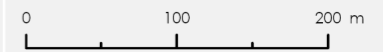

Investigation Locations

Site: Riverlea Development – Precinct 3A
 Project: Preliminary Site Investigation Update
 Client: Walker Buckland Park Developments

Legend

- Precinct 3A boundary
- 60 m from site boundary
- Approx Connell Wagner assessment area (2008)
- LBWco Precinct 2 assessment area (2022)
- LBWco Precinct 3 assessment area (2022)
- + Soil bore



			
	Spatial Reference: GDA2020 MGA Zone 54		
	Source: Nearmap.com (May 2025)		
Job No	231445-07	Scale at A3:	1:5,000
Drawn	JC	Rev	0
Approved		Date	16/07/2025

Attachment 2

Soil Chemical Summary Table



	Metals																			
	Arsenic	Barium	Beryllium	Boron	Cadmium	Chromium (hexavalent)	Chromium (III+VI)	Chromium (Trivalent)	Cobalt	Copper	Iron	Lead	Manganese	Mercury	Molybdenum	Nickel	Selenium	Silver	Tin	Zinc
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	2	1	1	3	0.4	1	1	5	1	1	20	1	1	0.1	1	1	2	1	1	1
NEPM 1999 Soil HIL A - Residential	100		60	4,500	20	100			100	6,000		300	3,800	40		400	200			7,400
NEPM 1999 Soil HIL C - Recreational	300		90	20,000	90	300			300	17,000		600	19,000	80		1,200	700			30,000
CRC CARE 2011 Soil HSL A Direct Contact - Residential (Low Density)																				
CRC CARE 2011 Soil HSL C Direct Contact - Recreational/Open Space																				
NEPM 1999 Management Limits - Residential/Parklands (coarse)																				
NEPM 1999 EIL - Urban Residential	100							370	190		1,100				150					400
NEPM 1999 Soil ESL - Urban Residential (coarse)																				

Field ID	Depth (m)	Date	Sample Type	Arsenic	Barium	Beryllium	Boron	Cadmium	Chromium (hexavalent)	Chromium (III+VI)	Chromium (Trivalent)	Cobalt	Copper	Iron	Lead	Manganese	Mercury	Molybdenum	Nickel	Selenium	Silver	Tin	Zinc
SB116-01	0 - 0.1	30/03/2023	Normal	3	120	<2	<20	<0.4	-	43	-	11	31	-	15	300	<0.1	<5	18	<2	<2	<10	35
SB116-02	0.5 - 0.6	30/03/2023	Normal	3	90	<2	-	<0.4	<1	41	41	9	22	29,000	8.6	200	<0.1	-	17	-	<2	-	26
SB117-03	0.9 - 1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	13,000	-	-	-	-	-	-	-	-	-
SB117-06	2.4 - 2.5	30/03/2023	Normal	4.2	72	<2	30	<0.4	-	60	-	13	32	-	12	390	<0.1	<5	28	<2	<2	<10	43
SB117-08	4.4 - 4.5	30/03/2023	Normal	4.6	71	<2	36	<0.4	-	51	-	18	30	-	12	270	<0.1	<5	24	<2	<2	<10	38
SB118-01	0 - 0.1	30/03/2023	Normal	4.9	150	<2	<20	<0.4	-	69	-	17	36	-	14	460	<0.1	<5	30	<2	<2	<10	40
SB122-01	0 - 0.1	30/03/2023	Normal	<2	38	<2	<10	<0.4	-	17	-	5.5	9.2	-	6.5	220	<0.1	<5	5.4	<2	<2	<10	11



	TRH						BTEX							
	TRH C6-C10	TRH C6-C10 less BTEX (F1)	TRH >C10-C16	TRH >C10-C16 less Naphthalene (F2)	TRH >C16-C34	TRH >C34-C40	TRH >C10-C40 (sum of fractions)	Benzene	Toluene	Ethylbenzene	Xylene (o)	Xylene (m & p)	Xylene Total	Total BTEX
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	20	20	50	50	100	100	50	0.1	0.1	0.1	0.1	0.2	0.3	1
NEPM 1999 Soil HIL A - Residential														
NEPM 1999 Soil HIL C - Recreational														
CRC CARE 2011 Soil HSL A Direct Contact - Residential (Low Density)		4,400		3,300	4,500	6,300		100	14,000	4,500			12,000	
CRC CARE 2011 Soil HSL C Direct Contact - Recreational/Open Space		5,100		3,800	5,300	7,400		120	18,000	5,300			15,000	
NEPM 1999 Management Limits - Residential/Parklands (coarse)	700		1,000		2,500	10,000								
NEPM 1999 EIL - Urban Residential														
NEPM 1999 Soil ESL - Urban Residential (coarse)		180	120		300	2,800		50	85	70			105	

Field ID	Depth (m)	Date	Sample Type	<20	<20	<50	<50	<100	<100	<100	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
SB116-01	0 - 0.1	30/03/2023	Normal	<20	<20	<50	<50	<100	<100	<100	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
SB116-02	0.5 - 0.6	30/03/2023	Normal	<20	<20	<50	<50	<100	<100	<100	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	-
SB117-03	0.9 - 1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB117-06	2.4 - 2.5	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB117-08	4.4 - 4.5	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB118-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB122-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-



	PAH																			VOCs			
	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a)pyrene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Benzo[b+g]fluoranthene	Benzo(b+j+k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	Phenanthrene	Pyrene	Total PAH	Carcinogenic PAH (BaP TEQ zero LOR)		Carcinogenic PAH (BaP TEQ Half LOR)	Carcinogenic PAH (BaP TEQ LOR)	Tetrachloroethene (PCE)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.1	0.1	0.1	0.1	0.05	0.1	0.5	0.5	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.05	0.5	0.5	0.5	0.5	
NEPM 1999 Soil HIL A - Residential																		300	3	3	3		
NEPM 1999 Soil HIL C - Recreational																		300	3	3	3		
CRC CARE 2011 Soil HSL A Direct Contact - Residential (Low Density)															1,400								
CRC CARE 2011 Soil HSL C Direct Contact - Recreational/Open Space															1,900								
NEPM 1999 Management Limits - Residential/Parklands (coarse)																							
NEPM 1999 EIL - Urban Residential															170								
NEPM 1999 Soil ESL - Urban Residential (coarse)					20																		

Field ID	Depth (m)	Date	Sample Type	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a)pyrene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Benzo[b+g]fluoranthene	Benzo(b+j+k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	Phenanthrene	Pyrene	Total PAH	Carcinogenic PAH (BaP TEQ zero LOR)	Carcinogenic PAH (BaP TEQ Half LOR)	Carcinogenic PAH (BaP TEQ LOR)	Tetrachloroethene (PCE)		
SB116-01	0 - 0.1	30/03/2023	Normal	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	-	
SB116-02	0.5 - 0.6	30/03/2023	Normal	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	0.6	1.2	<0.5
SB117-03	0.9 - 1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB117-06	2.4 - 2.5	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB117-08	4.4 - 4.5	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB118-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB122-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

	Organochlorine Pesticides																							
	4,4-DDD	4,4-DDE	4,4-DDT	DDT+DDE+DDD	α-BHC	β-BHC	δ-BHC	γ-BHC (Lindane)	Aldrin	Dieldrin	Aldrin + Dieldrin	Chlordane	Endosulfan I	Endosulfan II	Endosulfan sulphate	Endrin	Endrin aldehyde	Endrin ketone	Heptachlor	Heptachlor epoxide	Hexachlorobenzene	Methoxychlor	Toxaphene	
EQL	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	
NEPM 1999 Soil HIL A - Residential				240							6	50					10			6		10	300	20
NEPM 1999 Soil HIL C - Recreational				400							10	70					20			10		10	400	30
CRC CARE 2011 Soil HSL A Direct Contact - Residential (Low Density)																								
CRC CARE 2011 Soil HSL C Direct Contact - Recreational/Open Space																								
NEPM 1999 Management Limits - Residential/Parklands (coarse)																								
NEPM 1999 EIL - Urban Residential			180																					
NEPM 1999 Soil ESL - Urban Residential (coarse)																								

Field ID	Depth (m)	Date	Sample Type	4,4-DDD	4,4-DDE	4,4-DDT	DDT+DDE+DDD	α-BHC	β-BHC	δ-BHC	γ-BHC (Lindane)	Aldrin	Dieldrin	Aldrin + Dieldrin	Chlordane	Endosulfan I	Endosulfan II	Endosulfan sulphate	Endrin	Endrin aldehyde	Endrin ketone	Heptachlor	Heptachlor epoxide	Hexachlorobenzene	Methoxychlor	Toxaphene	
SB116-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SB116-02	0.5 - 0.6	30/03/2023	Normal	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
SB117-03	0.9 - 1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SB117-06	2.4 - 2.5	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SB117-08	4.4 - 4.5	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SB118-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SB122-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	



	Polychlorinated Biphenyls							Herbicides											
	Arochlor 1016	Arochlor 1221	Arochlor 1232	Arochlor 1242	Arochlor 1248	Arochlor 1254	Arochlor 1260	PCBs (Sum of total)	2,4,5-Trichlorophenoxy Acetic Acid	2,4,5-TP (Silvex)	Hedonal	2,4-Dichloroprop	4-(2,4-Dichlorophenoxy)butyric Acid (2,4-DB)	Actril (loxynil)	Dicamba	Glyphosate	2-Methyl-4-chlorophenoxyacetic acid	2-Methyl-4-Chlorophenoxy Butanoic Acid	Mecoprop
EQL	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
NEPM 1999 Soil HIL A - Residential								1	600	900							600	600	600
NEPM 1999 Soil HIL C - Recreational								1	800	1,300							800	800	800
CRC CARE 2011 Soil HSL A Direct Contact - Residential (Low Density)																			
CRC CARE 2011 Soil HSL C Direct Contact - Recreational/Open Space																			
NEPM 1999 Management Limits - Residential/Parklands (coarse)																			
NEPM 1999 EIL - Urban Residential																			
NEPM 1999 Soil ESL - Urban Residential (coarse)																			

Field ID	Depth (m)	Date	Sample Type	Arochlor 1016	Arochlor 1221	Arochlor 1232	Arochlor 1242	Arochlor 1248	Arochlor 1254	Arochlor 1260	PCBs (Sum of total)	2,4,5-Trichlorophenoxy Acetic Acid	2,4,5-TP (Silvex)	Hedonal	2,4-Dichloroprop	4-(2,4-Dichlorophenoxy)butyric Acid (2,4-DB)	Actril (loxynil)	Dicamba	Glyphosate	2-Methyl-4-chlorophenoxyacetic acid	2-Methyl-4-Chlorophenoxy Butanoic Acid	Mecoprop	
SB116-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB116-02	0.5 - 0.6	30/03/2023	Normal	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	-	-	-	-	-	-	-	-	-	-	-	-
SB117-03	0.9 - 1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB117-06	2.4 - 2.5	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB117-08	4.4 - 4.5	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB118-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB122-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



	Phenols													Halogenated Phenols								
	2,4-dimethylphenol	2-methylphenol	2-nitrophenol	3,4-dimethylphenol	4,6-Dinitro-2-methylphenol	4,6-Dinitro-o-cyclohexyl phenol	4-chloro-3-methylphenol	2,4-dinitrophenol	4-nitrophenol	Cresol Total	Dinoseb	Total Phenols	Phenols (Total Halogenated)	Phenols (Total Non Halogenated)	2,4,5-trichlorophenol	2,4,6-trichlorophenol	2,4-dichlorophenol	2,6-dichlorophenol	2-chlorophenol	Pentachlorophenol	tetrachlorophenols	
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.5	0.2	1	0.4	0.5	20	1	5	5	0.5	0.5	0.5	1	20	1	1	0.5	0.5	0.5	1	10	
NEPM 1999 Soil HIL A - Residential										400		3,000								100		
NEPM 1999 Soil HIL C - Recreational										4,000		40,000								120		
CRC CARE 2011 Soil HSL A Direct Contact - Residential (Low Density)																						
CRC CARE 2011 Soil HSL C Direct Contact - Recreational/Open Space																						
NEPM 1999 Management Limits - Residential/Parklands (coarse)																						
NEPM 1999 EIL - Urban Residential																						
NEPM 1999 Soil ESL - Urban Residential (coarse)																						

Field ID	Depth (m)	Date	Sample Type	2,4-dimethylphenol	2-methylphenol	2-nitrophenol	3,4-dimethylphenol	4,6-Dinitro-2-methylphenol	4,6-Dinitro-o-cyclohexyl phenol	4-chloro-3-methylphenol	2,4-dinitrophenol	4-nitrophenol	Cresol Total	Dinoseb	Total Phenols	Phenols (Total Halogenated)	Phenols (Total Non Halogenated)	2,4,5-trichlorophenol	2,4,6-trichlorophenol	2,4-dichlorophenol	2,6-dichlorophenol	2-chlorophenol	Pentachlorophenol	tetrachlorophenols
SB116-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB116-02	0.5 - 0.6	30/03/2023	Normal	<0.5	<0.2	<1	<0.4	<5	<20	<1	<5	<5	<0.5	<20	<0.5	<1	<20	<1	<1	<0.5	<0.5	<0.5	<1	<10
SB117-03	0.9 - 1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB117-06	2.4 - 2.5	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB117-08	4.4 - 4.5	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB118-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SB122-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



	Inorganics							
	TOC	Cation Exchange Capacity (CEC)	Cyanide Total	% Clay*	Iron (%)	Conductivity (1:5 aqueous extract)	Moisture Content	pH (Lab)
EQL	mg/kg	cmol/kg	mg/kg	%	%	uS/cm	%	pH_Units
NEPM 1999 Soil HIL A - Residential	1,000	0.05	5	1	0.01	10	0.1	0.1
NEPM 1999 Soil HIL C - Recreational								
CRC CARE 2011 Soil HSL A Direct Contact - Residential (Low Density)								
CRC CARE 2011 Soil HSL C Direct Contact - Recreational/Open Space								
NEPM 1999 Management Limits - Residential/Parklands (coarse)								
NEPM 1999 EIL - Urban Residential								
NEPM 1999 Soil ESL - Urban Residential (coarse)								

Field ID	Depth (m)	Date	Sample Type	TOC	CEC	Cyanide Total	% Clay*	Iron (%)	Conductivity	Moisture Content	pH
SB116-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	7.7	-
SB116-02	0.5 - 0.6	30/03/2023	Normal	-	-	<5	-	-	-	10	-
SB117-03	0.9 - 1	30/03/2023	Normal	2,000	6.9	-	5.3	1.3	220	4	6.4
SB117-06	2.4 - 2.5	30/03/2023	Normal	-	-	-	-	-	-	20	-
SB117-08	4.4 - 4.5	30/03/2023	Normal	-	-	-	-	-	-	16	-
SB118-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	15	-
SB122-01	0 - 0.1	30/03/2023	Normal	-	-	-	-	-	-	3.6	-

Attachment 3

Site Contamination Declaration Form

SITE CONTAMINATION DECLARATION FORM

Council area: City of Playford

Regarding the land comprised in Portion of Certificate(s) of Title Register Book Volume 6288 Folio 348, Volume 6288 Folio 349, Volume 6288 Folio 351 and Volume 6317 Folio 911 (Portion of Allotments 9010, 9011 and 9013, Deposited Plan 132334 and Portion of Allotment 9301, Deposited Plan 138539 in the area named Riverlea Park, Hundred of Port Adelaide) (the *subject land*).

I Annabel Geitz, a site contamination consultant, certify the following details:

Part 1—Investigations

(a) I have relied on the following reports to complete this statement:

- LBWco, 2025, Riverlea Development – Precinct 3A Preliminary Site Investigation Update (ref: 231445-07 L01), 21 July 2025
- LBWco, 2023a, Preliminary Site Investigation, Precinct 3, Riverlea Development, Riverlea Park, South Australia (ref: 221408 R01), 14 February 2023
- LBWco, 2023b, Riverlea Development, Precinct 2, Preliminary Soil Assessment (ref: 221385-01 L01), 13 January 2023
- LBWco, 2023c, Riverlea Development, Precinct 3, Preliminary Soil and Groundwater Assessment (ref: 221408 L01), 11 July 2023
- LBWco, 2022, Preliminary Site Investigation, Precinct 2, Riverlea Development, Riverlea Park, South Australia (ref: 221385 R01), 20 October 2022
- Connell Wagner, 2008, Site History Investigation, Buckland Park Proposal (ref: 31495, Revision 4), 3 November 2008

(b) Investigations were conducted in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999*. (ASC NEPM).

~~Part 2—Site contamination unlikely to exist (for the purposes of planning consent)*~~

~~(a) A potentially contaminating activity (as defined in the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on the subject land*.~~

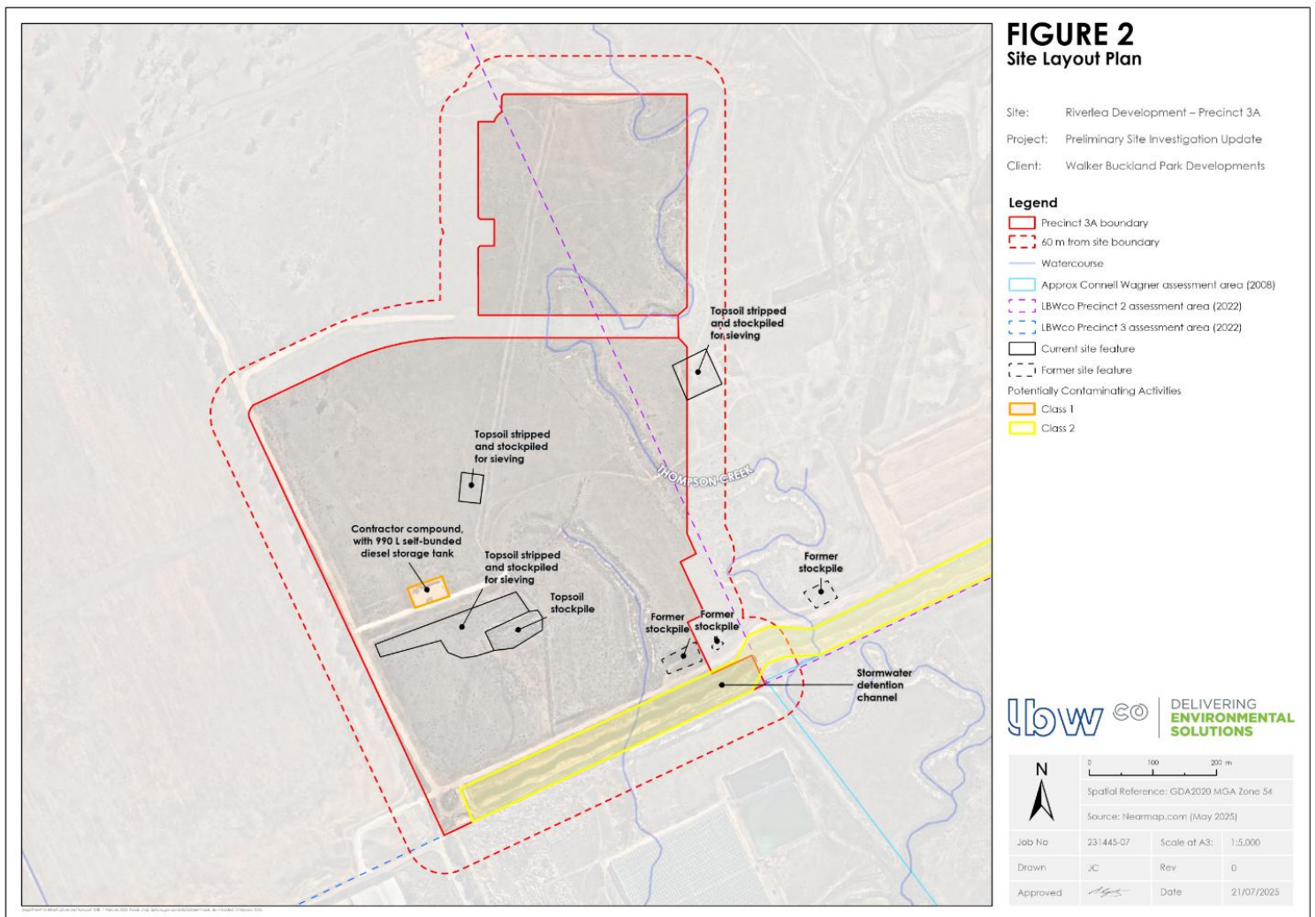
~~(b) A class 1 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on adjacent land*.~~

Part 3—Site contamination exists or may exist*

(a) Site contamination exists or may exist on or below the surface of the land* as a result of a class 1 activity (including where a class 1 activity exists or previously existed on adjacent land*), class 2 activity, class 3 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*), or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas) including where such a notification exists on adjacent land*.

*Delete whichever is not applicable

- (b) The site contamination or potential site contamination originated or is likely to have originated—
- (i) on the subject land*—
- (A) as a result of the following activities carried on there
- Class 1: Activities involving listed substances (diesel storage, 990 L capacity)
 - Class 2: Wetlands or detention basins (stormwater detention channel)
- (B) at the following location:



or

- ~~(ii) on adjacent land* (i.e. class 1 activity or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas))*—~~
- ~~(A) as a result of the following activities carried on there:~~
- ~~(B) at the following location:~~
- ~~(C) the subject site is impacted by a notification of site contamination of underground water originating from adjacent land*:~~

*Delete whichever is not applicable

Part 4—Observations*

The subject land* is located on land within a [select any that apply]—

groundwater prohibition area (as shown on the South Australian Property and Planning Atlas)

subject of a notation under section 103P of the *Environment Protection Act 1993* on the relevant title that a site contamination audit report has been prepared in respect of the land.

Signed: Click here to enter text.



Date: 21 July 2025

If being lodged electronically please tick to indicate agreement to this declaration.

Name of company or business / accreditation body and number

LBWco Pty Ltd

Note 1—Investigations found the existence of ‘fill or soil importation’ on-site (i.e. importation, to a premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place pursuant Schedule 3 of the *Environment Protection Regulations 2009*). Fill or soil importation is not a potentially contaminating activity for the purposes of the *State Planning Commission Practice Direction: (Site Contamination Assessment)*, but remains a potentially contaminating activity under the *Environment Protection Regulations 2009*. The EPA’s Industry Guideline on ‘*Construction environmental management plans (CEMP)*’ provides assistance on meeting the obligations of the *Environment Protection Act 1993*.

Note 2—It is an offence to provide false or misleading information on this Form. Maximum penalty: \$20 000 pursuant to section 217 of the *Planning, Development and Infrastructure Act 2016*.

Note 3—The “subject land” is the land the subject of the subject development application.

Note 4—“Adjacent land” is defined in section 3(1) of the *Planning, Development and Infrastructure Act 2016* to mean “in relation to other land, means land that is no more than 60 metres from the other land”.

*Delete whichever is not applicable