

***Albert Park Mixed Use Code Amendment***

***City of Charles Sturt (Part Privately Funded)***

***Date: March 2022***

***For Consultation***

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## HAVE YOUR SAY

This Code Amendment is on consultation from **Monday 21 March 2022** to **Monday 23 May 2022**.

During this time you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions can be made via one of the following:

- a) Online on the SA Planning Portal

[https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations)

- b) Via Council's [YourSay Charles Sturt site](#)

or

emailed to: [jgronthos@charlessturt.sa.gov.au](mailto:jgronthos@charlessturt.sa.gov.au)

or

Posted to:

Chief Executive Officer  
City of Charles Sturt  
PO Box 1  
Woodville SA 5011

A copy of this draft Code Amendment is available for viewing at Council's offices, and libraries.

A public meeting at the conclusion of the consultation process will be held to give those who made a written submission and indicated their desire to attend a Public Meeting to make a verbal submission, as well as any other person who wishes to appear before Council's City Services Committee to make representations on the proposed amendments, or add further detail and clarification on a written submission.

The public meeting will be held at on **Monday 20 June 2022** at Council's Civic Centre, 72 Woodville Road, Woodville.

Please note that if no submissions are made indicating a desire to be heard, then no Public Meeting will take place.

In the meantime, if you have any questions about the Code Amendment, please contact Jim Gronthos, Senior Policy Planner, on 8408 1265 or via email at [jgronthos@charlessturt.sa.gov.au](mailto:jgronthos@charlessturt.sa.gov.au)

# 1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

## 1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the SA Planning Portal.

## 1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy trumps the zone policy.

## 1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

## 1.4 Sub zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

## 1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

## 1.6 Amending the Planning and Design Code

The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning and Local Government (the Minister) a Council, Joint Planning Board, Government

Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning and Local Government on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.



## **2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?**

### **2.1 Need for the amendment**

The Council has agreed to a part privately-funded Code Amendment on the basis that in large sections of the Affected Area, industrial buildings have reached the end of their economic life and refurbishment or redevelopment for similar purposes would be commercially unviable given the existing policy and the modern expectations of neighbouring residents.

The Port Road transport corridor dominates the northeast boundary with much of the rest bordering low-density residential. It is this interface and residents' increased expectations for amenity which restricts the ability of the proponent and others within the zone to redevelop the land under the existing zoning.

The *30-Year Plan for Greater Adelaide* (the 30-Year Plan) (2017 update) details the government's aim to contain the urban footprint by increasing densities in appropriate areas such as "mass transit routes". Population growth will be housed largely by infill and regeneration rather than greenfield sites.

The City of Charles Sturt, which almost completely lacks greenfield sites, will host a portion of the State's population growth, using infill development around major centres and along key transit corridors. The Affected Area for this Code Amendment, being along a key transit corridor, qualifies as a site that has infill development potential and is close to existing services.

Parts of the site are discussed with a view to redevelopment for new uses in the Industrial Land Study (2008), the Strategic Directions Report (2014) and the Urban Employment Zone Land Review (2019) and a strategic consideration of the entire area is considered appropriate given this context.

## 2.2 Affected Area

The area affected by the proposed amendment is described as follows and as shown in Figure 1, below, and at **Attachment A**.

The Affected Area comprises approximately 11 hectares, of which about 4ha is owned by the proponent. Most is zoned for Employment (principally for properties fronting Port Road) and Strategic Employment, with the residual zoned General Neighbourhood.



Figure 1: Affected Area

## 2.3 Summary of proposed policy changes

### 2.3.1 Current Code Policy

The current use of the land in the Affected Area is predominantly a mixture of commercial, retail commercial and utilities/industry. There are small areas of residential land included in the north-western and parts of the southern central and eastern areas of the subject area.

The Affected Area currently falls within three zones; the Employment Zone, the Strategic Employment Zone and the General Neighbourhood Zone. There are no subzones. The policy content of the Zones is contained within **Attachment B**, and summarised below.

The intent of the current Employment Zones is that development provides for a range of industrial, commercial and logistic land uses at different intensities, which complement the land uses in the surrounding zones. The General Neighbourhood zone anticipates development will provide for low-rise housing at low and medium densities and some non-residential land uses which complement the residential amenity.

Collectively, the three zones envisage an area where Port Road remains a major employment arterial for large-scaled allotments with industrial/warehousing and commercial land uses which do not compromise the liveability of the surrounding and adjacent residential areas, which are to remain low-rise and low to medium-density.

There is a need to alter the zoning to facilitate mixed use development within the zone which is currently limited by the Employment Zones, and the forms of which are not specifically envisaged by the General Neighbourhood Zone.

A Technical and Numeric Variation (TNV) applies to those portions of the Affected Area within the Employment Zones and relates to maximum building heights of 12m. No specific TNV applies for building heights within the General Neighbourhood Zone for the affected area, although the Zone policy discusses heights of up to two levels and 9 metres height. These need to be changed to reflect the building forms envisaged, as well as appropriate transition heights to surrounding neighbourhood zone areas.

Twelve Overlays identified in the SA Planning and Design Code are currently applied to the area, including:

- Advertising Near Signalised Intersections
- Airport Building Heights (Regulated) – relates to buildings over 110m in height
- Future Road Widening
- Hazards (Flooding) – principally to small pockets within roads
- Hazards (Flooding – General) – covering portions of the southern part of the affected area
- Major Urban Transport Route
- Prescribed Wells Area
- Traffic Generating Development
- Urban Transport Routes
- Stormwater Management – General Neighbourhood zone areas only
- Regulated and Significant Tree
- Urban Tree Canopy – neighbourhood zone only

The majority of these overlays remain relevant to addressing these matters for future development and should continue to apply to the affected area.

A summary of the Overlay policy intent and coverage is summarised below. Full copies of the Overlay content can be found at Plan SA website (<https://code.plan.sa.gov.au/>).

Overlay	Policy Objectives and Coverage
Advertising Near Signalised Intersections	<p>Seeks to ensure a safe road environment by reducing driver distraction at key points of conflicts on roads.</p> <p>Addresses issues such as locations of advertisements, illumination and animation of advertisements.</p> <p>Triggers referral to Commissioner of Highways in certain circumstances.</p>

Overlay	Policy Objectives and Coverage
<p>Airport Building Heights (Regulated)</p>	<p>Seeks to manage the potential impacts of buildings and emissions from development in order to minimise operational and safety impacts on commercial and military airfields, airports, airstrips and helicopter landing sites.</p> <p>Covers issues such as ensuring buildings are below the designated OLS levels surrounding these facilities, as well as avoidance of plumes from stacks in these locations.</p> <p>Triggers referral to the airport operator company for the relevant airport or Secretary of the Minister responsible for the administration of the Commonwealth Airports Act, 1996.</p>
<p>Future Road Widening</p>	<p>Seeks to ensure that development does not compromise the efficient delivery of future road widening requirements.</p> <p>Seeks that development is not positioned within identified road widening areas on the Metropolitan Adelaide Road Widening Plan.</p> <p>Triggers referral to the Commissioner of Highways for developments in these scenarios.</p>
<p>Hazards (Flooding)</p>	<p>Seeks to ensure that impacts and risks to people, property and infrastructure are minimised by restricting development within identified high flood risk areas.</p> <p>Covers issues such as land division layouts, building placement, and avoiding certain uses that involved vulnerable and large assembly of people. Also identifies need to design development to avoid diverting floodwaters or impeding floodwaters, as well as preventing entry of floodwaters into buildings.</p>
<p>Hazards (Flooding – General)</p>	<p>Seeks to minimise the risk on people, property and infrastructure within general flood risk areas.</p> <p>Covers issues such as building locations, minimum finished floor levels for buildings and avoidance of storage of hazardous materials in flood prone locations.</p>
<p>Major Urban Transport Route</p>	<p>Seeks the safe and efficient operation of major urban transport routes, as well as safe and efficient access to and from these routes.</p> <p>Addresses issues of appropriate driveway locations, sight distances, as well as new road locations and junctions.</p> <p>Triggers referral to the Commissioner of Highways for certain development scenarios.</p>

Overlay	Policy Objectives and Coverage
Prescribed Wells Area	<p>Seeks the sustainable use of prescribed wells.</p> <p>Addresses issues associated with ensuring sustainable usage and supply of water without placing strain on groundwater sources.</p> <p>Triggers referral to the Chief Executive of the Department of the Minister responsible for the Landscape South Australia Act 2019.</p>
Traffic Generating Development	<p>Seeks the safe and efficient operation of urban transport routes and the safe and efficient access to and from these routes.</p> <p>Addresses issues of appropriate driveway locations, and access for certain large traffic generating types of developments adjacent to a State Maintained road.</p> <p>Triggers referral to the Commissioner of Highways for certain development scenarios.</p>
Urban Transport Routes	<p>Seeks the safe and efficient operation of urban transport routes and the safe and efficient access to and from these routes.</p> <p>Addresses issues of appropriate driveway locations, and access for developments to minimise traffic flow interruptions on State Maintained Roads.</p> <p>Triggers referral to the Commissioner of Highways for certain development scenarios.</p>
Stormwater Management	<p>Seeks that development incorporates water sensitive urban design techniques to capture and re-use stormwater.</p> <p>Addresses issues such as inclusion of water tanks and other retention and detention devices connected to dwellings for re-use.</p>
Regulated and Significant Tree	<p>Seeks the conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.</p> <p>Addresses issues protecting trees that make contribution of local amenity and character, limiting tree damaging activity through design and placement of development.</p>
Urban Tree Canopy	<p>Seeks residential development that preserves and enhances tree canopy through the planting of new trees and retention of existing mature trees.</p> <p>Suggests tree planting spaces and deep soil zones for development for different lot size scenarios.</p>

### 2.3.2 Proposed Code Policy

The future zoning for the Affected Area will need to support mixed use development, comprising of medium to high-density residential and commercial development that serves the local community. In order to achieve this it is proposed that the policy regime for the Affected Area be changed as follows.

- Rezone the land to the Suburban Business Zone along the Port Road and West Lakes Boulevard Frontage and Housing Diversity Neighbourhood Zone at the interface with surrounding General Neighbourhood Zone (Murray Street, Grace Street, Glyde Street and Jervois Street)

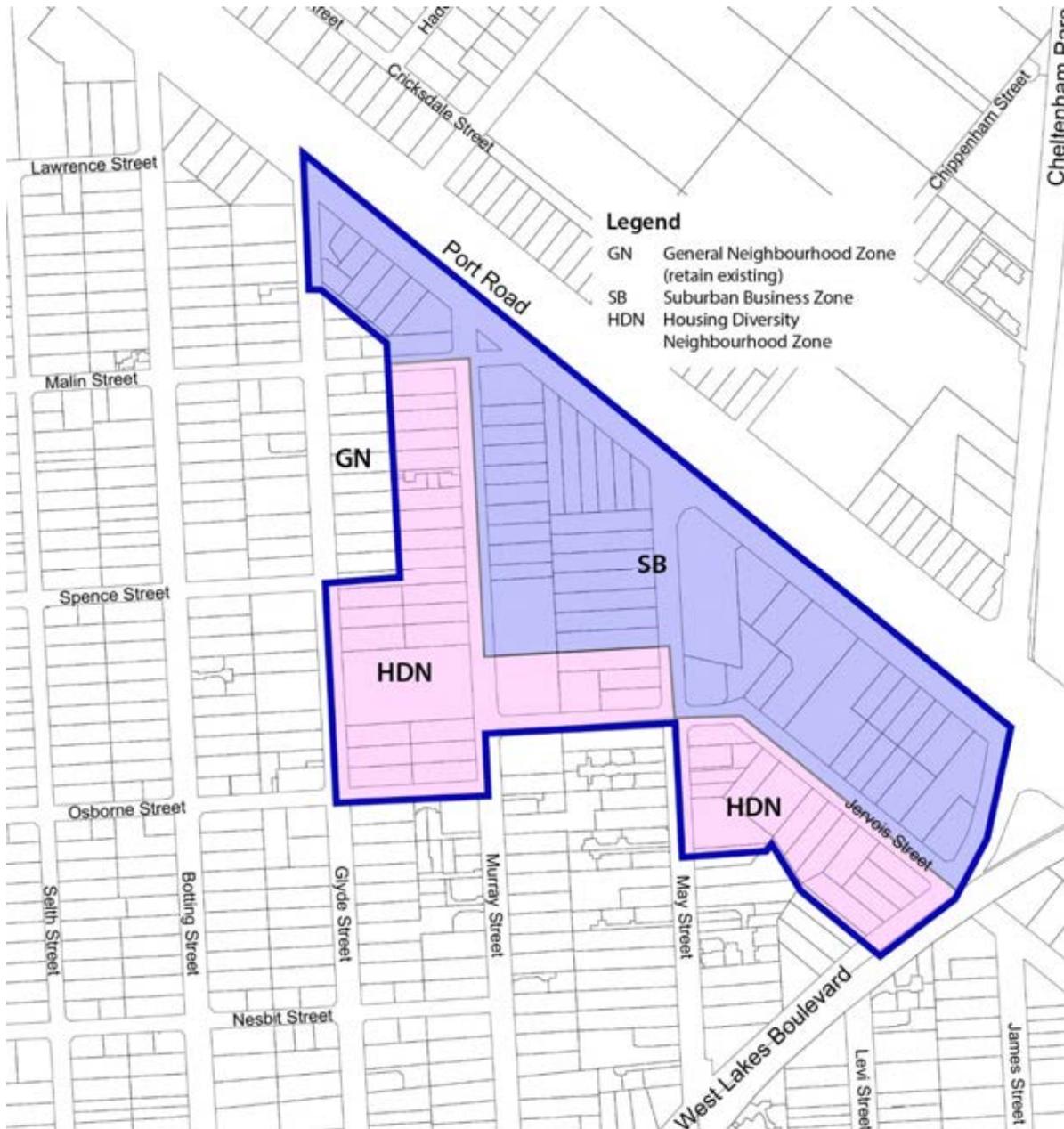


Figure 1: Proposed Zones

- Ensure Technical and Numerical Variations within each Zone (where relevant) reflect the four and three storey maximum building heights distributed throughout the Affected Area

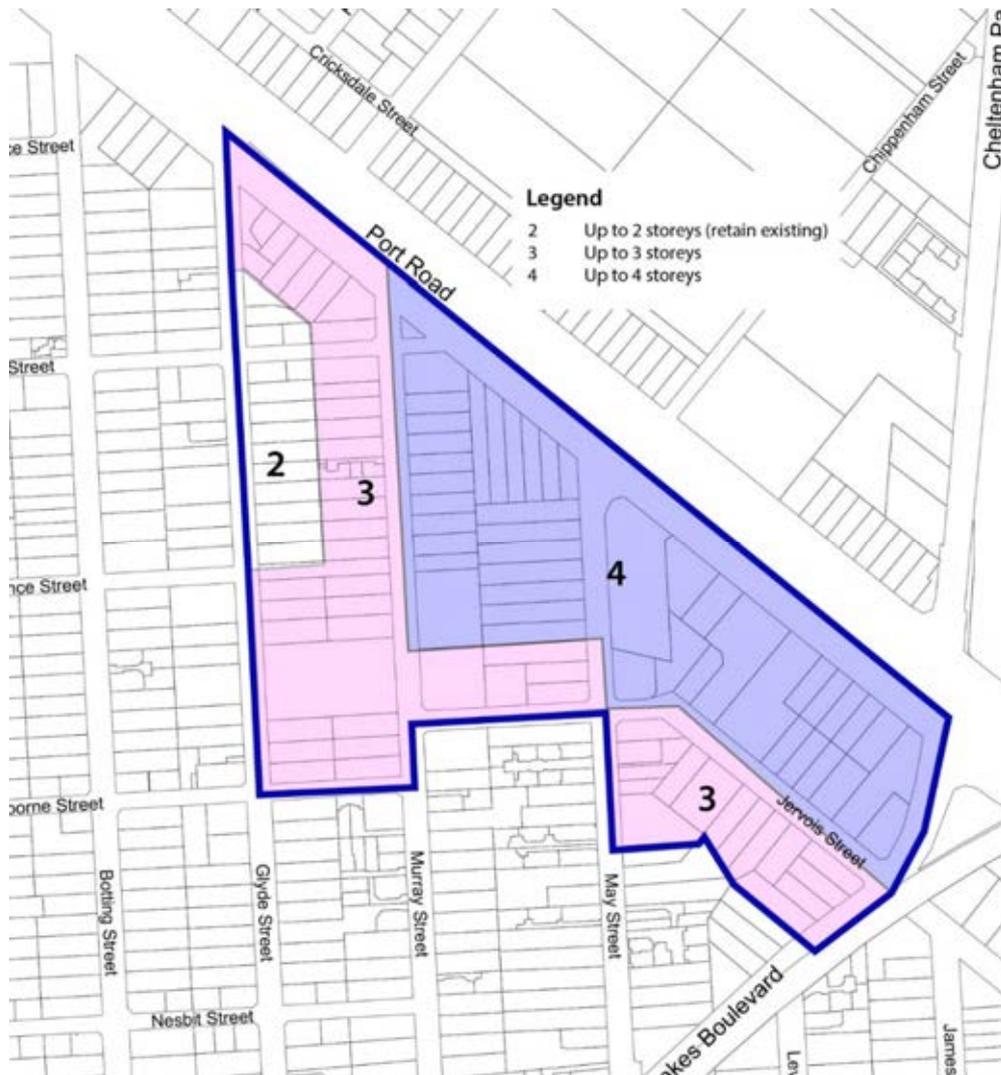


Figure 2: Proposed Building Heights

- Include a Concept Plan Map for the Affected Area which addresses the desired:
  - key vehicle access locations
  - key pedestrian and cycling movements
  - location of active frontages
  - location and extent of public open space
  - stormwater management infrastructure (eg detention and WSUD basins)
- Apply the Noise and Air Emissions Overlay to the Affected Area
- Apply the Affordable Housing Overlay to the Affected Area
  - Apply the Interface Management Overlay to the Affected Area
  - Extend the Stormwater Management Overlay to areas in the Affected Area proposed in the Housing Diversity Neighbourhood Zone
  - Extend the Urban Tree Canopy Overlay to areas in the Affected Area proposed in the Housing Diversity Neighbourhood Zone

The proposed policy changes are shown in **Attachment C**.

### 3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

#### 3.1 Engagement

Engagement on the draft Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- engagement is genuine
- engagement is inclusive and respectful
- engagement is fit for purpose
- engagement is informed and transparent
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this draft Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the SA Planning Portal at [https://plan.sa.gov.au/resources/planning/community\\_engagement\\_charter](https://plan.sa.gov.au/resources/planning/community_engagement_charter)

A summary of the engagement that is occurring for this draft Code Amendment is as follows:

- An 8-week consultation process
- A notice placed within The Advertiser
- A copy of the draft Code Amendment being placed on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations)
- Information on Council's 'Your Say Charles Sturt' website, with information on the Code Amendment including, but not limited to a copy of the draft Code Amendment, FAQs and information on how to make a submission.
- Copies of draft Code Amendment and information brochure to be made available at Council offices and libraries.
- A written notice to all property owners within the affected area and other property owners immediately surrounding the affected area inviting them to review and comment on the draft policy.
- Invitation to prepare submissions online or via post.
- Information brochure outlining what the Code Amendment is about, the proposed policy amendments, how interested persons can comment.
- City of Charles Sturt social media platforms.

A Public Meeting will be held at the conclusion of the consultation process, at which time any interested person may appear before Council's City Services Committee to make representations on the proposed amendment.

### 3.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

a) Online on the SA Planning Portal

[https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations)

b) Via Council's YourSay website at [www.yoursaycharlessturt.com.au](http://www.yoursaycharlessturt.com.au)

or

emailed to: [jgronthos@charlessturt.sa.gov.au](mailto:jgronthos@charlessturt.sa.gov.au)

or

c) Posted to:

- Chief Executive Officer  
City of Charles Sturt
- Albert Park Mixed Use Code Amendment
- PO Box 1
- Woodville SA 5011

c) Attending and speaking at the public meeting proposed for this draft Code Amendment

(please indicate in your written submission if you desire to be heard at the Public Meeting).

### 3.3 What changes to the Code Amendment can my feedback influence?

There are ways in which feedback from respondents can influence the outcome of the proposed Code Amendment. These include decisions made associated with:

- a) The type of zone(s) selected for the affected area, and the extent of its spatial application across the affected area.
- b) Potential building heights and setbacks applicable to parts of the zones, as well as other applicable 'Technical and Numerical Variations' (TNV) that are available to the selected zone(s).
- c) The desired location and size (up to a maximum of 12.5% of the developable area) of future public open space.
- d) Desired pedestrian, cycle linkages

As the Planning and Design Code is a State Government document that applies to the whole State (and not just Council), there is no scope for changes to the specific policy content of Core Modules of the Code, other than where identified as a Technical and Numerical Variation (such as for building heights). In addition, the following elements cannot be influenced through this Code Amendment process:

- e) The geographic extent of the Code Amendment Affected Area.
- f) The creation or amendment of policy contained within the Planning and Design Code.
- g) The extent and placement of desired land uses.
- h) The percentage of physical public open space contribution (legislated).
- i) The design of future development proposals eg: dwelling applications.
- j) The type of future non-residential development proposals.
- k) The design of future public open space.

### **3.4 What will happen with my feedback?**

The City of Charles Sturt is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the City of Charles Sturt when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the SA Planning Portal. Personal addresses, email and phone numbers will not be published; however company details will be.

The City of Charles Sturt will consider the feedback received in finalising the draft Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the SA Planning Portal.

### **3.5 Decision on the Code Amendment**

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister, at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the SA Planning Portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

## 4. ANALYSIS

### 4.1 Strategic Planning Outcomes

#### 4.1.1 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This draft Code Amendment is considered to be consistent with the State Planning Policies as shown in **Attachment D**.

#### 4.1.2 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the SA Planning Portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This draft Code Amendment is considered to be consistent with the Regional Plan (30 Year Plan for Greater Adelaide) as shown in **Attachment D**.

#### 4.1.3 Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents in the following manner:

##### ***City of Charles Sturt Community Plan 2020-2027***

The supports the following policies of the City's Community Plan by:

Theme/Objective	Comment
Our Liveability: A well-designed urban environment that is adaptive to a diverse and growing City	The draft Code Amendment proposes to rezone an area which is no longer fit for its current purpose and will enable population growth to occur. It is therefore responsive to and supportive of a growing and changing city.
Enhance the diversity of open spaces to create innovative, accessible and flexible community spaces	The draft Code Amendment investigates the potential provision of a new public open space that will help address an identified lack of it in the area. A suggested

Our Environment  
 Our city is greener to reduce heat island effects and enhance our biodiversity

location is identified and policy support provided to its provision.

Our Liveability  
 Drive an integrated, responsive transport system and well maintained network of roads and paths that facilitate safe, efficient and sustainable connections

The draft Code Amendment proposes to encourage residents in a sustainable location near public transport. The investigations have regard to the implications of the potential development on the road network and any road infrastructure upgrades identified.

Our Economy:  
 Businesses and industry sectors continue to grow and diversify

The site is not considered prime industrial land. The draft Code Amendment proposes a zone and policy support which enable new types of employment opportunities which are respectful of the current and proposed future residents.

### 4.3 Infrastructure planning

The following infrastructure planning is relevant to this Code Amendment:

Council Infrastructure Planning	Response/Comment
Stormwater	Existing pit and pipe infrastructure exists within the road network of the Affected Area. A level of on-site detention and detention will be required to manage stormwater resulting from anticipated future development of the Affected Area, noting that the sites are largely already completely impervious in nature.
Roads	<p>The surrounding road network is sufficient to support anticipated traffic movements from anticipated development of the affected Area.</p> <p>Recent intersection upgrades to West Lakes Boulevard and Port Road have been undertaken to improve conditions and capacity.</p> <p>New roads may be required within the Affected Area to service future development. The location and layout of the new roads will be subject to future design but will connect into the existing road network and have regard to Council requirements. In particular, a desire to prevent movements from within the affected area south along Murray Street.</p>

Government Agency Infrastructure Planning	Response/Comment
Mains Water and Sewer	<p>The Affected Area is currently serviced by water mains and the network has capacity to cater for the development. SA Water have advised of no specific planning works within or affecting the affected area, however, there will likely be some localised augmentation works to some pipes.</p> <p>The Affected area is currently serviced by mains sewer and the network has capacity to cater for the development. SA Water have advised that of no specific planning works within or affecting the affected area, however, there will likely be some localised augmentation works to some pipes. Upgrades of the Queensbury Pump Station will be dependent on the scale of the future development and would be at developer's cost.</p>
Electricity	<p>SA Power Networks have advised that the existing power supply network for the Affected Area has sufficient capacity to accommodate the anticipated additional loads from development. If additional loads are required as a result of development, then standard augmentation rates would apply.</p>
Gas	<p>APA have advised that the natural gas network has sufficient capacity to service future development and that no specific projects are required or planned.</p>
Communications	<p>NBN have advised that there is sufficient capacity in their network to support the development.</p>

The above upgrades to infrastructure can be economically provided to the Affected Area. As such no further agreements or other arrangements are required to fund the infrastructure. Infrastructure assets such as roads and open space that will ultimately be vested with Council will be subject to further agreement with the Council at the development application stage to ensure that relevant infrastructure is consistent with Council requirements.

Electricity, gas and water will be provided by the relevant service providers with any associated costs for connections to be met by applicants of future land use development applications.

## 4.4 Investigations

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate. In addition to this, the Commission has also specified certain investigations to be undertaken to support the Code Amendment.

The following investigations have been undertaken to inform this Code Amendment:

### 4.4.1 Industrial land study (2008)

This study considered the industrial land stock within the City of Charles Sturt by identifying existing industrial land supply and assessing its value in continuing with its current industrial use or undergoing rezoning in order to potentially consider alternative land uses.

The study did not identify any of the Affected Area as 'Prime Industrial Area'; noting that little or no manufacturing occurs at Albert Park. In general terms the study suggested a complete rethinking of the zone may be warranted and in particular:

- *the balance of the precinct is of little broader industrial significance and may be best suited to service industry and service trades*
- *there are minor opportunities to rationalise boundaries on the southern side to integrate isolated commercial and industrial sites*
- *the old cold storage facility warrants review in anticipation of the demise of an aging facility*
- *residential interface along the southern boundary could be improved.*

Given the interface issues arising from the interface of some of this location, as well as the aging infrastructure of some of the uses (particularly along Murray Street), there is value in pursuing zoning that supports a broader range of small scale commercial and retail land uses to take advantage of the visual prominence of the affected areas and particularly Port Road and West Lakes Boulevard corner, and exposure to passing traffic.

Management of the residential interface is needed to be addressed through a policy setting that provides for transition to the established residential areas, and which seeks to ensure that future non-residential land uses are design and operated in a manner that mitigates impacts on established (and future) residential development.

Conversely, it is appropriate to consider a policy framework for the Affected Area that supports ensuring any future sensitive receivers (ie residential development) is designed having regard to the potential mixed use nature of future development.

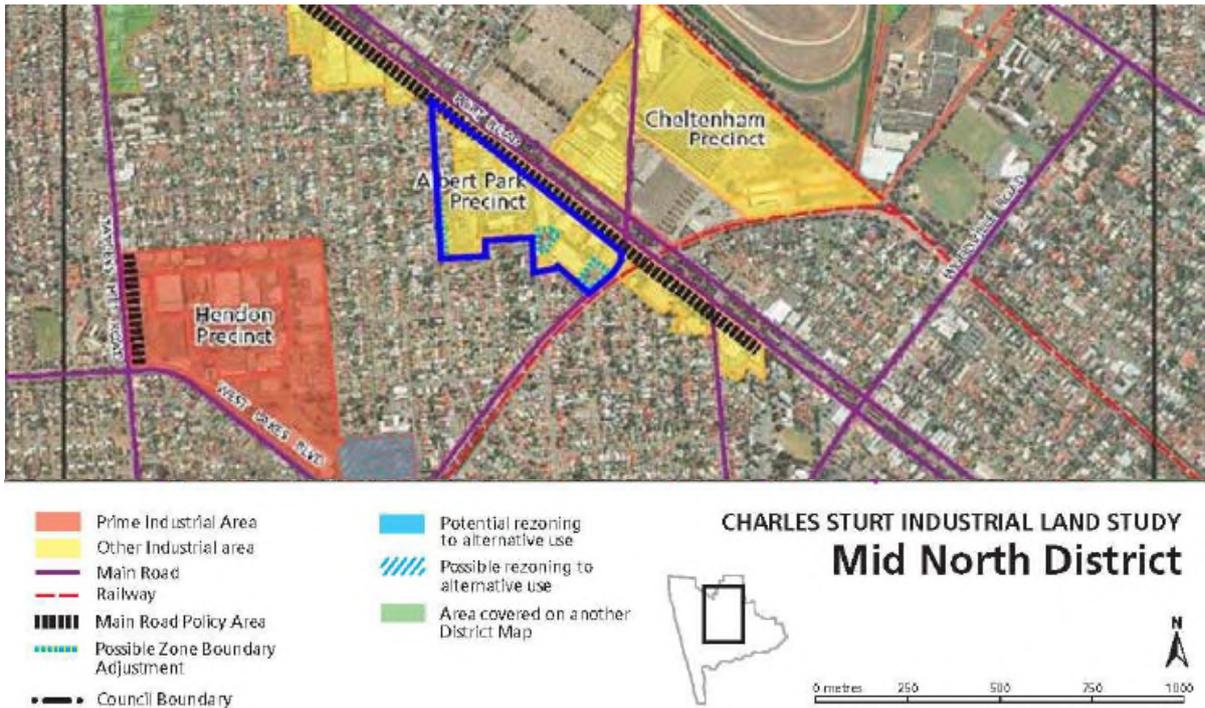


Figure 3: Representation of Albert Park Precinct within the Industrial Land Study (2008)

#### 4.4.2 City of Charles Sturt Urban Employment Land Review (2019)

This review was undertaken to update the Council’s understanding of its industrial land stock. Again, none of the Affected Area was identified as Prime Industrial Land, and the possibility of rezoning the former cold storage site (Figure 4) was similarly raised. In addition, the report mentions possible consolidation of the Gateway Church site (Figure 5) into the residential zone (where such a use is an envisaged use). It is clear that the affected area has marginal utility in its current zone and benefit could be derived from changing the land uses. However, the Study had too narrow a scope to make strategic recommendations for entire precincts.



Figure 4: Former Cold Storage site



Figure 5: Gateway Church site

#### 4.4.3 Proponent's Statement of Justification

A statement of justification was presented to Council to seek endorsement to initiate a Code Amendment process in accordance with the requirements of Council's privately-funded Code Amendment policy.

The statement of justification requested that the City of Charles Stuart initiate a part privately-funded Code Amendment in order to establish a more supportive planning policy framework for the Affected Area.

Several key justifications for the proposed rezoning were provided as follows:

- The Affected Area is not a Prime Industrial Area identified in Council's 'Industrial Land Use Study 2008';
- The buildings on the sites within the Affected Area have or are reaching the end of their economic life and complete redevelopment will be required under a more restrictive zoning regime than the original development;
- The configuration and fragmentation of the sites and ownership does not support their efficient and economic use for industrial, commercial or bulky goods retail uses;
- The change of zoning will not impact adversely on the continuing operation of existing business but will facilitate the redevelopment of the Affected Area to more appropriate land uses at the residential interface; and
- The interface issues with adjacent and nearby residential properties cannot be adequately overcome without further reducing the utility of the Affected Area sites.

#### Implications for Policy

The above previous studies undertaken prior to the Code's initiation identify an appropriateness to consider other higher and better land uses for the affected area. This implies a need to rezone the land to facilitate mixed use development and residential development.

#### 4.4.4 Interface with Non-Residential Land Uses and Noise Sources

The interface between the Affected Area and nearby non-residential land uses is an important consideration as part of this Code Amendment, particularly as it seeks to introduce sensitive land uses (ie residential) in the affected area. EPA-licenced facilities identified within 800m of the affected area and the recommended evaluation distances applicable to them are summarised below.

Licensed activity	Address	Recommended evaluation distance	Distance from Affected Area
50940 - Petroleum – petrol filling station	OTR, 938-942 Port Road Woodville West	All other 24 hours operations – 200m	70 metres
50854 - Manufacturing – powder coating	Betta Powder Coating, 17 Circuit Drive, Hendon	300m – where capacity is more than 100 litres of paint or 10kg of dry powder a day	350 metres

Licensed activity	Address	Recommended evaluation distance	Distance from Affected Area
		100m – where capacity is less than 100 litres of paint or 10kg of dry powder a day	
50576 - Petroleum – petrol filling station	Coles Express, 827/837 Port Road, Woodville	Normal hours of operation – 50m	380 metres
797 - Resource Recovery/Waste Disposal – semiconductors (activity producing listed waste)	Hendon Semiconductors, 1 Butler Drive, Hendon		470 metres
50867 - Petroleum – petrol filling station	Liberty, 801 Port Road, Woodville	Normal hours of operation – 50m	650 metres

Table 1: Nearby Licensed Activities and Evaluation Distances

All but one of the petrol filling stations are outside of the recommended evaluation distance and therefore not likely to impact on potential residential land uses through noise and air quality impacts.

The other two licenses are within the Hendon business park and given access is only onto Tapleys Hill Road and the existing intervening residential development, are not assessed as having potential to impact on new residential development within the affected area.

The existing OTR petrol filling station is within the evaluation distance designated due to its 24-hour operation. However, notwithstanding this, it is considered the likely noise sources and impacts would not be dissimilar from that emanating from Port Road and such impacts could be suitably addressed through the *Ministerial Building Standard 010 - Construction requirements for the control of external sound*, triggered by the Noise and Air Emissions Overlay.

While not requiring a license, there are other potential noise and air emission activities within 800 metres of the affected area which may impact residential amenity. These include:

- Festival City - bulk wine storage (within the affected area)
- Statesman's Windows – Door and Window fabrication
- National Storage, Cheltenham – 24-hour storage facility
- CMI Toyota Cheltenham – car dealership and service centre
- Moyle Bendale Timber – timber importer and moulding specialists
- Bunnings Woodville – Bulky goods retail
- Harvey Norman Woodville – Bulky goods retail
- Portside Mitsubishi – car dealership and service centre (within the affected area)
- Ripper Print – printing

- Sola Seal – Window tinting
- Moores - Saw Sharpening
- Cast Stone – stone and concrete residential fencing products (within the affected area)
- Tradelink – retail and warehouse (within the affected area)
- Spotlight – retail (within the affected area)
- Gateway Baptist Church (within the affected area)
- Numerous warehouses and engineering businesses (mostly within affected area)

Most of these activities produce little noise and air emissions that would impact on residential development. In fact, most activities currently adjoin residential development. As such, the potential for unreasonable amenity impacts of these activities on potential future residential land uses are considered to be able to be managed through policy and appropriate design and construction responses, such as those found within the *Ministerial Building Standard 010 - Construction requirements for the control of external sound*, triggered by the Noise and Air Emissions Overlay.

The presence of both Port Road, West Lakes Boulevard and the Adelaide – Grange rail corridor in themselves present as noise and air pollution sources. It is important that the potential impacts from these noise and air sources are mitigated to maintain an appropriate residential amenity for any new residential development within the affected area.

It is also acknowledged that there will continue to be small scale lawful businesses within the affected area that will be potential sources of noise directly adjacent to the potential future sensitive uses. In this circumstance, it is important to ensure that the sensitive use is suitably designed and located to mitigate known impacts of these uses, so that they are not compromised into the future and can continue to operate without further restrictions imposed. In this regard, there is value in applying the Interface Management Overlay to the affected area. This overlay also addresses the appropriate design and placement of sensitive receiver development against the potential noise sources of adjacent development. This overlay, together with the Noise and Air Emissions Overlay would provide the appropriate balanced policy approach to mitigating conflicts between non-residential and residential development.

#### **Implications for Policy**

There is existing policy coverage within the P&D Code which ensures activities are consistent with the Environment Protection (Noise) Policy. This applies to both new sensitive receivers and noise sources.

The Noise and Air Emissions Overlay should be engaged where the impacts of existing high-volume transport corridors and mixed land use may need to be mitigated on new sensitive development in the area.

The overlay applies to all areas that are likely to be affected by noise and air emissions, including zones which allow for mixed uses. Port Road, a Type A Road, borders the area, and a section is adjacent the Grange railway. Therefore, the overlay is applicable for the affected area and will mitigate potential impacts for the interface with non-residential land uses.

The Interface Management Overlay should also be applied to the Affected Area to ensure new sensitive receiver development is appropriately designed to mitigate impacts on lawful non-residential development within the affected area.

#### **4.4.5 Traffic Impact Assessment**

A Traffic Assessment has been undertaken by GTA Consultants based on the potential development scenario for the Affected Area. The report examines the existing traffic and parking conditions, alternative transport capacity (cycling, pedestrian, public transport), likely traffic generation and parking demands as a result of the potential development, proposed access arrangements, as well as the potential impact on traffic volumes on the performance of the surrounding road network. The full report is contained within **Attachment E** and is summarised below.

##### ***Traffic Generation***

GTA have modelled potential post development traffic generation from indicative development within the Affected Area on the assumption that the Affected Area could accommodate:

- a total of up to 550 dwellings;
- 35 existing standard dwellings will remain;
- up to 10,500m<sup>2</sup> of commercial floor space; and
- up to 3,500m<sup>2</sup> of retail floor space.

Based on the above full development capacity, the Affected Area is expected to generate in order of 822 peak hour trips and 6,973 daily trips across the entire day post development. This equates to a net increase of 208 vehicle trips in peak hour traffic generation, of which, 55% of these additional trips are associated with retail / commercial properties.

In terms of the impact of the additional traffic generation on the adjacent road network, it was concluded by GTA that the impact is likely to be minimal during the peak periods with a net increase of only:

- 60 vehicles at the intersection of May Street / Port Road
- 25 vehicles at the intersection of Jervois Street / West Lakes Boulevard
- 6 vehicles at the intersection of May Street / West Lakes Boulevard
- an additional 35 vehicles along Murray Street (noting closure to through movements south currently in place will be retained) with 21 southbound and 14 northbound
- 18 vehicle movements along Glyde Street, with 6 being southbound and 12 northbound.

High level traffic modelling has predicted that each key intersection in the surrounding network of the Affected Area will continue to operate satisfactorily with the anticipated additional post development traffic volumes, with minor increase in queue length and degree of saturation.

##### ***Car Parking***

GTA concluded that there are no existing parking issues within the Affected Area. The ratios to accommodate parking demand are identified within the SA Planning and Design Code for different types of development as summarised in the table below. All proposed developments are expected to provide parking on site in accordance with the Code's requirements as per Table 1- General Off-Street Car Parking Requirements as detailed below.

<b>Class of Development</b>	<b>Car Parking Rate</b>
<b>Residential Development</b>	
<b>Detached Dwelling</b>	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
<b>Group Dwelling</b>	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
<b>Residential Flat Building</b>	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
<b>Row Dwelling where vehicle access is from the primary street</b>	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
<b>Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)</b>	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
<b>Semi-Detached Dwelling</b>	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
<b>Aged / Supported Accommodation</b>	
<b>Retirement village</b>	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
<b>Supported accommodation</b>	0.3 spaces per bed.
<b>Residential Development (Other)</b>	
<b>Ancillary accommodation</b>	No additional requirements beyond those associated with the main dwelling.
<b>Residential park</b>	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.

<b>Class of Development</b>	<b>Car Parking Rate</b>
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
<b>Student accommodation</b>	0.3 spaces per bed.
<b>Workers' accommodation</b>	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
<b>Tourist</b>	
<b>Caravan park / tourist park</b>	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
<b>Tourist accommodation</b>	1 car parking space per accommodation unit / guest room.
<b>Commercial Uses</b>	
<b>Auction room/ depot</b>	1 space per 100m <sup>2</sup> of building floor area plus an additional 2 spaces.
<b>Automotive collision repair</b>	3 spaces per service bay.
<b>Call centre</b>	8 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Motor repair station</b>	3 spaces per service bay.
<b>Office</b>	4 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Retail fuel outlet</b>	3 spaces per 100m <sup>2</sup> gross leasable floor area.
<b>Service trade premises</b>	2.5 spaces per 100m <sup>2</sup> of gross leasable floor area 1 space per 100m <sup>2</sup> of outdoor area used for display purposes.
<b>Shop (no commercial kitchen)</b>	5.5 spaces per 100m <sup>2</sup> of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.  5 spaces per 100m <sup>2</sup> of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
<b>Shop (in the form of a bulky goods outlet)</b>	2.5 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Shop (in the form of a restaurant or involving a commercial kitchen)</b>	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m <sup>2</sup> of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
<b>Community and Civic Uses</b>	
<b>Childcare centre</b>	0.25 spaces per child

<b>Class of Development</b>	<b>Car Parking Rate</b>
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
<b>Library</b>	4 spaces per 100m <sup>2</sup> of total floor area.
<b>Community facility</b>	10 spaces per 100m <sup>2</sup> of total floor area.
<b>Hall / meeting hall</b>	0.2 spaces per seat.
<b>Place of worship</b>	1 space for every 3 visitor seats.
<b>Pre-school</b>	1 per employee plus 0.25 per child (drop off/pick up bays)
<b>Educational establishment</b>	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.  For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.  For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
<b>Health Related Uses</b>	
<b>Hospital</b>	4.5 spaces per bed for a public hospital.  1.5 spaces per bed for a private hospital.
<b>Consulting room</b>	4 spaces per consulting room excluding ancillary facilities.
<b>Recreational and Entertainment Uses</b>	
<b>Cinema complex</b>	0.2 spaces per seat.
<b>Concert hall / theatre</b>	0.2 spaces per seat.
<b>Hotel</b>	1 space for every 2m <sup>2</sup> of total floor area in a public bar plus 1 space for every 6m <sup>2</sup> of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
<b>Indoor recreation facility</b>	6.5 spaces per 100m <sup>2</sup> of total floor area for a Fitness Centre 4.5 spaces per 100m <sup>2</sup> of total floor area for all other Indoor recreation facilities.
<b>Industry/Employment Uses</b>	
<b>Fuel depot</b>	1.5 spaces per 100m <sup>2</sup> total floor area 1 spaces per 100m <sup>2</sup> of outdoor area used for fuel depot activity purposes.
<b>Industry</b>	1.5 spaces per 100m <sup>2</sup> of total floor area.
<b>Store</b>	0.5 spaces per 100m <sup>2</sup> of total floor area.
<b>Timber yard</b>	1.5 spaces per 100m <sup>2</sup> of total floor area  1 space per 100m <sup>2</sup> of outdoor area used for display purposes.
<b>Warehouse</b>	0.5 spaces per 100m <sup>2</sup> total floor area.
<b>Other Uses</b>	
<b>Funeral Parlour</b>	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
<b>Radio or Television Station</b>	5 spaces per 100m <sup>2</sup> of total building floor area.

The Code provides off-street car parking policy within two tables which have differing ratios for selected land uses, depending on whether the location is within a designated area.

The identification of the affected area as a Designated Area is not considered appropriate as it does not achieve the conditions within Table 2 – Off Street Parking Requirements for Designated Areas as contained within the Transport, Access and Parking General Development Module of the Planning and Design Code (and the identified exception Zones are not envisaged to be utilised within the proposed Code Amendment) due to the intensity, scale and forms they envisage. These conditions relate to a site that:

- a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service (ie a Go Zone)
- b) is within 400 metres of a bus interchange
- c) is within 400 metres of an O-Bahn interchange
- d) is within 400 metres of a passenger rail station
- e) is within 400 metres of a passenger tram station
- f) is within 400 metres of the Adelaide Parklands.

The affected area is outside of 400 metres from the nearest rail station, as well as greater than 200 metres from a Go Zone bus route (Port Road is not identified as a Go Zone),

#### **Implication for Policy**

The potential future development of the Affected Area is not likely to warrant any significant upgrade of any road infrastructure or junctions, and as such there is no need to cover this need through local addition policy. There is sufficient coverage within existing policies contained in the P & D Code to address safe and efficient access for future development, as well as provision of suitable on-site car parking and servicing of development.

The Code would apply the typical car parking ratios for development within Table 1 – Off Street Vehicle Parking Requirements (this will be automatically triggered by virtue of not achieving the designated area conditions and the affected area not applying the exclusions type Zones).

#### **4.4.6 Pedestrian & Bicycle Planning/Integration with Public Transport**

The existing pedestrian infrastructure within the Affected Area comprises sealed pedestrian paths, always on at least one side of the street and where more clearly residential in character, often both sides of the carriageway. Apart from the intersection of Port Road and West Lakes Boulevard, there are no signalised pedestrian crossing points on the Port Road frontage, although there are recently installed (compliant) pram ramps at the entrances to May and High Streets. There is not a great diversity of use within the Affected Area at present and the main attractors of pedestrian activity are along Port Road, aside from the train station on West Lakes Boulevard.

The opportunity exists to extend Spence Street beyond Glyde Street to Murray Street, creating additional permeability (**as a pedestrian/cycle only connection**). Some other blocks may likewise lend themselves to the creation of new streets or laneways, which would be desirable as the existing street grid tends to have large blocks that discourage walking and make routes longer. In terms of being a walkable neighbourhood, there already exist a number of local businesses and services – food and drink, convenience retail and a supermarket, childcare and schooling, a post office – within 800m which would enable residents to meet a good portion of their daily needs within reasonable walking distance. The intended proposed zoning would encourage a greater diversity within the site itself, enabling a more sustainable community.

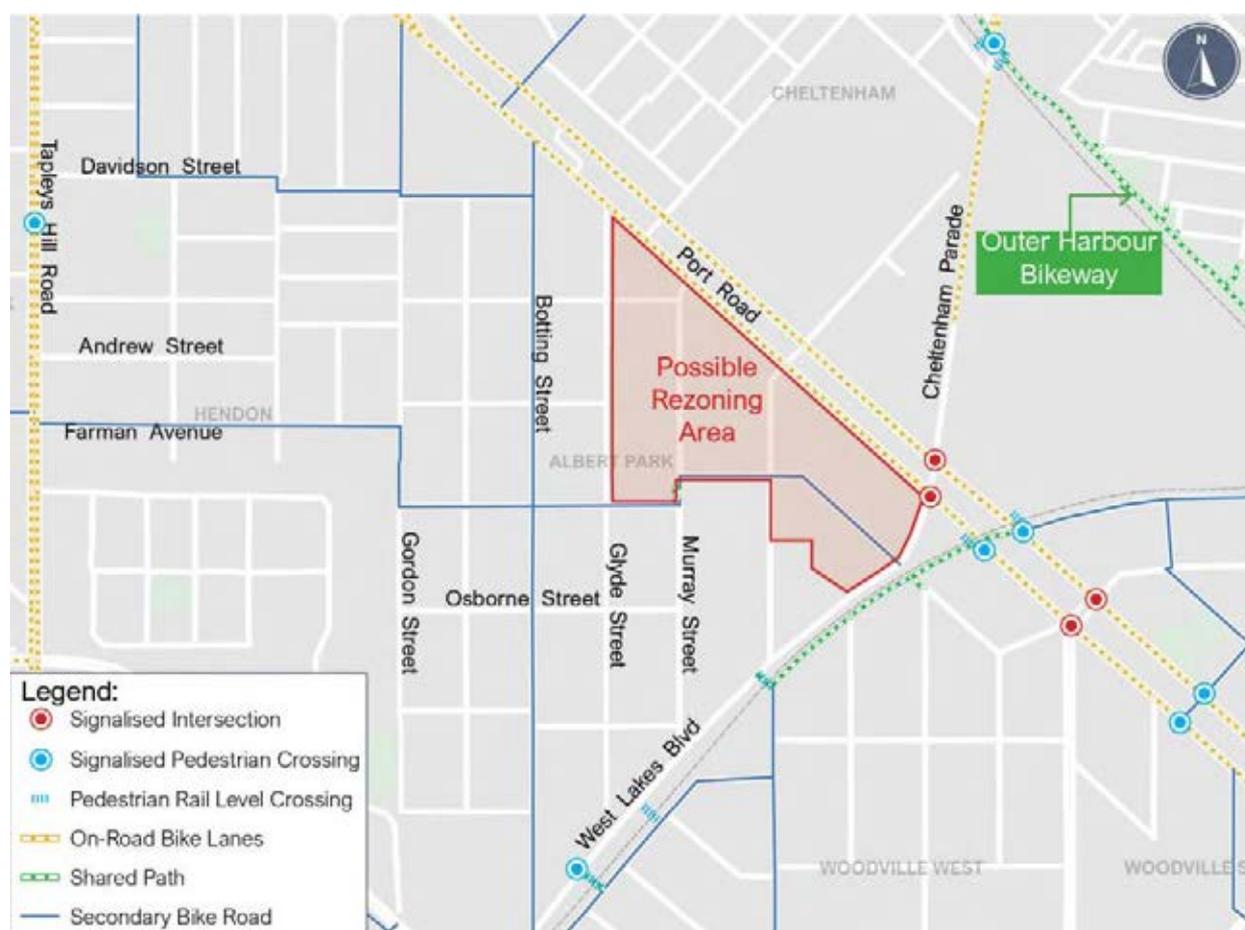


Figure 6: Pedestrian and cycling infrastructure in place surrounding the affected area.

Almost the entire Affected Area is within 800m of the Albert Park train station, the major attractor nearby. Due to the nature of West Lakes Boulevard at this stretch between Port Road and Glyde Street, and the provision of pedestrian refuges, this is easily accessible. The small area beyond this 800 metres has good access to a bus route on West Lakes Boulevard, and – subject to crossing Port Road – adequate access to bus routes on Port Road and even the Cheltenham or St Clair train stations beyond.

The Bike Direct network (see Figure 6) identifies Osborne Street, Grace and Jervis Streets as a secondary road with a bike function, providing an east-west connection through the suburb to Tapleys Hill Road. Botting Street to the west of the affected area is identified as a north-south secondary road route between Port Road and West Lakes Boulevard. Port Road has on-road bicycle lanes and a shared path runs along the southern side of the Adelaide to Grange rail line (the greenway). Bike lanes run along West Lakes Boulevard, further south of the affected area (May Street).

### Implications for Policy

There is already suitable policy coverage to support the further safety and comfort of walking and cycling within the Affected area, particularly for new development. This includes policies for end of journey facilities, bicycle parking ratios for development and provision of a comfortable walking environment from development.

However, there may be a desire to reinforce a desire to provide pedestrian connections through an extension of Spence Street to aid in better permeability in this location. This can potentially be delineated in a Concept Plan map for the site, as these are likely to be able to be referenced within the Code Zone.

#### 4.4.7 Public Open Space/Green Space

The Council's Open Space Strategy 2025 (2015) identifies a lack of provision in Albert Park, both objectively and by resident survey. It finds that due to the lack, the Council should invest money in ensuring what open space exists is high quality, but also that somewhere like Albert Park could justify land acquisition for this purpose, and this ought to be a priority for the Council.



Figure 7: Extract from Council's Open Space Strategy – Precinct D: The Central Area Directions

The draft Code Amendment intends to create a framework which supports intensification of development in the Affected Area through a mixed-use policy. It is anticipated that the draft Code Amendment will facilitate an increase in the local residential population and allow for higher density housing forms than currently permitted. As the anticipated residential form has a reduced capacity to provide large areas of private open space, it will be important that an adequate level of public open space is available to service both the established and additional population.

Nearest local or neighbourhood open spaces to the affected area are at the St Clair development (more than 800 metres away), Clarice Sutherland Reserve (at least 800 metres walk away) or Woodville West Reserve (more than 1km away). Significant distance aside, these are also difficult to access due to the need to cross larger roads such as Port Road, West Lakes Boulevard or the rail corridor.

There is therefore an opportunity to use redevelopment within the Affected Area to address nearby lack of public open space (coloured pink in Figure 7 above) identified in the Council's

Strategy. Whilst the location of the affected area is not directly within the identified area lacking open space, the provision of public open space within the affected area would, both reduce the extent of the neighbourhood outside of the desired walking distance to local open space, and remove what is a more difficult and costly arrangement for Council in the acquisition of land for this purpose.

Council and the Local Government Association (LGA) commissioned the Best Practice Open Space in Higher Density Developments Project in 2011 that explored whether the 12.5% legislative public open space requirement for land divisions was suitable for application to medium- and high-density urban environments. A key conclusion of the study confirmed that a 'one size fits all' approach is not appropriate and a needs-based assessment should be made. In some higher-density developments, there will be justification for more than 12.5% of land to be allocated to open space. The nature of the Affected Area as a largely fragmented location under multiple ownerships means a departure from the legislated requirement is unlikely at the zone level. However, as the proponent owns a significant portion of the site, some of which is likely to be developed together (particularly the land fronting Glyde / Murray Streets), there is scope for the inclusion of public open space within the future development of those land parcels.

A location between Murray and Glyde Streets seems the most appropriate location, particularly on the northern side of the former cold storage site. This is because this location would aid in facilitating an east-west pedestrian connection provide further permeability in this location; and is a logical drainage collection point (see Section 4.4.8 below).

#### **Implications for Policy**

Whilst there is policy coverage for the provision of public open space within the policies contained in the Planning + Design Code, it is worth identifying through a Concept Plan Map that development should make provision for local public open space in a location that suitably services the future and current populations, improves permeability and facilitates future stormwater management. The specific location and configuration of desired future public open space would ultimately be assessed as part of a future land division application should the Code Amendment be authorised.

#### **4.4.8 Infrastructure Assessment**

KBR have undertaken a preliminary infrastructure investigation of the existing infrastructure capacity for the Affected Area to identify any need for upgrades to accommodate the anticipated future development scenario. The full report is contained within **Attachment E** and is summarised below.

##### ***Flooding and Stormwater Management***

The capacity of the existing stormwater system and flood susceptibility of the Affected Area and surrounding land has been investigated based on Council's stormwater detention criteria which prescribes that the pre-development flows for the 0.2 Event Year (EY) (1 in 5 year ARI) rainfall event cannot be exceeded by the post-development flows for the 1% Annual Exceedance Probability (AEP) (1 in 100 year ARI) rainfall event.

The analysis divided the Affected Area into two catchments to reflect the existing flow paths and drainage layout. The results of the hydrological calculations indicate that onsite detention of approximately 2,700m<sup>3</sup> is required to meet Council's criteria to limit flows to less than that existing catchment. The results are summarised in the table below:

Catchment	Area	Pre-Development 0.2 EY	Post-Development 1% AEP	Storage Required
May Street	6.40 ha	560 L/s	1,400 L/s	1,300 m <sup>3</sup>
Glyde & Botting Streets	5.80 ha	430 L/s	1,300 L/s	1,400 m <sup>3</sup>

The assessment reveals that the existing roads and the existing pit and pipe network within the Affected Area will likely need to remain (or at least rerouted along a similar alignment) as they convey runoff through the site from significant catchments upstream and will likely dictate the need for smaller detention areas within each of the sub-catchments prior to discharge to the existing drainage network. Therefore, the detention required for both catchments will need to be split across several outfalls depending on the proposed development layout and connections to the existing stormwater drainage.

The figure below summarises how KBR envisage the proposed development draining with suggestions for potential connections to existing infrastructure including allowances for detention storage locations within each catchment area. Hydraulics of these connections needs to be investigated and confirmed during detailed design. The detention volume could be attained by detention basins, underground tanks, oversized pipes, or a combination of these noting that the bioretention system (discussed below) could account for some of the detention volume. There is sufficient policy support within the Code for these measures to be implemented within any future development.

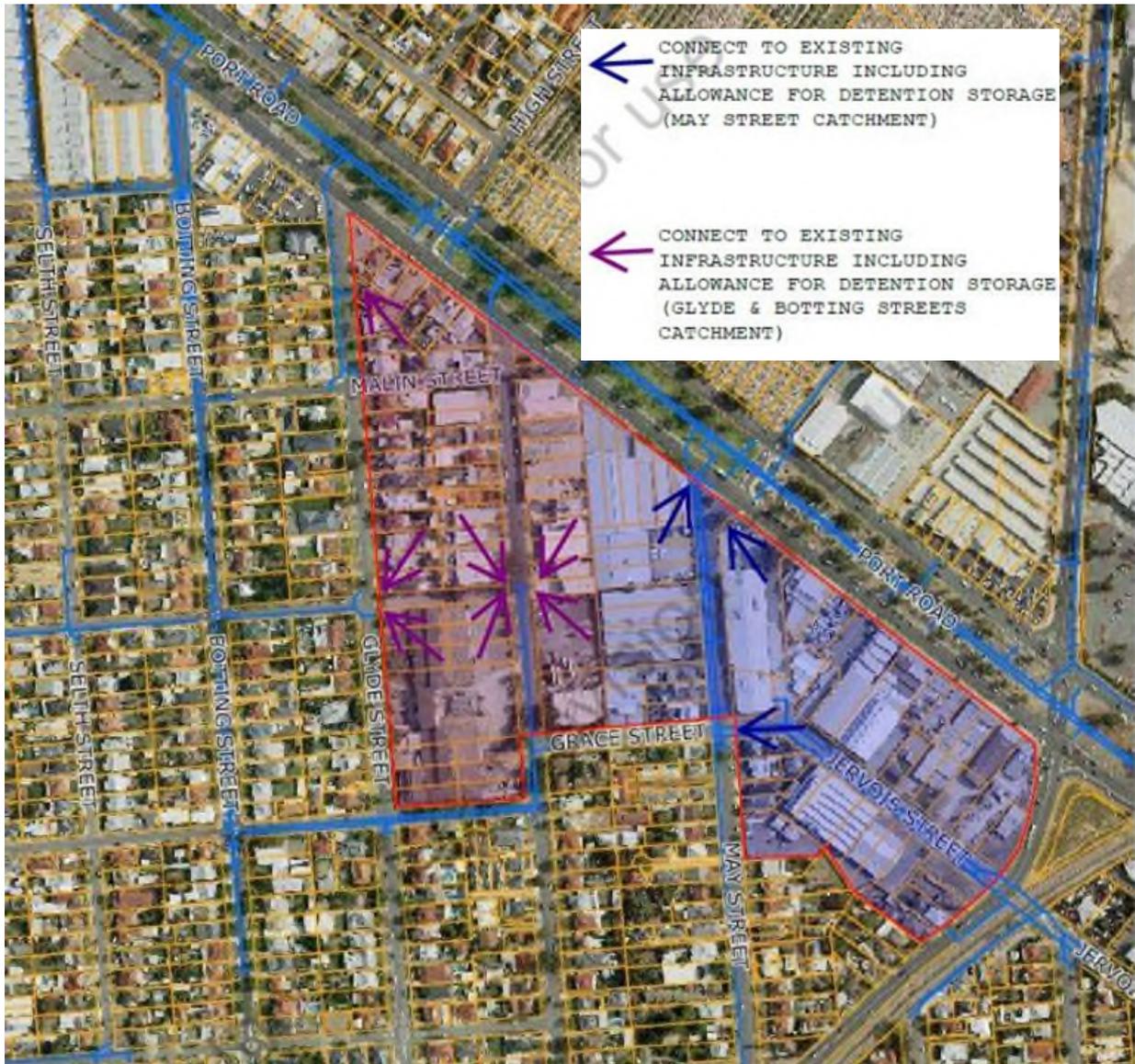


Figure 8: Stormwater catchment locations and potential drainage collections and detention storage locations

In order to achieve the principles of Water Sensitive Urban Design (WSUD), approximately 840m<sup>3</sup> of bioretention area is required to ensure that runoff generated by the proposed development is treated within the site before being discharged into the existing Council drainage network. The required bioretention area could be achieved by multiple small ponds at inlet pits or larger ponds incorporated into detention basins. The bioretention area could be reduced with the use oil and sediment traps or the use other WSUD devices such as tree pits, vegetated swales or buffer strips.

Council's floodplain mapping data confirms that the site is affected by flooding. The recent upgrade of the Port Road Drain has improved this for a 0.2 EY event but flooding will still occur, particularly in the 1% Average Exceedance Probability (AEP) (1 in 100 year flood). The flooding in the 1% AEP is most significant between Murray Street and Botting Street (with depths up to 300 mm) and south of Jervois Street on the Baptist Church site (with depths up to 200 mm) (see figure below).



Figure 9: 1% AEP flood map of the Affected Area

KBR recommends the following stormwater master planning requirements in response to the flooding potential:

- Finished floor levels of the proposed buildings within the development must be 300mm above the anticipated 1% AEP flood level;
- Flow paths within the development will need to ensure safe conveyance of major flows and capture into the proposed detention facilities; and
- Consideration of possible displacement of stormwater volume that would currently be 'detained' in flooding on private property at trapped low points.

These areas align with the existing Hazards (Flooding – General) Overlay that currently applies to this land, and which provides the policy support needed to address the recommendations made by KBR in relation to mitigating flooding impacts to future development.

Consultation with service authorities has been undertaken to determine the infrastructure capacity of key infrastructure in the vicinity of the Affected Area.

### **Potable Water**

SA Water have advised that the established network has sufficient capacity to support the development.

Some existing branch mains off Port Road may need replacing with slightly larger capacity main pipe to feed through the development and linkup to existing at West Lakes Boulevard and Glyde Street.

Depending on layout of future development, some existing mains may need to be abandoned or resized accordingly and fire service requirements will need further assessment and consideration.

### **Sewer**

SA Water have advised that the existing network has sufficient capacity to support the development.

The existing mains along streets within and abutting the affected area will require upgrading to comply with the WSA Gravity Sewerage Code. In doing so, this will require reestablishment of any existing property connections outside the affected area into the respective reticulation sewer.

If the developer identifies the northern-most development is to discharge into the Glyde Street/Port Road main, further upgrades mains along Port Road, Hawke Street, Lawton Street and up to Avro Avenue are required.

The WWPS 458 Queensbury Pump Station will not require a physical upgrade, but will require an earlier onset of pump operation, extended run times during peak discharge periods and increased frequency during the day to accommodate flows from the proposed development.

### **Electricity**

SA Power Networks have advised that the Woodville substation supplies the development area and has adequate capacity to accommodate additional load to the order of 8 MVA at present.

Indicative loads from the development of the affected area indicate sufficient capacity within the additional load.

SA Power Networks request that two 11 kV HV feeders which pass the development area would be the connection points for this development with reasonable capacity.

### **Gas**

APA have advised that the natural gas networks surrounding this development have adequate capacity to service natural gas requirements for the proposed development.

Adjustments (extensions or relocations etc.) to the existing gas infrastructure to suit the specifics of a future proposed development such as changes in road layout and timing of various stages may be required within the Affected Area.

### **Communications**

NBN Co. have advised that there is enough capacity in their network to support this development.

### **Implications for Policy**

Both flooding and stormwater management matters can be better addressed as part of any detailed development proposal, and there is already sufficient policy coverage addressing this matter within the Planning and Design Code. There may be value in showing potential seeking water sensitive urban design basins within the future open space areas on a Concept Plan within the affected area to aid in addressing the broader catchment requirements for new development in this location and further support the existing policy.

No specific policy on the provision of infrastructure is considered necessary given the suitability of the infrastructure to cater for further development on the site.

#### 4.4.9 Site Contamination

LBW undertook a preliminary environmental assessment (PEA) of the Affected Area as per Council requirements that a broad assessment of contamination issues be carried out to inform future constraints or otherwise on the location of public open space, under-croft parking, sensitive land uses and development plan / planning and design code policy. The full report is contained within **Attachment E** and is summarised below. The key findings of the assessment are identified as follows:

- the majority of the Affected Area includes commercial / industrial land uses with potentially contaminating activities (PCAs) inferred to have occurred at 65 of the 118 land parcels within the Affected Area.
- 55 land parcels were subject to a Class 1 – High Risk PCA and some of these were subject to multiple PCAs. Ten land parcels were identified or inferred to be subject to a Class 2 – Moderate Risk PCA only. No Class 3 – Low Risk PCAs were identified within the Affected Area. This reveals that a relatively large proportion of the Affected Area has been subject to Class 1 and/or 2 PCAs, indicating a generally high risk posed by site contamination for the types of redevelopment contemplated for the re-zoning (see Figure 10 below).
- With the exception of 24-30 Murray Street in the western portion of the area, the contamination status of the Affected Area is unknown. Remediation of 24-30 Murray Street will be needed to make the site suitable for sensitive land use and remediation may be necessary to make the northern part of the site suitable for commercial land use.
- Areas where no PCAs have been recorded are more likely to be suitable for sensitive land uses, however, impacts to groundwater and soil vapour beneath these sites cannot be discounted due to their proximity to known PCA sites.
- EPA investigations into soil vapour impacts from 24-30 Murray Street have identified soil vapour across a significant portion of the western area of the Affected Area, including beneath both commercial and residential properties. EPA investigations are currently ongoing. Once complete, potential vapour risk to properties on this part of the site will be better understood and will help to define any future intrusive investigation scope and potential remediation needs to make sites suitable for their current use or to support change in land use.

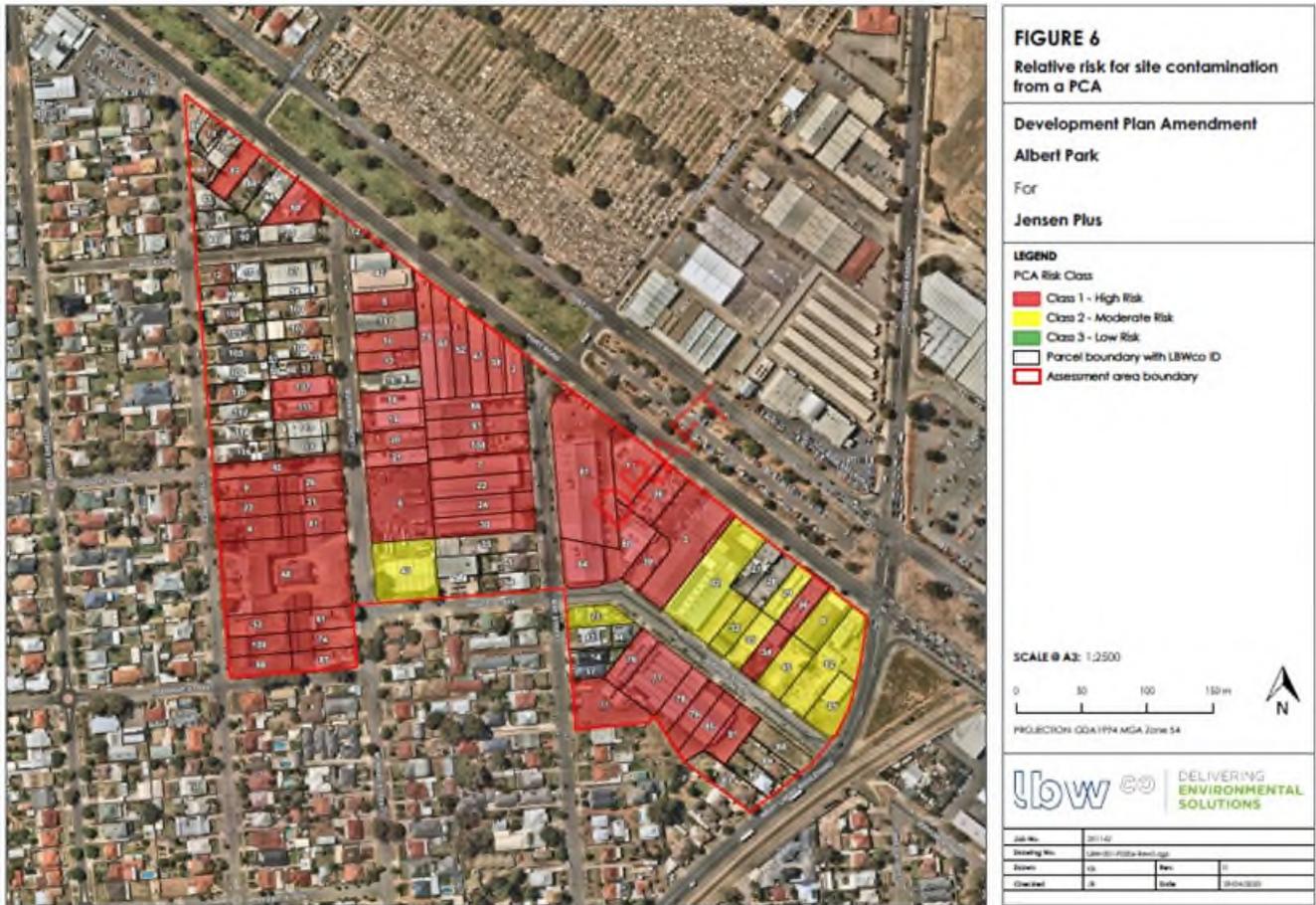


Figure 10: Land parcels identified with relative risk for the site contamination from PCA

In addition to LBW’s assessment, the proponent has undertaken their own investigations for the 24-30 Murray Street site. This includes an Interim Auditor’s Advice (**Attachment E**) which confirms the following specifically for that site:

- Soil contamination was identified in the central, eastern and western portion of the site, comprising elevated concentrations of lead benzo(a)pyrene TEQ, TRH (C16-C34), copper and zinc greater than adopted investigation and screening levels for Human Health and Ecology
- Groundwater contamination was present below the site (northern portion) and beyond the site to the north-west, north and north-east, reflective of ground water flow directions. Elevated concentrations included CHCs, TRH, PFAS and selected metals. Notwithstanding this, the potential for contamination of the Q2 Aquifer is considered to be low
- Soil Vapour is detected on the north-east quadrant of the site and immediate east of the site in Murray Street. Elevated concentrations comprised TCE and other VOCs.

The following outcomes of the auditor were made in relation to the site:

- the nature and extent of contamination has been adequately assessed and delineated
- remediation is and remains necessary to make the site suitable for its proposed future residential and open space land uses
- the remediation approach presented is likely to make the site suitable for the proposed future residential and open space land uses, as well as eliminate as far as reasonably practicable actual or potential harm to water and the environment

remediation will also remove a key source of site and future off-site (down hydraulic gradient) groundwater and soil vapour contamination associated with TCE (and to a lesser extent other CHCs).

The Interim Audit Advice has been referred to the EPA for information and the EPA have confirmed that the Interim Audit Advice meets the legislative and administrative framework established within the Environment Protection Act, 1993 and Environment Protection Regulations 1999.

### **Implications for Policy**

It is clear from the above investigation that a level of site contamination is apparent within the Affected Area which will require remediation prior to being appropriate for sensitive land uses. These investigations and remediation processes can be further advanced as part of future development applications for the relevant land parcels (noting that some sensitive uses already exist on several of the identified Class 1 parcels).

Development for a more sensitive land use on sites where potentially contaminating activities are known to have occurred will trigger a referral to the EPA and require a Statement of Site suitability (or potentially an Auditor's statement). As such, the Planning, Development and Infrastructure Act, 2016 and supporting Regulations, 2017 provide sufficient rigour to ensure contamination is appropriately addressed as part of the development application stage.

The Planning and Design Code's Site Contamination General Development Policies provide suitable policy support for relevant authorities in ensuring this matter is addressed for sensitive land uses.

#### **4.4.10 Non-Residential Development**

The Affected Area already contains a number of non-residential uses in the form of offices and shops, including a Spotlight bulky goods tenancy. However, the location does not, and is not intended to operate as an activity centre with larger scale retail facilities into the future. This has been derived having regard to:

- a Coles supermarket within 800m
- Drakes, Aldi and Woolworths supermarkets within 2 km

It is unlikely that a supermarket would be envisaged within the affected area, due to the saturation within the catchment, as well as limited opportunities due to the fragmented nature of the sites and ownership within the affected area.

Notwithstanding this, the provision of some small scale retail, office and other supporting commercial and community services is supported in this location, principally along the Port Road frontage, as it would support the principles of achieving a walkable neighbourhood.

It is important that the zone selected for the Affected Area supports mixed use development, including retail and commercial development, however maintains a limitation on scale and intensity to ensure that it performs a local function only, and better aligns to the intent of this location and the management of interfaces with both busy local road network and surrounding residential development.

### **Implications for policy**

The resultant zoning should seek to ensure that only smaller scale shops, offices and consulting rooms are supported, with larger scale retail facilities identified as restricted development.

#### 4.4.11 Community Facilities

The Affected Area is well located for community facilities, albeit containing only a place of worship. An analysis of the existing offering (800m walking and 2km cycle/easy travel distance) has been undertaken and is laid out in the table below. Places of worship have been excluded but are prevalent and often serve many of the same social purposes as secular community facilities. A good number of them represent specific ethnic or cultural groups and display the multicultural nature of the area.

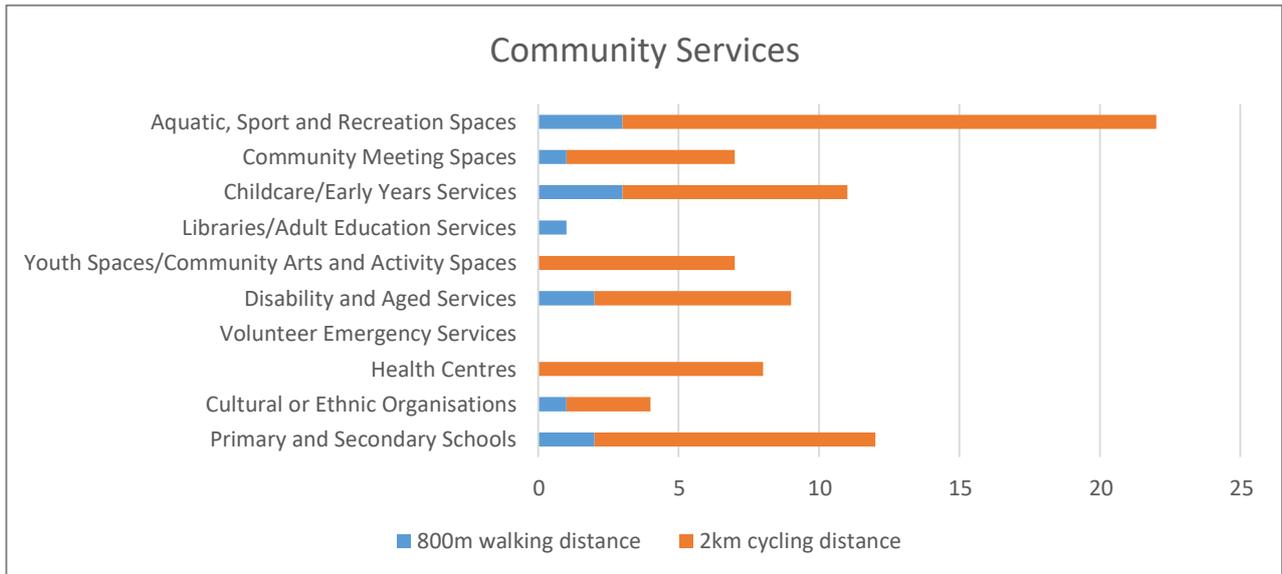


Figure 11: Proximity of community services

It is evident that a wide spectrum of facilities is available within proximity of the Affected Area. There is an enormous variety of sports and recreation opportunities, both formal and informal, (note this does not contradict local scarcity in some geographic locations and should be seen in the context of the size of population they are intended to serve) as well as choice of childcare, school, and out-of-hours activities. Further to the places of worship mentioned above, there are secular cultural and ethnic community groups representing the cultural diversity of the area. The Queen Elizabeth Hospital and several aged care facilities anchor a broad selection of high-quality medical practices in many specialties. The need for volunteer emergency services within metropolitan Adelaide is not considered significant.

In addition, the Community Facilities Spatial Plan Scenario for the City of Charles Sturt produced by Elton Consulting (2011) shows that Woodville Village at the Woodville train station currently operates as a regional-level facility with a central library, multipurpose community/civic centre and youth space. This is only just beyond the 800m walking distance from the Affected Area but the regional nature of the services will reflect the additional travel required and is anyway accessible by public transport or bike. These services would be additional to the 2km band on the chart above.

#### 4.4.12 Flightpath Building Height Limits

Development near airports needs to take account of the needs of aviation so as not to prejudice air traffic. The location of the Affected Area, roughly due north of Adelaide Airport, is not below a flightpath. It falls entirely within an area identified by the SA Planning and Property Atlas as requiring notification for all structures exceeding 110 metres in height. This is well in excess of anything envisaged for the Affected Area. Similarly, there are no impacts from Parafield Airport. Development in the Affected Area is therefore not restricted by flightpaths or airport operations.

#### **4.4.13 Affordable Housing Overlay**

The affordable housing policy sets a target of 15% of new development that meets a set of criteria to enable low- and middle-income households to purchase their own home. The State's affordable housing policy requires the overlay should be engaged, among other triggers, where areas are subject to re-zoning that "substantially increases dwelling potential". This draft Code Amendment will substantially increase the dwelling potential, including allowing several individual sites with the potential to support at least 20 dwellings and is therefore relevant to the new zoning.

##### **Implications for policy**

The Affordable Housing Overlay should be applied to the extent of the affected area as part of this rezoning process.

#### **4.4.14 Urban Form & Densities**

##### ***Densities***

Any area of mixed-use requires higher density residential development to support the range of facilities residents expect to use daily within walking distance.

The adjacent General Neighbourhood Zone to the south and west of the affected area supports net residential densities generally in the order of up to 35 dwellings per hectare (equates to 300m<sup>2</sup> minimum allotment size). This is considered to be low density, with the Planning and Design Code defining medium density to be net residential densities of between 35 and 70 dwellings per hectare.

A number of other locations within the City of Charles Sturt where mixed use precincts are envisaged have a range of densities that fall within both the medium and high (more than 70 dwellings per hectare) density ranges. These are found at Bowden, West Lakes, Woodville West, Seaton and also proposed at Kilkenny. The high densities envisaged at both Bowden and West Lakes are not considered appropriate for this location, given the smaller scale, fragmented nature of ownership and lack of master planned approach to the affected area.

The nearby Woodville West development is located within the Urban Renewal Neighbourhood Zone and supports densities of up to 70 dwellings per hectare and seeks to achieve medium density housing outcomes. This is also consistent with the outcomes and densities provided for at Seaton, which has a similar scale and context.

A medium density outcome is appropriate for the Affected Area, taking into account the desire to increase densities for this location, yet transition appropriately to the surrounding established residential neighbourhood to the west and south.

##### ***Building heights***

An increased urban form is envisaged within the Affected Area, reflective of the increase in intensity and density of development, and to support the achievement of mixed use development outcomes (where one or two or more levels of housing would occur above a non-residential ground level). The highest intensity of form would be anticipated to occur along the arterial road frontages of Port Road and West Lakes Boulevard, given their width and attractiveness for mixed use development outcomes. These locations are also set further from neighbouring low scale housing and therefore, the difference in form can suitably be mitigated in terms of visual and amenity impacts. Potentially, height of up to 4 levels can be achieved in these locations where this would align to other similar locations at Seaton and

Woodville West (and proposed at Kilkenny). The adjacent General Neighbourhood Zone supports buildings of up to 2 levels and 9 metres in height.

The character of the Affected Area is largely industrial, but on a relatively low-rise scale, with most bulky warehouse-type construction staying below the equivalent three levels (approximately 10m). This is despite the Strategic Employment and Employment Zones covering these locations enabling buildings up to 12 metres in height (as a Technical and Numerical Variation). In some cases the transition from warehouse to single-storey dwelling is sudden and jarring. Notwithstanding this, it is appropriate that the building heights transition from the higher locations supporting four levels, down to the surrounding residential neighbourhoods. In this instance, the edges of the affected area should be limited to 3 levels, which aligns with the heights of some of the industrial buildings currently within these locations.

The suggested height distribution and transition is reflected within Figure 12 below.

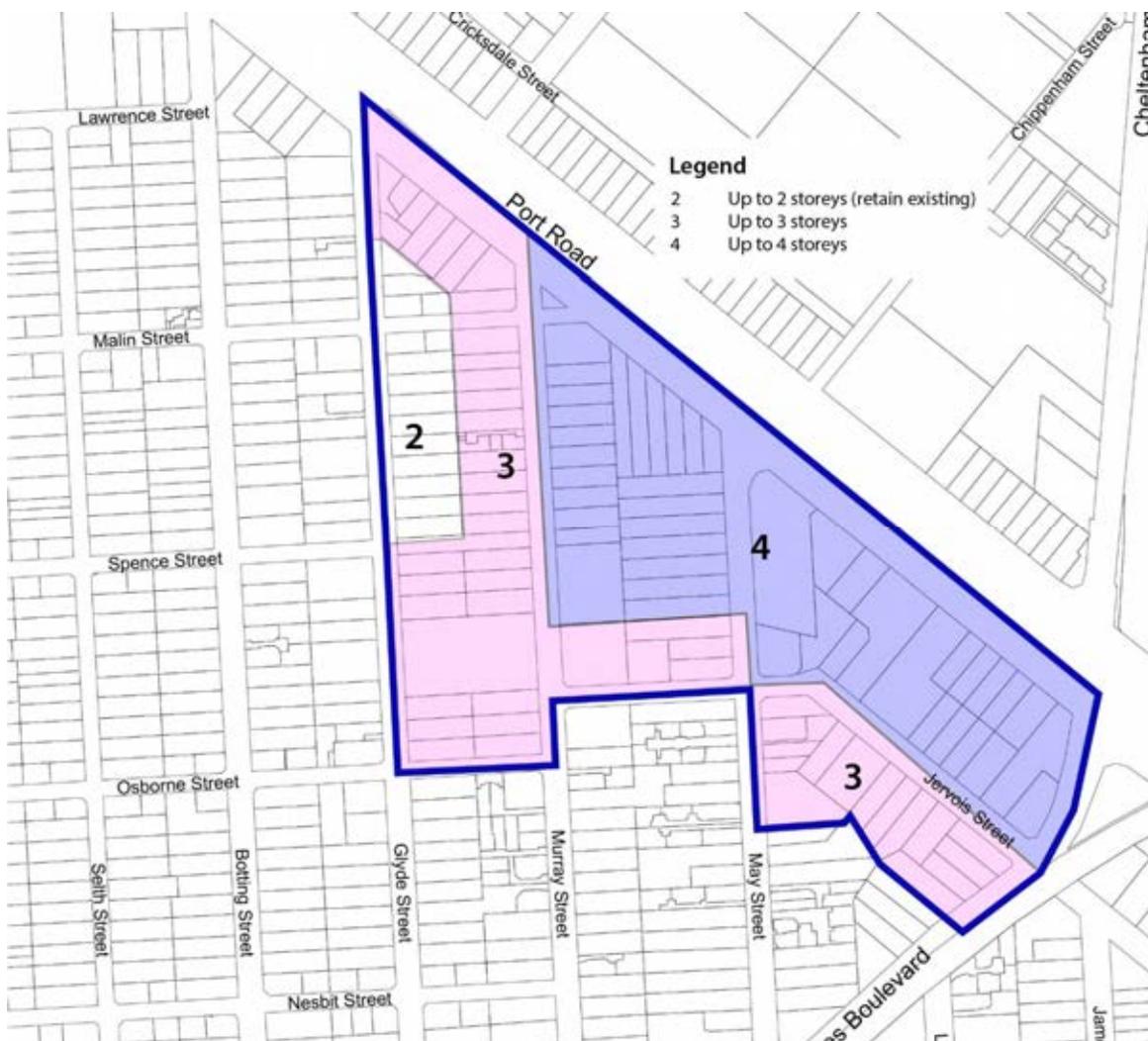


Figure 12: Proposed heights across the Affected Area

## **Setbacks**

Given that there is a desire for a more compact form of development within the Affected Area there is a need for reduced setback compared to the surrounding area. Where non-residential uses will be on the ground floor, especially on main road frontages or facing the new public open space, the preferred option would be to build to the street frontage. On West Lakes Boulevard it will be necessary to accommodate the projected road widening; new development should occur at the proposed new boundary to frame the street and rail corridor. Away from these frontages, isolated non-residential development may justify a different setback with appropriate regard to street scene and neighbouring amenity.

Elsewhere, a setback of 3m from the street frontage is considered appropriate to frame the street with denser building forms whilst providing an area of transition between the street and building that facilitates some landscaping.

For side and rear setbacks, greater flexibility needs to be provided, including larger and taller expanses on boundaries to provide for more diverse housing forms. In this regard, the bulk and scale of buildings within a streetscape (including their cumulative form) and the impacts of the built form on the amenity of occupants and neighbours (in terms of overbearing nature; overshadowing and privacy) are considered more important design attributes than arbitrary distance. In some circumstances, this approach may require larger setbacks than a standard setback distance, and therefore is considered a more appropriate policy response to these more complex design issues.

### **Implications for Policy**

The preferred zone should facilitate medium density development with densities in the range of 35 – 70 dwellings per hectare.

The preferred zone application to the affected area should support buildings up to 4 storeys in height along the Port Road and West Lakes Boulevard frontage, with a transition in built form up to 3 storeys at the interface with adjacent residential zones. This can potentially be reflected as Technical Numeric Variations as well as within a Concept Plan Map.

Policy should support reduced setbacks to street frontages, particularly for non-residential development, and side and rear setbacks. Emphasis, and sufficient policy support should instead be provided to amenity implications of built form.

#### 4.4.15 Albert Park Streetscape Character Area Investigations

A portion of the Affected Area's eastern boundary along Glyde Street was previously subject to investigations undertaken by Council in 2014 as part of the Residential Streetscape Analysis Study. The Study identified a portion of Albert Park (including Glyde Street within the affected area (highlighted in RED) as a potential character area. This was derived from the consistency within the streetscape of interwar housing and consistent streetscape patterns and rhythms considered to be of value.



Figure 13: Area 3A from Residential Streetscape Analysis study, comprising Albert Park, including Glyde Street

Council sought to rezone the identified areas in response to the study outcomes, however the proposed Statement of Intent was not accepted by the then Minister at the time. Council remains eager to explore avenues for managing these identified character areas into the future and where the recommendations from the study remain valid, pursue the appropriate policy support available within the Planning and Design Code.

Since the survey work was done and recommendations were formed for this portion of Glyde Street, as much of the housing remains in place unchanged. Notwithstanding this, it is outside of the scope of this Code Amendment to introduce character provisions for this location. However, as a result, it is desirable that the section of Glyde Street that sits within the identified potential character area not be rezoned as part of this Code Amendment as the resultant density and housing forms sought by the Code Amendment are likely to conflict with the intended outcomes of managing character attributes or this location. An exception to this is the property at 1 Glyde Street. This is proposed to be rezoned as part of the Suburban Business Zone to facilitate a more logical future development site at this location that aligns with the rear of neighbouring properties along Port Road, noting that this location has recently undergone improvements to accommodate a retail showroom and has common ownership (making a consolidated development site feasible).

### Policy Implications

Exclude the portion of Glyde Street (aside from 1 Glyde Street) identified as having residential character value from the proposed rezoning and retain within existing General Neighbourhood Zone.

#### 4.4.16 Assessment of suitable applicable Planning and Design Code Zones

The future zoning for the Affected Area will need to support mixed use development, comprising of medium density residential and commercial development that serves the local community. There are a number of potential zones within the Planning and Design Code which may accommodate the envisaged development scenario. The Urban Neighbourhood Zone is considered to support too intense a development outcome (both in terms of densities and heights) and is not considered appropriate for this location (it is used at both Bowden and West Lakes which are larger, more intense development locations).

In considering the nature of the affected area, its desired transition in intensity of use, mixture of use and heights from the arterial road frontages and the surrounding established low density, low form residential neighbourhoods, it is considered that two different zones apply to the affected area. The two zones identified to be of best fit are summarised below, with their extents outlined in the figure below.



Figure 14: Extent of proposed zones to the Affected Area.

### ***Suburban Business Zone***

- Supports business and innovation uses, along with residential development as secondary element (ie where it complements the non-residential use)
- Supports medium density development
- Supports heights of up to 4 storeys (through Technical and Numerical Variation)
- Supports retail, business and commercial development of a local convenience and scale (shops up to 500m<sup>2</sup> for deemed-to-satisfy criteria, with over 1,000m<sup>2</sup> identified as restricted development)
- Includes policy support seeking transition of heights to adjacent zone boundaries
- Supports inclusion of a Concept Plan.

### ***Housing Diversity Neighbourhood Zone***

- Supports medium density residential development
- Allows for small scale retail, commercial and community facilities
- Supports heights of up to 3 storeys (through Technical and Numerical Variation)
- Includes setback policy that both provides flexibility or alternative housing forms, yet also considers established character elements which is useful for the transition to surrounding neighbourhood
- Supports inclusion of a Concept Plan.

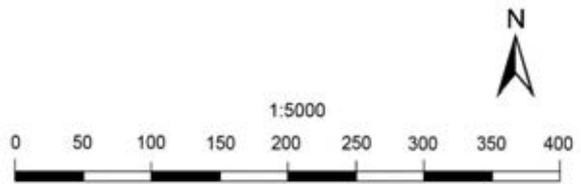
## **4.5 Recommended policy changes**

Following is a list of the recommended policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment:

- Rezone the land to the Suburban Business Zone along the Port Road and West Lakes Boulevard Frontage and Housing Diversity Neighbourhood Zone at the interface with surrounding General Neighbourhood Zone (Murray Street, Glyde Street, Grace Street and Jervois Street)
- Ensure Technical and Numerical Variations within each Zone (where relevant) reflect the four and three storey maximum building heights distributed throughout the Affected Area
- Include a Concept Plan Map for the Affected Area which addresses:
  - key vehicle access locations
  - key pedestrian and cycling movements
  - where active frontages are desired
  - preferred location and extent of public open space
  - stormwater management basins
- Apply the Noise and Air Emissions Overlay to the Affected Area
- Apply the Affordable Housing Overlay to the Affected Area
- Apply the Interface Management Overlay to the Affected Area
  - Extend the Stormwater Management Overlay to areas in the Affected Area proposed in the Housing Diversity Neighbourhood Zone
  - Extend the Urban Tree Canopy Overlay to areas in the Affected Area proposed in the Housing Diversity Neighbourhood Zone



- ⋯⋯⋯ Activated Frontage
- Building Height up to 4 levels (16.5 metres)
- Building Height up to 3 levels (12 metres)
- Public Open Space
- WSUD Basin
- ↔ Vehicular Access
- ⋯⋯⋯ Pedestrian / Cycle Linkage
- Concept Plan Boundary



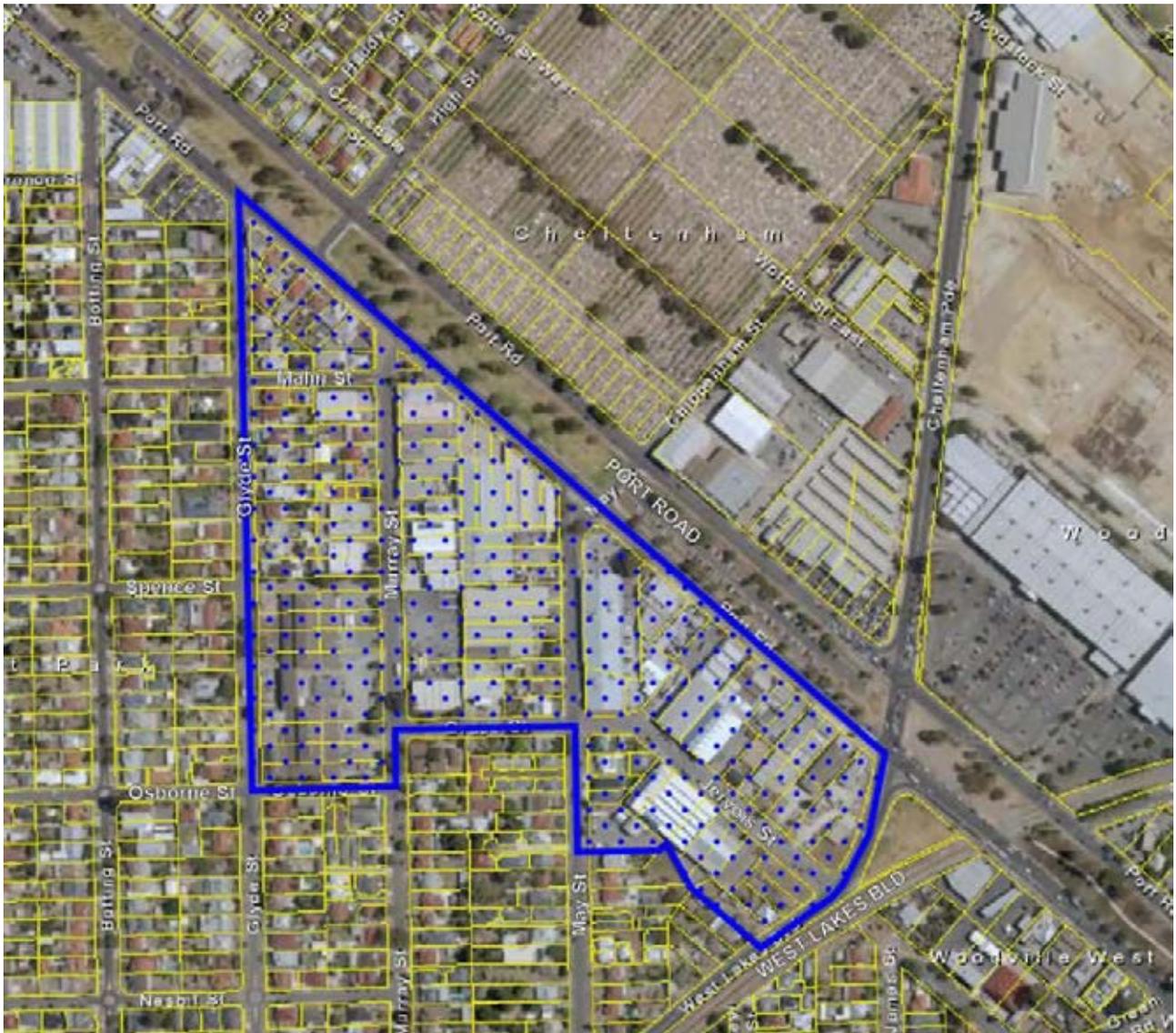
# Concept Plan XXX

## ALBERT PARK

Version B - 02 November 2021

Figure 15: Proposed Concept Plan to Apply to the Affected Area

## ATTACHMENT A – AFFECTED AREA MAPPING



## ATTACHMENT B – CURRENT CODE POLICY

The following Zones currently apply to the Affected Area. Note for the purposes of brevity and ease of use, Assessment Tables 1 to 5 applying to each Zone have not been included (just the policies). Please refer to the Planning and Design Code ([https://code.plan.sa.gov.au/home/browse\\_the\\_planning\\_and\\_design\\_code?code=browse](https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse)) to view each of the tables applying to each zone.

### Spatial Application of Existing Zones



### Strategic Employment Zone (SE)

Desired Outcome	
DO 1	A range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.
DO 2	Employment-generating uses are arranged to: <ol style="list-style-type: none"> <li>support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure such as ports and intermodal freight facilities</li> <li>maintain access to waterfront areas for uses that benefit from direct water access including harbour facilities, port related industry and warehousing, ship building and related support industries</li> <li>create new and enhance existing business clusters</li> <li>support opportunities for the convenient co-location of rural related industries and allied businesses that may detract from scenic rural landscapes</li> </ol>

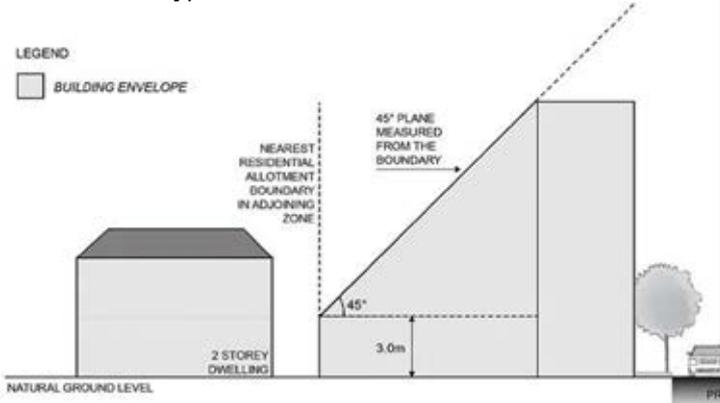
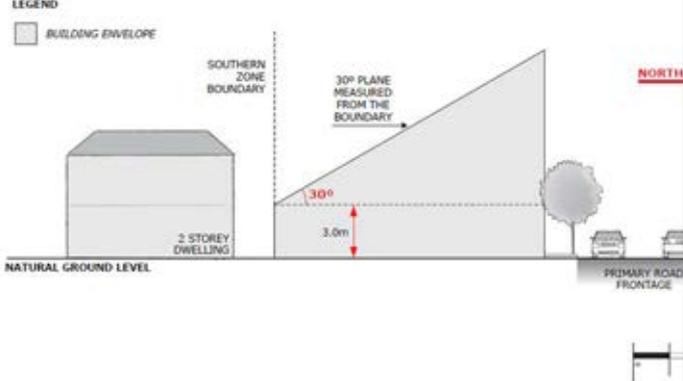
	e) be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones.
DO 3	A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p><b>PO 1.1</b></p> <p>Development primarily for a range of higher-impacting land uses including general industry, warehouse, transport distribution and the like is supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment-generating land uses, particularly those parts of the zone unaffected by an interface with another zone that would be sensitive to impact-generating uses.</p>	<p><b>DTS/DPF 1.1</b></p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> <li>a) Advertisement</li> <li>b) Automotive collision repair</li> <li>c) Electricity substation</li> <li>d) Energy generation facility</li> <li>e) Energy storage facility</li> <li>f) Fuel depot</li> <li>g) General industry</li> <li>h) Intermodal facility</li> <li>i) Light Industry</li> <li>j) Motor repair station</li> <li>k) Public service depot</li> <li>l) Rail marshalling yard</li> <li>m) Renewable energy facility (other than a wind farm)</li> <li>n) Retail fuel outlet</li> <li>o) Service trade premises</li> <li>p) Shop</li> <li>q) Store</li> <li>r) Telecommunications facility</li> <li>s) Training facility</li> <li>t) Warehouse</li> </ul>
<p><b>PO 1.2</b></p> <p>Development on land adjacent to another zone which is used for residential purposes incorporates a range of low-impact, non-residential uses to mitigate adverse amenity and safety impacts on the adjoining zone.</p>	<p><b>DTS/DPF 1.2</b></p> <p>Development involving any of the following uses on a site adjacent land in another zone used for or expected to be primarily used for residential purposes:</p> <ul style="list-style-type: none"> <li>a) Bulky goods outlet</li> <li>b) Consulting room</li> <li>c) Indoor recreation facility</li> <li>d) Light industry</li> <li>e) Motor repair station</li> <li>f) Office</li> <li>g) Place of worship</li> <li>h) Research facility</li> <li>i) Service trade premises</li> <li>j) Store</li> <li>k) Training facility</li> <li>l) Warehouse.</li> </ul>

<p><b>PO 1.3</b></p> <p>Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres.</p>	<p><b>DTS/DPF 1.3</b></p> <p>Shop where one of the following applies:</p> <ul style="list-style-type: none"> <li>a) with a gross leasable floor area up to 250m<sup>2</sup></li> <li>b) is a bulky goods outlet</li> <li>c) is a restaurant</li> <li>d) is ancillary to and located on the same allotment as an industry.</li> </ul>
<p><b>PO 1.4</b></p> <p>Residential development is subordinate and necessary to support the efficient management, security and/or operational aspects of a non-residential land use.</p>	<p><b>DTS/DPF 1.4</b></p> <p>None are applicable.</p>
<p><b>PO 1.5</b></p> <p>Telecommunication facilities are located to mitigate impacts on visual amenity on residential areas.</p>	<p><b>DTS/DPF 1.5</b></p> <p>Telecommunications facility in the form of a monopole:</p> <ul style="list-style-type: none"> <li>a) up to a height of 30m</li> <li>b) no closer than 50m to neighbourhood-type zone.</li> </ul>
<p><b>PO 1.6</b></p> <p>Bulky good outlets and standalone shops are located to provide convenient access.</p>	<p><b>DTS/DPF 1.6</b></p> <p>Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.</p>
<p>Site Dimensions and Land Division</p>	
<p><b>PO 2.1</b></p> <p>Land division creates allotments of a size and shape suitable for a range of industrial, transport, warehouse and other similar or complementary land uses that support employment generation.</p>	<p><b>DTS/DPF 2.1</b></p> <p>Allotments:</p> <ul style="list-style-type: none"> <li>a) connected to an approved common waste water disposal service have and an area of 2500m<sup>2</sup> or more and a frontage width of 30m or more</li> <li>b) that will require the disposal of waste water on-site have an area of 3000m<sup>2</sup> or more and a frontage width of 30m or more.</li> </ul>
<p>Built Form and Character</p>	
<p><b>PO 3.1</b></p> <p>Development includes distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.</p>	<p><b>DTS/DPF 3.1</b></p> <p>None are applicable.</p>
<p><b>PO 3.2</b></p>	<p><b>DTS/DPF 3.2</b></p>

<p>Building facades facing a boundary of a zone primarily intended to accommodate sensitive receivers, a public road, or public open space incorporate design elements to add visual interest by considering the following:</p> <p>using a variety of building finishes</p> <p>avoiding elevations that consist solely of metal cladding</p> <p>using materials with a low reflectivity</p> <p>using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.</p>	<p>None are applicable.</p>
<p><b>PO 3.3</b></p> <p>Buildings are set back from the primary street boundary to contribute to a consistent streetscape.</p>	<p><b>DTS/DPF 3.3</b></p> <p>The building line of a building is no closer to the primary street frontage than:</p> <ul style="list-style-type: none"> <li>a) the average of existing buildings on adjoining sites with the same primary street frontage and, if there is only one such building, the setback of that building or</li> <li>b) where no building exists on an adjoining site:             <ul style="list-style-type: none"> <li>1. 8m or more for buildings up to 6m high</li> <li>2. not less than 10m for buildings greater than 6m high.</li> </ul> </li> </ul>
<p><b>PO 3.4</b></p> <p>Buildings are set back from secondary street boundaries to accommodate the provision of landscaping between buildings and the road to enhance the appearance of land and buildings when viewed from the street.</p>	<p><b>DTS/DPF 3.4</b></p> <p>Building walls are set back 4m or more from a secondary street boundary.</p>
<p><b>PO 3.5</b></p> <p>Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.</p>	<p><b>DTS/DPF 3.5</b></p> <p>Building walls are set back 3m or more from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.</p>

Interface Height	
<p><b>PO 4.1</b></p> <p>Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.</p>	<p><b>DTS/DPF 4.1</b></p> <p>Buildings are constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the primary street boundary):</p>  <p>The diagram illustrates a building envelope for a 45-degree plane. A vertical dashed line represents the 'NEAREST RESIDENTIAL ALLOTMENT BOUNDARY IN ADJOINING ZONE'. A horizontal dashed line is drawn 3.0m above the 'NATURAL GROUND LEVEL'. A solid line at a 45-degree angle starts from this 3.0m height and extends to the top of the building envelope. A 2-storey dwelling is shown to the left of the boundary. A legend indicates that the shaded area represents the 'BUILDING ENVELOPE'. A tree and a car are shown to the right of the building.</p>
<p><b>PO 4.2</b></p> <p>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</p>	<p><b>DTS/DPF 4.2</b></p> <p>Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:</p>  <p>The diagram illustrates a building envelope for a 30-degree plane. A vertical dashed line represents the 'SOUTHERN ZONE BOUNDARY'. A horizontal dashed line is drawn 3.0m above the 'NATURAL GROUND LEVEL'. A solid line at a 30-degree angle starts from this 3.0m height and extends to the top of the building envelope. A 2-storey dwelling is shown to the left of the boundary. A legend indicates that the shaded area represents the 'BUILDING ENVELOPE'. A tree and a car are shown to the right of the building. A 'PRIMARY ROAD FRONTAGE' is indicated at the bottom right, and a 'NORTH' arrow points upwards.</p>
<p><b>PO 4.3</b></p> <p>Buildings on an allotment fronting a road that is not a State maintained</p>	<p><b>DTS/DPF 4.3</b></p> <p>None are applicable.</p>

<p>road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.</p>													
<p>Landscaping</p>													
<p><b>PO 5.1</b></p> <p>Landscaping is provided along public roads and thoroughfares and zone boundaries to enhance the visual appearance of development and soften the impact of large buildings when viewed from public spaces and adjacent land outside the zone.</p>	<p><b>DTS/DPF 5.1</b></p> <p>Other than to accommodate a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site (excluding any land required for road widening purposes):</p> <p>where a building is set back less than 3m from the street boundary - within the area remaining between a relevant building and the street boundary              or</p> <p>in accordance with the following:</p> <table border="1" data-bbox="692 1043 1406 1892"> <thead> <tr> <th data-bbox="692 1043 874 1144">Minimum width</th> <th data-bbox="874 1043 1406 1144">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="692 1144 874 1240">8m</td> <td data-bbox="874 1144 1406 1240">Along any boundary with the Open Space Zone associated with the River Torrens.</td> </tr> <tr> <td data-bbox="692 1240 874 1339">5m</td> <td data-bbox="874 1240 1406 1339">Along any boundary with a Highway, Freeway or Expressway.</td> </tr> <tr> <td data-bbox="692 1339 874 1630">5m</td> <td data-bbox="874 1339 1406 1630">Along and boundary on the perimeter of the zone not fronting a public road or thoroughfare except where the adjacent zone is one of the following:                      a) Employment (Bulk Handling) Zone;                      b) Commercial and Business Zone;                      c) Resource Extraction Zone.</td> </tr> <tr> <td data-bbox="692 1630 874 1760">3m</td> <td data-bbox="874 1630 1406 1760">Along the any boundary on the perimeter of the zone that fronts a public road or thoroughfare.</td> </tr> <tr> <td data-bbox="692 1760 874 1892">3m</td> <td data-bbox="874 1760 1406 1892">Along an arterial or main road frontage within the zone (and not on the perimeter of the zone).</td> </tr> </tbody> </table>	Minimum width	Description	8m	Along any boundary with the Open Space Zone associated with the River Torrens.	5m	Along any boundary with a Highway, Freeway or Expressway.	5m	Along and boundary on the perimeter of the zone not fronting a public road or thoroughfare except where the adjacent zone is one of the following: a) Employment (Bulk Handling) Zone; b) Commercial and Business Zone; c) Resource Extraction Zone.	3m	Along the any boundary on the perimeter of the zone that fronts a public road or thoroughfare.	3m	Along an arterial or main road frontage within the zone (and not on the perimeter of the zone).
Minimum width	Description												
8m	Along any boundary with the Open Space Zone associated with the River Torrens.												
5m	Along any boundary with a Highway, Freeway or Expressway.												
5m	Along and boundary on the perimeter of the zone not fronting a public road or thoroughfare except where the adjacent zone is one of the following: a) Employment (Bulk Handling) Zone; b) Commercial and Business Zone; c) Resource Extraction Zone.												
3m	Along the any boundary on the perimeter of the zone that fronts a public road or thoroughfare.												
3m	Along an arterial or main road frontage within the zone (and not on the perimeter of the zone).												
<p><b>PO 5.2</b></p>	<p><b>DTS/DPF 5.2</b></p> <p>Landscape areas comprise:</p>												

Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.	<ul style="list-style-type: none"> <li>a) not less than 10 percent of the site</li> <li>b) a dimension of at least 1.5m.</li> </ul>
<p><b>PO 5.3</b></p> <p>Landscape areas incorporate a range of plant species of varying heights at maturity, including tree species with a canopy above clear stems, to complement the scale of relevant buildings.</p>	<p><b>DTS/DPF 5.3</b></p> <p>None are applicable.</p>
Fencing	
<p><b>PO 6.1</b></p> <p>Fencing exceeding 2.1m in height is integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent streets to enhance the character of employment areas.</p>	<p><b>DTS/DPF 6.1</b></p> <p>Fencing exceeding 2.1m in height is:</p> <ul style="list-style-type: none"> <li>a) located behind a façade of an associated building located on the same site or</li> <li>b) located behind a landscaped area along relevant street frontages or</li> <li>c) consists of visually permeable materials with landscaping behind.</li> </ul>
Advertisements	
<p><b>PO 7.1</b></p> <p>Freestanding advertisements do not create a visually dominant element within the locality.</p>	<p><b>DTS/DPF 7.1</b></p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> <li>a) do not exceed 6m in height</li> <li>b) do not have a sign face exceeding 8m<sup>2</sup> per side.</li> </ul>
Concept Plans	
<p><b>PO 8.1</b></p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p><b>DTS/DPF 8.1</b></p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 8.1, in instances where:</p> <ul style="list-style-type: none"> <li>a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</li> <li>b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 8.1 is met.</li> </ul>

## Employment Zone (E)

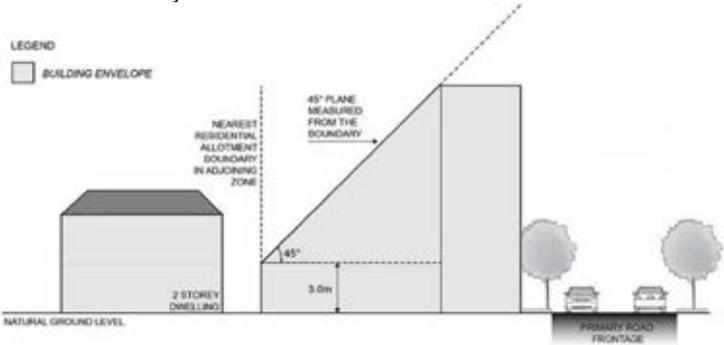
Desired Outcome	
DO 1	A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
DO 2	Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p><b>PO 1.1</b></p> <p>A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.</p>	<p><b>DTS/DPF 1.1</b></p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> <li>a) Advertisement</li> <li>b) Consulting room</li> <li>c) Indoor recreation facility</li> <li>d) Light industry</li> <li>e) Motor repair station</li> <li>f) Office</li> <li>g) Place of worship</li> <li>h) Research facility</li> <li>i) Retail fuel outlet</li> <li>j) Service trade premises</li> <li>k) Shop</li> <li>l) Store</li> <li>m) Telecommunications facility</li> <li>n) Training facility</li> <li>o) Warehouse.</li> </ul>
<p><b>PO 1.2</b></p> <p>Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres.</p>	<p><b>DTS/DPF 1.2</b></p> <ul style="list-style-type: none"> <li>a) Shop where one of the following applies:</li> <li>b) with a gross leasable floor area up to 100m<sup>2</sup></li> <li>c) is a bulky goods outlet</li> <li>d) is a restaurant</li> <li>a) is ancillary to and located on the same allotment as an industry and primarily involves the sale by retail of goods manufactured by the industry.</li> </ul>
<p><b>PO 1.3</b></p> <p>Telecommunication facilities located to mitigate impacts on visual amenity in residential areas.</p>	<p><b>DTS/DPF 1.3</b></p> <p>Telecommunications facility in the form of a monopole:</p> <ul style="list-style-type: none"> <li>a) up to a height of 30m</li> <li>b) no closer than 50m to a neighbourhood-type zone.</li> </ul>

<p><b>PO 1.4</b></p> <p>Bulky good outlets and standalone shops are located to provide convenient access.</p>	<p><b>DTS/DPF 1.4</b></p> <p>Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.</p>
<p>Built Form and Character</p>	
<p><b>PO 2.1</b></p> <p>Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.</p>	<p><b>DTS/DPF 2.1</b></p> <p>None are applicable.</p>
<p><b>PO 2.2</b></p> <p>Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:</p> <ul style="list-style-type: none"> <li>a) using a variety of building finishes</li> <li>b) avoiding elevations that consist solely of metal cladding</li> <li>c) using materials with a low reflectivity</li> <li>d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.</li> </ul>	<p><b>DTS/DPF 2.2</b></p> <p>None are applicable.</p>
<p>Building height and setbacks</p>	
<p><b>PO 3.1</b></p> <p>Buildings are set back from the primary street boundary to contribute to the</p>	<p><b>DTS/DPF 3.1</b></p> <p>The building line of a building set back from the primary street boundary:</p>

<p>existing/emerging pattern of street setbacks in the streetscape.</p>	<ul style="list-style-type: none"> <li>a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)</li> <li>b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building</li> <li>c) or</li> <li>d) not less than 3m where no building exists on an adjoining site with the same primary street frontage.</li> </ul>		
<p><b>PO 3.2</b></p> <p>Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.</p>	<p><b>DTS/DPF 3.2</b></p> <p>Building walls are no closer than 2m to the secondary street boundary.</p>		
<p><b>PO 3.3</b></p> <p>Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles to enter and exit the site.</p>	<p><b>DTS/DPF 3.3</b></p> <p>Building walls are set back from the rear access way:</p> <ul style="list-style-type: none"> <li>a) where the access way is 6.5m wide or more, no requirement</li> <li>b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.</li> </ul>		
<p><b>PO 3.4</b></p> <p>Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.</p>	<p><b>DTS/DPF 3.4</b></p> <p>Building walls are set back at least 3m from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.</p>		
<p><b>PO 3.5</b></p> <p>Building height is consistent with the form expressed in any relevant <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer, and is otherwise generally low-rise to complement the established streetscape and local character.</p>	<p><b>DTS/DPF 3.5</b></p> <p>Building height is not greater than:</p> <ul style="list-style-type: none"> <li>a) the following: <table border="1" data-bbox="655 1843 1367 2000"> <tr> <td style="background-color: #003366; color: white; text-align: center;"><b>Maximum Building Height (Metres)</b></td> </tr> <tr> <td style="text-align: center;">Maximum building height is 12m</td> </tr> </table> </li> <li>b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and</li> </ul>	<b>Maximum Building Height (Metres)</b>	Maximum building height is 12m
<b>Maximum Building Height (Metres)</b>			
Maximum building height is 12m			

	<p>maximum building height (levels)) - 2 building levels up to a height of 9m.</p> <p>In relation to DTS/DPF 3.5, in instances where:</p> <ul style="list-style-type: none"> <li>a) more than one value is returned in the same field for DTS/DPF 3.5(a) refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development</li> <li>b) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</li> </ul>
<p><b>PO 3.6</b></p> <p>Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.</p>	<p><b>DTS/DPF 3.6</b></p> <p>Buildings are constructed within a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram, except where the relevant boundary is a southern boundary or where this boundary is the primary street boundary.</p> 
<p><b>PO 3.7</b></p> <p>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</p>	<p><b>DTS/DPF 3.7</b></p> <p>Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:</p>

	<p>The diagram illustrates a cross-section of a building and its relationship to a road. On the left, a '2 STOREY DWELLING' is shown with its 'BUILDING ENVELOPE' indicated by a grey box. To its right is the 'SOUTHERN ZONE BOUNDARY'. A '30° PLANE MEASURED FROM THE BOUNDARY' is shown as a dashed line extending from the boundary. A 'NATURAL GROUND LEVEL' is indicated by a horizontal line. A '3.0m' vertical dimension is shown between the ground level and the 30° plane. To the right of the boundary is a 'PRIMARY ROAD FRONTAGE' with trees and cars. A red arrow points 'NORTH' to the right. A legend in the top left identifies the 'BUILDING ENVELOPE' symbol. A scale bar is located in the bottom right corner.</p>
<p><b>PO 3.8</b></p> <p>Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.</p>	<p><b>DTS/DPF 3.8</b></p> <p>None are applicable.</p>
<p>Site Dimensions and Land Division</p>	
<p><b>PO 4.1</b></p> <p>Land division creates allotments that vary in size and are suitable for a variety of commercial and business activities.</p>	<p><b>DTS/DPF 4.1</b></p> <p>Allotments:</p> <ul style="list-style-type: none"> <li>a) connected to an approved common wastewater disposal service have an area of 1250m<sup>2</sup> or more and a frontage width of 20m or more</li> <li>b) that will require the disposal of wastewater on-site have an area of 2000m<sup>2</sup> or more and a frontage width of 20m or more.</li> </ul>
<p>Landscaping</p>	
<p><b>PO 5.1</b></p> <p>Landscaping is provided to enhance the visual appearance of development when viewed from public roads and thoroughfares.</p>	<p><b>DTS/DPF 5.1</b></p> <p>Other than to accommodate a lawfully existing or authorised driveway or access point, or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site:</p> <ul style="list-style-type: none"> <li>a) where a building is set back less than 3m from the street boundary - 1m wide or the area remaining between the relevant building and the street boundary where the building is less than 1m from the street</li> </ul>

	<p>boundary or</p> <p>b) in any other case - at least 1.5m wide.</p>
<p><b>PO 5.2</b></p> <p>Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.</p>	<p><b>DTS/DPF 5.2</b></p> <p>Landscape areas comprise:</p> <p>a) not less than 10 percent of the site</p> <p>b) a dimension of at least 1.5m.</p>
<p>Advertisements</p>	
<p><b>PO 6.1</b></p> <p>Freestanding advertisements are not visually dominant within the locality.</p>	<p><b>DTS/DPF 6.1</b></p> <p>Freestanding advertisements:</p> <p>a) do not exceed 6m in height above natural ground level</p> <p>b) do not have a face that exceeds 8m<sup>2</sup>.</p>
<p>Concept Plans</p>	
<p><b>PO 7.1</b></p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p><b>DTS/DPF 7.1</b></p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 7.1, in instances where:</p> <p>a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</p> <p>b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.</p>

## General Neighbourhood Zone (GN)

Desired Outcome	
DO 1	Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p><b>PO 1.1</b></p> <p>Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.</p>	<p><b>DTS/DPF 1.1</b></p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> <li>a) Ancillary accommodation</li> <li>b) Community facility</li> <li>c) Consulting room</li> <li>d) Dwelling</li> <li>e) Educational establishment</li> <li>f) Office</li> <li>g) Place of Worship</li> <li>h) Pre-school</li> <li>i) Recreation area</li> <li>j) Residential flat building</li> <li>k) Retirement facility</li> <li>l) Shop</li> <li>m) Student accommodation</li> <li>n) Supported accommodation</li> </ul>
<p><b>PO 1.2</b></p> <p>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:</p> <ul style="list-style-type: none"> <li>a) small scale commercial uses such as offices, shops and consulting rooms</li> <li>b) community services such as educational establishments, community centres, places of worship, pre-schools, and other health and welfare services</li> <li>c) services and facilities ancillary to the function or operation of supported</li> </ul>	<p><b>DTS/DPF 1.2</b></p> <p>None are applicable.</p>

<p>accommodation or retirement facilities</p> <p>d) open space and recreation facilities.</p>	
<p><b>PO 1.3</b></p> <p>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</p>	<p><b>DTS/DPF 1.3</b></p> <p>None are applicable.</p>
<p><b>PO 1.4</b></p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</p>	<p><b>DTS/DPF 1.4</b></p> <p>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</p> <ul style="list-style-type: none"> <li>a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: <ul style="list-style-type: none"> <li>a. does not exceed 50m<sup>2</sup> gross leasable floor area</li> <li>b. does not involve the display of goods in a window or about the dwelling or its curtilage</li> </ul> </li> <li>b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: <ul style="list-style-type: none"> <li>a. the building is a State or Local Heritage Place</li> <li>b. is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes</li> </ul> </li> <li>b) is located more than 500m from an Activity Centre and satisfies one of the following: <ul style="list-style-type: none"> <li>a. does not exceed 100m<sup>2</sup> gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road</li> <li>b. does not exceed 200m<sup>2</sup> gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road</li> </ul> </li> <li>c) the development site abuts an Activity Centre and all the following are satisfied: <ul style="list-style-type: none"> <li>a. it does not exceed 200m<sup>2</sup> gross leasable floor area (individually or combined, in a single building)</li> </ul> </li> </ul>

	<p>b. the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following:</p> <ul style="list-style-type: none"> <li>i. 50% of the existing gross leasable floor area within the Activity Centre</li> <li>ii. 1000m<sup>2</sup>.</li> </ul>									
<p><b>PO 1.5</b></p> <p>Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</p>	<p><b>DTS/DPF 1.5</b></p> <p>Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied:</p> <ul style="list-style-type: none"> <li>a) set back at least 3m from any boundary shared with a residential land use</li> <li>b) building height not exceeding 1 building level</li> <li>c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration</li> <li>d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</li> </ul>									
<p>Site Dimensions and Land Division</p>										
<p><b>PO 2.1</b></p> <p>Allotments/sites created for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and remain compatible with the pattern of development in a low-rise and predominantly low-density neighbourhood, with higher densities closer to public open space, public transport stations and activity centres.</p>	<p><b>DTS/DPF 2.1</b></p> <p>Development will not result in more than 1 dwelling on an existing allotment</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <table border="1" data-bbox="651 1619 1409 2011"> <thead> <tr> <th data-bbox="651 1619 911 1749">Dwelling Type</th> <th data-bbox="911 1619 1158 1749">Minimum site/allotment area per dwelling</th> <th data-bbox="1158 1619 1409 1749">Minimum site/allotment frontage</th> </tr> </thead> <tbody> <tr> <td data-bbox="651 1749 911 1912">Detached dwelling (not in a terrace arrangement)</td> <td data-bbox="911 1749 1158 1912">300m<sup>2</sup> (exclusive of any battle-axe allotment 'handle')</td> <td data-bbox="1158 1749 1409 1912">9m where not on a battle-axe site 5m where on a battle-axe site</td> </tr> <tr> <td data-bbox="651 1912 911 2011">Semi-detached dwelling</td> <td data-bbox="911 1912 1158 2011">300m<sup>2</sup></td> <td data-bbox="1158 1912 1409 2011">9m</td> </tr> </tbody> </table>	Dwelling Type	Minimum site/allotment area per dwelling	Minimum site/allotment frontage	Detached dwelling (not in a terrace arrangement)	300m <sup>2</sup> (exclusive of any battle-axe allotment 'handle')	9m where not on a battle-axe site 5m where on a battle-axe site	Semi-detached dwelling	300m <sup>2</sup>	9m
Dwelling Type	Minimum site/allotment area per dwelling	Minimum site/allotment frontage								
Detached dwelling (not in a terrace arrangement)	300m <sup>2</sup> (exclusive of any battle-axe allotment 'handle')	9m where not on a battle-axe site 5m where on a battle-axe site								
Semi-detached dwelling	300m <sup>2</sup>	9m								

	Row dwelling (or detached dwelling in a terrace arrangement)	250m <sup>2</sup>	7m (averaged)
	Group dwelling	300m <sup>2</sup> (average, including common areas)	15m (total)
	Dwelling within a residential flat building	300m <sup>2</sup> (average, including common areas)	15m (total)
<p><b>PO 2.2</b></p> <p>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</p>	<p><b>DTS/DPF 2.2</b></p> <p>Where the site of a dwelling does not comprise an entire allotment:</p> <ul style="list-style-type: none"> <li>a) the balance of the allotment accords with site area and frontage requirements specified in General Neighbourhood Zone DTS/DPF 2.1</li> <li>b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development, it will not contravene: <ul style="list-style-type: none"> <li>a. Private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space</li> <li>b. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</li> </ul> </li> </ul>		
<p><b>PO 2.3</b></p> <p>Land division results in sites that are accessible and suitable for their intended purpose.</p>	<p><b>DTS/DPF 2.3</b></p> <p>Division of land satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> <li>a) reflects the site boundaries illustrated and approved in an existing development authorisation under the Development Act 1993 or Planning, Development and Infrastructure Act 2016 where the allotments are used or are proposed to be used solely for residential purposes</li> <li>b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments</li> <li>c) satisfies all of the following:</li> </ul>		

	<ul style="list-style-type: none"> <li>a. No more than 5 additional allotments are created</li> <li>b. Each proposed allotment has a minimum site area of 300m<sup>2</sup> and frontage of 9m</li> <li>c. Each proposed allotment has a slope less than 12.5% (1-in-8)</li> <li>d. There are no regulated trees on or within 20m of the subject land, with the distance measured from the base of the trunk of the tree (or the nearest trunk of the tree) to the subject land</li> <li>e. The division does not involve creation of a public road</li> <li>f. Vehicle access from a public road can be provided to all proposed allotments which satisfies Design in Urban Areas DTS/DPF 23.3, 23.4 and 23.6, and would be located wholly on one side of the allotment, or located no more than 1m from the side boundary alignment</li> <li>g. No allotments are in a battle-axe configuration</li> </ul> <p>d) and</p> <ul style="list-style-type: none"> <li>a. Each proposed allotment is of a size and dimension capable of containing a rectangle 9m in width and 15m in depth.</li> </ul>
<p>Site Coverage</p>	
<p><b>PO 3.1</b></p> <p>Building footprints allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</p>	<p><b>DTS/DPF 3.1</b></p> <p>The development does not result in site coverage exceeding 60%.</p>
<p>Building Height</p>	
<p><b>PO 4.1</b></p> <p>Buildings contribute to a low-rise suburban character.</p>	<p><b>DTS/DPF 4.1</b></p> <p>Building height (excluding garages, carports and outbuildings) no greater than:</p> <ul style="list-style-type: none"> <li>a) 2 building levels and 9m</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>b) wall height that is no greater than 7m except in the case of a gable end.</li> </ul>

<b>Primary Street Setback</b>	
<p><b>PO 5.1</b></p> <p>Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.</p>	<p><b>DTS/DPF 5.1</b></p> <p>The building line of a building set back from the primary street boundary:</p> <ul style="list-style-type: none"> <li>a) no more than 1m in front of the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)</li> <li>b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), no more than 1m in front of the setback to the building line of that building</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>c) not less than 5m where no building exists on an adjoining site with the same primary street frontage.</li> </ul>
<b>Secondary Street Setback</b>	
<p><b>PO 6.1</b></p> <p>Buildings are set back from secondary street boundaries to achieve separation between building walls and public streets and contribute to a suburban streetscape character.</p>	<p><b>DTS/DPF 6.1</b></p> <p>Building walls are set back from the boundary of the allotment with a secondary street frontage:</p> <ul style="list-style-type: none"> <li>a) at least 900mm</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>b) if a dwelling on any adjoining allotment is closer to the secondary street than 900mm, at least the distance of that dwelling from the boundary with the secondary street.</li> </ul>
<b>Boundary Walls</b>	
<p><b>PO 7.1</b></p> <p>Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p><b>DTS/DPF 7.1</b></p> <p>Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:</p> <ul style="list-style-type: none"> <li>a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</li> <li>b) side boundary walls do not: <ul style="list-style-type: none"> <li>a. exceed 3m in height from the top of footings</li> <li>b. exceed 11.5m in length</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>c. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary</li> <li>d. encroach within 3m of any other existing or proposed boundary walls on the subject land.</li> </ul>
<p><b>PO 7.2</b></p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p>	<p><b>DTS/DPF 7.2</b></p> <p>Dwelling walls in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site.</p>
Side boundary setback	
<p><b>PO 8.1</b></p> <p>Building walls are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> <li>a) separation between dwellings in a way that contributes to a suburban character</li> <li>and</li> <li>b) access to natural light and ventilation for neighbours.</li> </ul>	<p><b>DTS/DPF 8.1</b></p> <p>Other than walls located on a side boundary, building walls are set back from side boundaries:</p> <ul style="list-style-type: none"> <li>a) at least 900mm where the wall height is up to 3m</li> <li>b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m</li> <li>and</li> <li>c) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.</li> </ul>
Rear boundary setback	
<p><b>PO 9.1</b></p> <p>Dwelling walls are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> <li>a) separation between dwellings in a way that contributes to a suburban character</li> <li>b) access to natural light and ventilation for neighbours</li> <li>c) private open space</li> <li>d) space for landscaping and vegetation.</li> </ul>	<p><b>DTS/DPF 9.1</b></p> <p>Dwelling walls are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> <li>a) if the size of the site is less than 301m<sup>2</sup>— <ul style="list-style-type: none"> <li>a. 3m in relation to the ground floor of the dwelling</li> <li>b. 5m in relation to any other building level of the dwelling</li> </ul> </li> <li>b) if the size of the site is 301m<sup>2</sup> or more— <ul style="list-style-type: none"> <li>a. 4m in relation to the ground floor of the dwelling</li> <li>b. 6m in relation to any other building level of the dwelling.</li> </ul> </li> </ul>

<b>Concept Plans</b>	
<p><b>PO 10.1</b></p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p><b>DTS/DPF 10.1</b></p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 10.1, in instances where:</p> <ul style="list-style-type: none"> <li>a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</li> <li>b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 10.1 is met.</li> </ul>
<b>Ancillary Buildings and Structures</b>	
<p><b>PO 11.1</b></p> <p>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p>	<p><b>DTS/DPF 11.1</b></p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> <li>a) are ancillary to a dwelling erected on the same site</li> <li>b) have a floor area not exceeding 60m<sup>2</sup></li> <li>c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> <li>a. in front of any part of the building line of the dwelling to which it is ancillary or</li> <li>b. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> <li>a. is set back at least 5.5m from the boundary of the primary street</li> <li>b. have a door / opening not exceeding: <ul style="list-style-type: none"> <li>i. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</li> <li>ii. for dwellings comprising two or more building levels at the building</li> </ul> </li> </ul> </li> </ul>

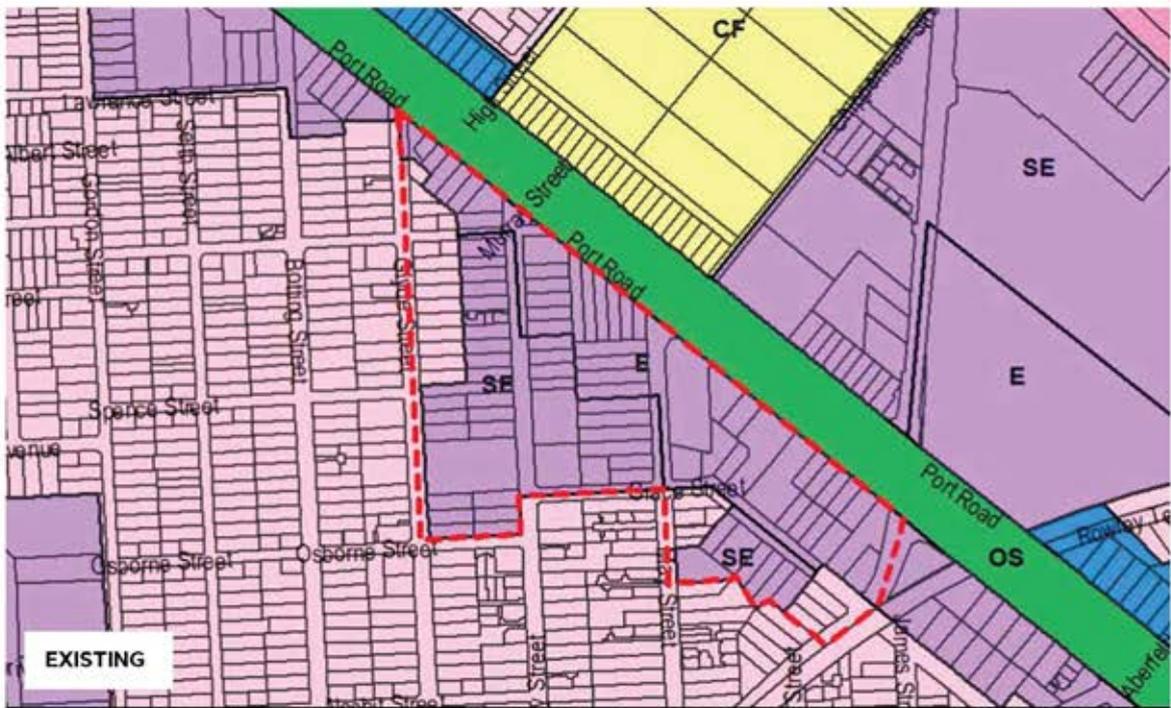
	<p>line fronting the same public street - 7m in width</p> <p>e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <ul style="list-style-type: none"> <li>a. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</li> <li>b. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ul> <p>f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>h) have a wall height (or post height) not exceeding 3m</p> <p>i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <ul style="list-style-type: none"> <li>a. a total area as determined by the following table:</li> </ul> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="background-color: #1a3d54; color: white;"> Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #1a3d54; color: white;"> Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>b. the amount of existing soft landscaping prior to the development occurring.</li> </ul>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										

<p><b>PO 11.2</b></p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p><b>DTS/DPF 11.2</b></p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> <li>a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</li> <li>b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</li> </ul>
<p>Advertisements</p>	
<p><b>PO 12.1</b></p> <p>Advertisements identify the associated business activity, and do not detract from the residential character of the locality.</p>	<p><b>DTS/DPF 12.1</b></p> <p>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m<sup>2</sup> and mounted flush with a wall or fence.</p>

## **ATTACHMENT C – PROPOSED CODE POLICY**

Zone Changes are mapped on the following pages, with the Zone Policies following.

Note for the purposes of brevity and ease of use of this document, Assessment Tables 1 to 5 applying to each Zone have not been included (just the policies). Please refer to the Planning and Design Code ([https://code.plan.sa.gov.au/home/browse\\_the\\_planning\\_and\\_design\\_code?code=browse](https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse)) to view each of the tables applying to each zone.



## Zoning

- SE Strategic Employment
- E Employment
- GN General Neighbourhood
- HDN Housing Diversity
- OS Open Space
- CF Community Facilities
- SB Suburban Business

Version A  
2 November 2021



Albert Park Mixed Use Draft Code Amendment



Version A  
2 November 2021

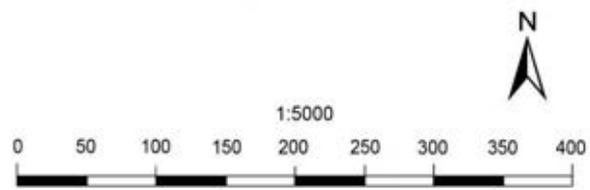
## Technical and Numerical Variation

Maximum Building Height (Metres)





- ⋯⋯⋯ Activated Frontage
- Building Height up to 4 levels (16.5 metres)
- Building Height up to 3 levels (12 metres)
- Public Open Space
- WSUD Basin
- ↔ Vehicular Access
- ⋯⋯⋯ Pedestrian / Cycle Linkage
- Concept Plan Boundary



# Concept Plan XXX

## ALBERT PARK

## SUBURBAN BUSINESS ZONE

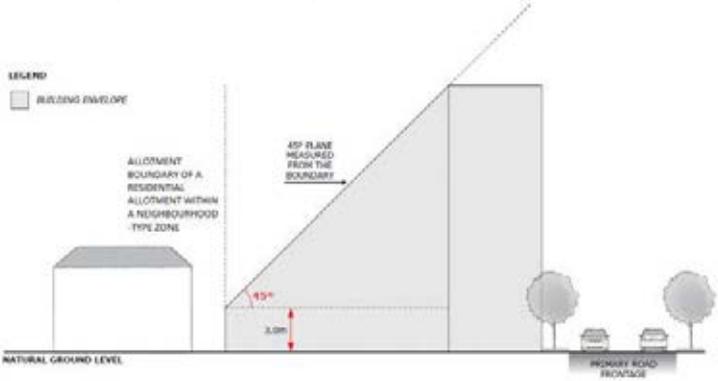
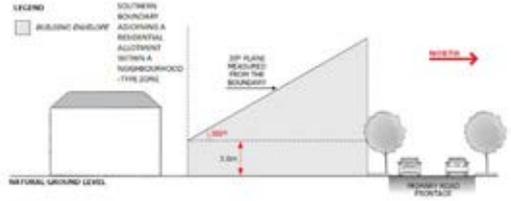
Desired Outcome	
DO 1	A business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses.
DO 2	A zone characterised by low-rise buildings with additional height in well serviced and accessible locations.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Shops, office, consulting room, low-impact industry and other non-residential uses are supported by a variety of compact, medium density housing and accommodation types.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> <li>a) Consulting room</li> <li>b) Dwelling</li> <li>c) Institutional facility</li> <li>d) Light industry</li> <li>e) Motor repair station</li> <li>f) Office</li> <li>g) Residential flat building</li> <li>h) Retail fuel outlet</li> <li>i) Service trade premises</li> <li>j) Shop</li> <li>k) Store</li> <li>l) Warehouse</li> </ul>
<p>PO 1.2</p> <p>Retail, business and commercial development is of a scale that provides a local convenience service without undermining the vibrancy and function of zones primarily intended to accommodate such development.</p>	<p>DTS/DPF 1.2</p> <p>Shops, offices and consulting rooms do not exceed 500m<sup>2</sup> in gross leasable floor area.</p>
<p>PO 1.3</p> <p>Compact, medium density residential development does not prejudice the operation of non-residential activity within the zone.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p>	<p>DTS/DPF 1.4</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>Changes in the use of land between similar businesses encourages the efficient reuse of commercial premises and supports continued local access to a range of services compatible to the locality.</p>	<p>A change of use to a shop, office or consulting room or any combination of these uses where all of the following are achieved:</p> <ul style="list-style-type: none"> <li>a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses</li> <li>b) if the proposed the change in use is for a shop: <ul style="list-style-type: none"> <li>i. the total gross leasable floor area of the shop will not exceed 500m<sup>2</sup></li> <li>ii. if primarily involving the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop)</li> <li>iii. if primarily involving heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any residential allotment within a neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions</li> </ul> </li> <li>c) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except where: <ul style="list-style-type: none"> <li>i. the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made)</li> <li>or</li> <li>ii. the building is a local heritage place.</li> </ul> </li> </ul>
<p>Built Form and Character</p>	
<p>PO 2.1</p> <p>Building scale and design complement surrounding built form, streetscapes and local character.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development with high visual and environmental amenity, particularly along arterial roads and the boundaries of</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature				
adjoining zones is primarily intended to accommodate sensitive receivers.					
Building height and setbacks					
<p>PO 3.1</p> <p>Buildings are generally of low-rise construction, with taller buildings positioned towards the centre of the zone and away from any adjoining neighbourhood-type zone to positively contribute to the built form character of a locality.</p>	<p>DTS/DPF 3.1</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <p>a) the following:</p> <table border="1" data-bbox="695 703 1412 1014"> <thead> <tr> <th data-bbox="695 703 1412 775">Maximum Building Height (Metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="695 781 1412 853">Maximum building height is 16.5m</td> </tr> <tr> <th data-bbox="695 860 1412 931">Maximum Building Height (Levels)</th> </tr> <tr> <td data-bbox="695 938 1412 1010">Maximum building height is 4 levels</td> </tr> </tbody> </table> <p>b) in all other cases (ie there is a blank field for both values):</p> <ol style="list-style-type: none"> <li>i. 2 building levels or 9m where the development is located adjoining a different zone that primarily envisages residential development</li> <li>ii. 3 building levels or 12m in all other cases.</li> </ol> <p>In relation to DTS/DPF 3.1, in instances where:</p> <p>c) more than one value is returned in the same field:</p> <ol style="list-style-type: none"> <li>i. for the purpose of DTS/DPF 3.1(a), refer to the Maximum Building Height (Metres) Technical and Numeric Variation layer or Maximum Building Height (Levels) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</li> <li>ii. only one value is returned for DTS/DPF 3.1(a), (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</li> </ol>	Maximum Building Height (Metres)	Maximum building height is 16.5m	Maximum Building Height (Levels)	Maximum building height is 4 levels
Maximum Building Height (Metres)					
Maximum building height is 16.5m					
Maximum Building Height (Levels)					
Maximum building height is 4 levels					
<p>PO 3.2</p> <p>Buildings mitigate visual impacts of building massing on residential</p>	<p>DTS/DPF 3.2</p> <p>Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above</p>				

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>development within a neighbourhood-type zone.</p>	<p>natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary, or where this boundary is the primary street boundary)</p> 
<p>PO 3.3</p> <p>Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.</p>	<p>DTS/DPF 3.3</p> <p>a) Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram</p> 
<p>PO 3.4</p> <p>Buildings are set back from primary street boundaries to contribute to a consistent streetscape.</p>	<p>DTS/DPF 3.4</p> <p>The building line of a building is set back from the primary street boundary:</p> <p>a) the average of any existing buildings on either of the adjoining sites having frontage to the same street or</p> <p>b) not less than 6m where no building exists on an adjoining site.</p>
<p>PO 3.5</p> <p>Buildings are set back from secondary street boundaries (other than rear</p>	<p>DTS/DPF 3.5</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
laneways) to contribute to a consistent streetscape.	Building walls are set back from the secondary street frontage: <ul style="list-style-type: none"> <li>a) the average of any existing buildings on adjoining sites having frontage to the same street or</li> <li>b) not less than 900mm where no building exists on an adjoining site.</li> </ul>
PO 3.6  Buildings are set back from side boundaries to maintain adequate separation and ventilation.	DTS/DPF 3.6  Other than walls located on a side boundary, building walls are set back at least 900mm from side boundaries.
PO 3.7  Buildings are set back from rear boundaries to minimise adverse impacts on adjoining land uses.	DTS/DPF 3.7  Building walls are set back from the rear boundary at least 3m.
PO 3.8  Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 3.8  None are applicable.
Land Division	
PO 4.1  Land division and / or site amalgamation create allotments that vary in size and are suitable for a variety of residential and commercial activities and improve the level of development integration.	DTS/DPF 4.1  None are applicable.
Advertisements	
PO 5.1  Freestanding advertisements identify the associated business without creating a visually dominant element within the streetscape.	DTS/DPF 5.1  Freestanding advertisements: <ul style="list-style-type: none"> <li>a) do not exceed 6m in height</li> <li>b) do not have a sign face that exceeds 4m<sup>2</sup> per side</li> </ul>
Concept Plans	

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature				
<p>PO 6.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 6.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table border="1" data-bbox="695 510 1410 833"> <thead> <tr> <th data-bbox="695 510 1410 577">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="695 577 1410 667">Concept Plan 3 - Mount Barker and Littlehampton</td> </tr> <tr> <td data-bbox="695 667 1410 757">Concept Plan 92 - Meadows</td> </tr> <tr> <td data-bbox="695 757 1410 833">Concept Plan 91 - Nairne West</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 6.1, in instances where:</p> <ul style="list-style-type: none"> <li>a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</li> <li>b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met.</li> </ul>	Description	Concept Plan 3 - Mount Barker and Littlehampton	Concept Plan 92 - Meadows	Concept Plan 91 - Nairne West
Description					
Concept Plan 3 - Mount Barker and Littlehampton					
Concept Plan 92 - Meadows					
Concept Plan 91 - Nairne West					
Ancillary Buildings and Structures					
<p>PO 7.1</p> <p>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 7.1</p> <p>Ancillary buildings and structures:</p> <ul style="list-style-type: none"> <li>a) are ancillary to a dwelling erected on the same site</li> <li>b) have a floor area not exceeding 60m<sup>2</sup></li> <li>c) are not constructed, added to or altered so that any part is situated <ul style="list-style-type: none"> <li>i. in front of any part of the building line of the dwelling to which it is ancillary</li> <li>or</li> <li>ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> <li>i. is set back at least 5.5m from the boundary of the primary street</li> <li>ii. when facing a primary street or secondary street, has a total door / opening not exceeding:</li> </ul> </li> </ul>				

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature				
	<p>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</p> <p>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</p> <p>e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <ul style="list-style-type: none"> <li>i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</li> <li>ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li> </ul> <p>f) f situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>h) have a wall height or post height not exceeding 3m above natural ground level</p> <p>i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <ul style="list-style-type: none"> <li>i. a total area as determined by the following table:</li> </ul> <table border="1" data-bbox="695 1787 1410 2042"> <thead> <tr> <th data-bbox="695 1787 1161 1980">1. Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th data-bbox="1168 1787 1410 1980">2. Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td data-bbox="695 1989 1161 2042">&lt;150</td> <td data-bbox="1168 1989 1410 2042">10%</td> </tr> </tbody> </table>	1. Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	2. Minimum percentage of site	<150	10%
1. Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	2. Minimum percentage of site				
<150	10%				

Performance Outcome		Deemed-to-Satisfy Criteria / Designated Performance Feature	
	150-200	15%	
	201-450	20%	
	>450	25%	
	ii. the amount of existing soft landscaping prior to the development occurring.		
PO 7.2	DTS/DPF 7.2		
Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	Ancillary buildings and structures do not result in: <ul style="list-style-type: none"> <li>a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</li> <li>b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</li> </ul>		

## HOUSING DIVERSITY NEIGHBOURHOOD ZONE

Desired Outcome	
DO 1	Medium density housing supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome		Deemed-to-Satisfy Criteria / Designated Performance Feature	
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Land Use and Intensity	
PO 1.1	DTS/DPF 1.1
Diverse range of medium density housing and accommodation complemented by a range of compatible non-residential uses supporting an active, convenient, and walkable neighbourhood.	Development comprises one or more of the following: <ul style="list-style-type: none"> <li>a) Ancillary accommodation</li> <li>b) Consulting room</li> <li>c) Community facility</li> </ul>

	<ul style="list-style-type: none"> <li>d) Dwelling</li> <li>e) Educational establishment</li> <li>f) Office</li> <li>g) Place of Worship</li> <li>h) Pre-school</li> <li>i) Recreation area</li> <li>j) Residential flat building</li> <li>k) Retirement facility</li> <li>l) Shop</li> <li>m) Supported accommodation.</li> </ul>
<p><b>PO 1.2</b></p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</p>	<p><b>DTS/DPF 1.2</b></p> <p>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</p> <ul style="list-style-type: none"> <li>a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied:                             <ul style="list-style-type: none"> <li>i) does not exceed 50m<sup>2</sup> gross leasable floor area</li> <li>ii) does not involve the display of goods in a window or about the dwelling or its curtilage</li> </ul> </li> <li>b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following:                             <ul style="list-style-type: none"> <li>i) the building is a State or Local Heritage Place</li> <li>ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes</li> </ul> </li> <li>c) is located more than 500m from an Activity Centre and satisfies one of the following:                             <ul style="list-style-type: none"> <li>i) does not exceed 100m<sup>2</sup> gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road</li> <li>ii) does not exceed 200m<sup>2</sup> gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road</li> </ul> </li> <li>d) the development site abuts an Activity Centre and all the following are satisfied:</li> </ul>

	<ul style="list-style-type: none"> <li>i) it does not exceed 200m<sup>2</sup> gross leasable floor area (individually or combined, in a single building)</li> <li>ii) the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following: <ul style="list-style-type: none"> <li>1. 50% of the existing gross leasable floor area within the Activity Centre</li> <li>2. 1000m<sup>2</sup>.</li> </ul> </li> </ul>
<p><b>PO 1.3</b></p> <p>Non-residential development located and designed to improve community accessibility to services, primarily in the form of:</p> <ul style="list-style-type: none"> <li>a) small-scale commercial uses such as offices, shops and consulting rooms</li> <li>b) community services such as educational establishments, community centres, places of worship, pre-schools and other health and welfare services</li> <li>c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities</li> <li>d) open space and recreation facilities.</li> </ul>	<p><b>DTS/DPF 1.3</b></p> <p>None are applicable.</p>
<p><b>PO 1.4</b></p> <p>Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</p>	<p><b>DTS/DPF 1.4</b></p> <p>Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied:</p> <ul style="list-style-type: none"> <li>a) set back at least 3m from any boundary shared with a residential land use</li> <li>b) building height not exceeding 1 building level</li> <li>c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration</li> <li>d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</li> </ul>

<p><b>PO 1.5</b></p> <p>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</p>	<p><b>DTS/DPF 1.5</b></p> <p>None are applicable.</p>
<p>Site Dimensions and Land Division</p>	
<p><b>PO 2.1</b></p> <p>Allotments/sites created for residential purposes accommodate a diverse range of low to medium density housing, with higher densities closer to public open space, public transport stations and activity centres.</p>	<p><b>DTS/DPF 2.1</b></p> <p>Development will not result in more than 1 dwelling on an existing allotment</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <p>a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):</p> <div data-bbox="695 1014 1489 1227" style="border: 1px solid black; background-color: #e6f2ff; padding: 5px;"> <p><b>Minimum Site Area</b></p> <p>Minimum site area for a detached dwelling is 150 sqm; semi-detached dwelling is 150 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm</p> </div> <p>and</p> <p>b) site frontages (or allotment frontages in the case of land division) are not less than:</p> <div data-bbox="695 1395 1489 1579" style="border: 1px solid black; background-color: #e6f2ff; padding: 5px;"> <p><b>Minimum Frontage</b></p> <p>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 6m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m</p> </div> <p>In relation to DTS/DPF 2.1, in instances where:</p> <p>a) more than one value is returned in the same field, refer to the <i>Minimum Frontage Technical and Numeric Variation</i> layer or <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</p> <p>b) no value is returned in DTS/DPS 2.1(a) (i.e. there is a blank field or the value is not relevant), then a net residential density of up to 70 dwellings per hectare applies.</p>

	<p>c) no value is returned in DTS/DPS 2.1(b) (i.e. there is a blank field or the value is not relevant), then there is no minimum frontage and DTS/DPF 2.1(b) is met.</p>				
<p><b>PO 2.2</b></p> <p>Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.</p>	<p><b>DTS/DPF 2.2</b></p> <p>Where the site of a dwelling does not comprise an entire allotment:</p> <p>a) the balance of the allotment accords with the requirements specified in Housing Diversity Neighbourhood Zone DTS/DPF 2.1</p> <p>b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene:</p> <p>i) private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>ii) car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</p>				
<p>Building Height</p>					
<p><b>PO 3.1</b></p> <p>Building height is consistent with the form expressed in any relevant Maximum Building Height Levels Technical and Numeric Variation and Maximum Building Height Metres Technical and Numeric Variation, and is otherwise generally low rise, or complements the height of nearby buildings.</p>	<p><b>DTS/DPF 3.1</b></p> <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <p>a. the following:</p> <table border="1"> <tr> <td><b>Maximum Building Height (Metres)</b></td> </tr> <tr> <td>Maximum building height is 12m</td> </tr> <tr> <td><b>Maximum Building Height (Levels)</b></td> </tr> <tr> <td>Maximum building height is 3 levels</td> </tr> </table> <p>b. in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a maximum height of 9m.</p> <p>In relation to DTS/DPF 3.1, in instances where:</p> <p>a) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer or <i>Maximum Building Height (Meters) Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p>	<b>Maximum Building Height (Metres)</b>	Maximum building height is 12m	<b>Maximum Building Height (Levels)</b>	Maximum building height is 3 levels
<b>Maximum Building Height (Metres)</b>					
Maximum building height is 12m					
<b>Maximum Building Height (Levels)</b>					
Maximum building height is 3 levels					

	b) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
Primary Street Setback	
<b>PO 4.1</b> Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.	<b>DTS/DPF 4.1</b> The building line of a building set back from the primary street boundary not less than 3m.
Secondary Street Setback	
<b>PO 5.1</b> Buildings are set back from secondary street boundaries to achieve a pattern of separation between building walls and public thoroughfares and to reinforce streetscape character.	<b>DTS/DPF 5.1</b> Buildings walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage, or if a dwelling on any adjoining allotment is closer to the secondary street than 0.9m, the distance of that dwelling from the boundary with the secondary street (being, if relevant, the lesser of the 2 distances).
Boundary Walls	
<b>PO 6.1</b> Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining residential properties.	<b>DTS/DPF 6.1</b> Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur on only one side boundary and satisfy (a) or (b) below:  a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height  b) side boundary walls do not:  i) exceed 3m in height from the top of footings  ii) exceed 11.5m in length  iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary  iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
<b>PO 6.2</b> Dwellings in a semi-detached, row or terrace arrangements maintain space between buildings consistent with a suburban streetscape character.	<b>DTS/DPF 6.2</b> Dwelling walls in a semi-detached, row or terrace arrangement are set back at least 900mm from side boundaries shared with allotments outside the development site.
Side Boundary Setback	

<p><b>PO 7.1</b></p> <p>Buildings walls are set back from side boundaries to provide:</p> <p>a) separation between dwellings in a way that complements the established character of the locality</p> <p>b) access to natural light and ventilation for neighbours.</p>	<p><b>DTS/DPF 7.1</b></p> <p>Other than walls located on a side boundary, building walls are set back from side boundaries:</p> <ol style="list-style-type: none"> <li>1. at least 900mm for a wall height less than 3m</li> <li>2. at least 900mm m plus 1/3 of the wall height above 3m.</li> </ol>		
<p>Rear Boundary Setback</p>			
<p><b>PO 8.1</b></p> <p>Dwelling walls are set back from rear boundaries to provide:</p> <p>a) separation between dwellings in a way that complements the established character of the locality</p> <p>b) access to natural light and ventilation for neighbours</p> <p>c) open space recreational opportunities</p> <p>d) space for landscaping and vegetation.</p>	<p><b>DTS/DPF 8.1</b></p> <p>Dwelling walls are set back from the rear boundary at least:</p> <ol style="list-style-type: none"> <li>1. 3m for the first building level or 0m where the rear boundary abuts a laneway</li> <li>2. 5m for any second building level</li> <li>3. 5m plus any increase in wall height over 7m for buildings of 3 building levels and above.</li> </ol>		
<p>Concept Plans</p>			
<p><b>PO 9.1</b></p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p><b>DTS/DPF 9.1</b></p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table border="1" data-bbox="695 1429 1098 1585"> <thead> <tr> <th data-bbox="695 1429 1098 1505">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="695 1514 1098 1585">Concept Plan XXX – Albert Park</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 9.1, in instances where:</p> <ol style="list-style-type: none"> <li>a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</li> <li>b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 9.1 is met.</li> </ol>	Description	Concept Plan XXX – Albert Park
Description			
Concept Plan XXX – Albert Park			
<p>Ancillary buildings and structures</p>			
<p><b>PO 10.1</b></p>	<p><b>DTS/DPF 10.1</b></p>		

<p>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p>	<p>Ancillary buildings:</p> <ul style="list-style-type: none"><li>a) are ancillary to a dwelling erected on the same site</li><li>b) have a floor area not exceeding 60m<sup>2</sup></li><li>c) are not constructed, added to or altered so that any part is situated:<ul style="list-style-type: none"><li>i. in front of any part of the building line of the dwelling to which it is ancillary or</li><li>ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li></ul></li><li>c) in the case of a garage or carport, the garage or carport:<ul style="list-style-type: none"><li>i) is set back at least 5.5m from the boundary of the primary street</li><li>ii) when facing a primary street or secondary street, has a total door / opening not exceeding:<ul style="list-style-type: none"><li>1. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</li><li>2. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</li></ul></li></ul></li><li>d) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:<ul style="list-style-type: none"><li>i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</li><li>ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</li></ul></li><li>e) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</li><li>f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</li><li>g) have a wall height (or post height) not exceeding 3m</li></ul>
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	<p>h) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>j) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p style="padding-left: 40px;">i. a total area as determined by the following table:</p> <table border="1" data-bbox="805 562 1310 1021"> <thead> <tr> <th style="background-color: #0056b3; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #0056b3; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> <p style="padding-left: 40px;">ii. the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p><b>PO 10.2</b></p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p><b>DTS/DPF 10.2</b></p> <p>Ancillary buildings and structures do not result in:</p> <p>a. less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>b. less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										
<p>Advertisements</p>											
<p><b>PO 11.1</b></p> <p>Advertisements identify the associated business activity, and do not detract from the residential character of the locality.</p>	<p><b>DTS/DPF 11.1</b></p> <p>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m<sup>2</sup> and mounted flush with a wall or fence.</p>										

Albert Park Mixed Use Draft Code Amendment



Version A  
2 November 2021

# Affordable Housing Overlay



## AFFORDABLE HOUSING OVERLAY

Desired Outcome	
DO 1	Affordable housing is integrated with residential and mixed use development.
DO 2	Affordable housing caters for a variety of household structures.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
<b>PO 1.1</b> Development comprising 20 or more dwellings / allotments incorporates affordable housing.	<b>DTS/DPF 1.1</b> Development results in 0-19 additional allotments / dwellings.
<b>PO 1.2</b> Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	<b>DTS/DPF 1.2</b> Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where:  a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or  b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.
<b>PO 1.3</b> Affordable housing is distributed throughout the development to avoid an overconcentration.	<b>DTS/DPF 1.3</b> None are applicable.
Built Form and Character	
<b>PO 2.1</b> Affordable housing is designed to complement the design and character of residential development within the locality.	<b>DTS/DPF 2.1</b> None are applicable.
Affordable Housing Incentives	
<b>PO 3.1</b> To support the provision of affordable housing, minimum allotment sizes may be reduced below the	<b>DTS/DPF 3.1</b> The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.</p>	<p>density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.</p>
<p><b>PO 3.2</b></p> <p>To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.</p>	<p><b>DTS/DPF 3.2</b></p> <p>Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the:</p> <ul style="list-style-type: none"> <li>a) Business Neighbourhood Zone</li> <li>b) City Living Zone</li> <li>c) Established Neighbourhood Zone</li> <li>d) General Neighbourhood Zone</li> <li>e) Hills Neighbourhood Zone</li> <li>f) Housing Diversity Neighbourhood Zone</li> <li>g) Neighbourhood Zone</li> <li>h) Master Planned Neighbourhood Zone</li> <li>i) Master Planned Renewal Zone</li> <li>j) Master Planned Township Zone</li> <li>k) Rural Neighbourhood Zone</li> <li>l) Suburban Business Zone</li> <li>m) Suburban Neighbourhood Zone</li> <li>n) Township Neighbourhood Zone</li> <li>o) Township Zone</li> <li>p) Urban Renewal Neighbourhood Zone</li> <li>q) Waterfront Neighbourhood Zone</li> </ul> <p>and up to 30% in any other zone, except where:</p> <ul style="list-style-type: none"> <li>a) the development is located within the Character Area Overlay or Historic Area</li> </ul>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	<p>Overlay or</p> <p>b) other height incentives already apply to the development.</p>
Movement and Car Parking	
<p><b>PO 4.1</b></p> <p>Sufficient car parking is provided to meet the needs of occupants of affordable housing.</p>	<p><b>DTS/DPF 4.1</b></p> <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <p>a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either:</p> <ul style="list-style-type: none"> <li>i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service<sup>(2)</sup></li> <li>ii) is within 400 metres of a bus interchange<sup>(1)</sup></li> <li>iii) is within 400 metres of an O-Bahn interchange<sup>(1)</sup></li> <li>iv) is within 400 metres of a passenger rail station<sup>(1)</sup></li> <li>v) is within 400 metres of a passenger tram station<sup>(1)</sup></li> <li>vi) is within 400 metres of the Adelaide Parklands.</li> </ul> <p>or</p> <p>b) 1 carpark per dwelling for any other dwelling.</p> <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p>

### Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development for the purposes of the provision of affordable housing (applying the criteria determined under regulation 4 of the <i>South Australian Housing Trust Regulations 2010</i> ).	Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i> .	To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.	Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.



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## Noise and Air Emissions Overlay



**NOISE AND AIR EMISSIONS OVERLAY**

**Desired Outcome**

DO 1	Community health and amenity is protected from adverse impacts of noise and air emissions.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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Siting and Design

<p><b>PO 1.1</b></p> <p>Sensitive receivers adjoining high noise and/or air pollution sources are designed and sited to shield sensitive receivers from the emission source using measures such as:</p> <ul style="list-style-type: none"> <li>a) placing buildings containing non-sensitive receivers (such as retail and commercial) between the emission source and sensitive receivers</li> <li>b) within individual buildings, placing rooms more sensitive to air quality and noise impacts (such as living rooms and bedrooms) further away from the emission source</li> <li>c) providing appropriate separation or erecting noise attenuation barriers, provided the requirements for safety, urban design and access can be met</li> <li>d) the use of building design elements such as podiums and jutting, deep or enclosed balconies (including with solid balustrades).</li> </ul>	<p><b>DTS/DPF 1.1</b></p> <p>Sensitive receivers satisfy all of the following:</p> <ul style="list-style-type: none"> <li>a) do not adjoin a:                             <ul style="list-style-type: none"> <li>i) Designated Road: Type A</li> <li>ii) Designated Road Corridor: Type B</li> <li>iii) Designated Road: Type R</li> <li>iv) Train Corridor</li> <li>v) Tram Corridor</li> </ul> </li> <li>b) adjoining development incorporating music includes noise attenuation measures to achieve a noise level in any bedroom exposed to music noise (L10) less than:                             <ul style="list-style-type: none"> <li>i) 8 dB above the level of background noise (L90,15 min) in any octave band of the sound spectrum; and</li> <li>ii) 5 dB(A) above the level of background noise (LA90,15 min) for the overall (sum of all octave bands) A-weighted levels.</li> </ul> </li> </ul>
<p><b>PO 1.2</b></p> <p>Development incorporating a sensitive receiver adjoining high air pollution sources use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants.</p>	<p><b>DTS/DPF 1.2</b></p> <p>Sensitive receivers do not adjoin any of the following:</p> <ul style="list-style-type: none"> <li>a) Designated Road: Type A</li> <li>b) Designated Road: Type B</li> <li>c) Designated Road: Type R</li> <li>d) Train Corridor</li> </ul>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	e) Tram Corridor.
<p><b>PO 1.3</b></p> <p>Development incorporating a sensitive receiver adjoining high noise and/or air pollution sources locates private open space (including ground level courtyards and balconies), common open space and outdoor play areas within educational establishments and pre-schools away from the emission source.</p>	<p><b>DTS/DPF 1.3</b></p> <p>Open space associated with a sensitive receiver is not adjoining any of the following:</p> <ul style="list-style-type: none"> <li>a) Designated Road: Type A</li> <li>b) Designated Road: Type B</li> <li>c) Designated Road: Type R</li> <li>d) Train Corridor</li> <li>e) Tram Corridor</li> <li>f) Development incorporating music.</li> </ul>



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## Interface Management Overlay



## INTERFACE MANAGEMENT OVERLAY

Desired Outcome	
DO 1	Development of sensitive receivers in a manner that mitigates potential adverse environmental and amenity impacts generated by the lawful operation of neighbouring and proximate land uses.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p><b>PO 1.1</b></p> <p>Sensitive receivers are carefully sited and designed to mitigate adverse impacts of hazards, noise, dust, odour, light spill or other emissions from existing legally operating land uses through design techniques such as:</p> <ul style="list-style-type: none"> <li>a) locating residential accommodation the greatest distance practicable from the source of the impacts</li> <li>b) locating buildings containing non-sensitive receivers between the source of the impacts and sensitive receivers</li> <li>c) placing rooms more sensitive to air, noise and odour impacts (e.g. bedrooms) further away from the source of the impacts</li> <li>d) providing private or common open space adjacent a building elevation that shields the space from the source of the impacts.</li> </ul>	<p><b>DTS/DPF 1.1</b></p> <p>None are applicable.</p>



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## Stormwater Management Overlay

## STORMWATER MANAGEMENT OVERLAY

Desired Outcome	
DO 1	Development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature												
<p><b>PO 1.1</b></p> <p>Residential development is designed to capture and re-use stormwater to:</p> <ul style="list-style-type: none"> <li>a. maximise conservation of water resources</li> <li>b. manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded</li> <li>c. manage stormwater runoff quality.</li> </ul>	<p><b>DTS/DPF 1.1</b></p> <p>Residential development comprising detached, semi-detached or row dwellings, or less than 5 group dwellings or dwellings within a residential flat building:</p> <ul style="list-style-type: none"> <li>a. includes rainwater tank storage: <ul style="list-style-type: none"> <li>a. connected to at least: <ul style="list-style-type: none"> <li>i. in relation to a detached dwelling (not in a battle-axe arrangement), semi-detached dwelling or row dwelling, 60% of the roof area</li> <li>ii. in all other cases, 80% of the roof area</li> </ul> </li> <li>b. connected to either a toilet, laundry cold water outlets or hot water service for sites less than 200m<sup>2</sup></li> <li>c. connected to one toilet and either the laundry cold water outlets or hot water service for sites of 200m<sup>2</sup> or greater</li> <li>d. with a minimum total capacity in accordance with Table 1</li> <li>e. where detention is required, includes a 20-25 mm diameter slow release orifice at the bottom of the detention component of the tank</li> </ul> </li> <li>b. incorporates dwelling roof area comprising at least 80% of the site's impervious area</li> </ul> <p>Table 1: Rainwater Tank</p> <table border="1"> <thead> <tr> <th>Site size (m<sup>2</sup>)</th> <th>Minimum retention volume (Litres)</th> <th>Minimum detention volume (Litres)</th> </tr> </thead> <tbody> <tr> <td>&lt;200</td> <td>1000</td> <td>1000</td> </tr> <tr> <td>200-400</td> <td>2000</td> <td>Site perviousness &lt;30%: 1000 Site perviousness ≥30%: N/A</td> </tr> <tr> <td>&gt;401</td> <td>4000</td> <td>Site perviousness &lt;35%: 1000 Site perviousness ≥35%: N/A</td> </tr> </tbody> </table>	Site size (m <sup>2</sup> )	Minimum retention volume (Litres)	Minimum detention volume (Litres)	<200	1000	1000	200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A	>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A
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## Urban Tree Canopy Overlay

## URBAN TREE CANOPY

Desired Outcome	
DO 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature																																								
PO 1.1  Trees are planted or retained to contribute to an urban tree canopy.	<p>DTS/DPF 1.1</p> <p>Tree planting is provided in accordance with the following:</p> <table border="1"> <thead> <tr> <th>Site size per dwelling (m<sup>2</sup>)</th> <th>Tree size* and number required per dwelling</th> </tr> </thead> <tbody> <tr> <td>&lt;450</td> <td>1 small tree</td> </tr> <tr> <td>450-800</td> <td>1 medium tree or 2 small trees</td> </tr> <tr> <td>&gt;800</td> <td>1 large tree or 2 medium trees or 4 small trees</td> </tr> </tbody> </table> <p>*refer Table 1 Tree Size</p> <table border="1"> <thead> <tr> <th colspan="4">Table 1 Tree Size</th> </tr> <tr> <th>Tree size</th> <th>Mature height (minimum)</th> <th>Mature spread (minimum)</th> <th>Soil area around tree within development site (minimum)</th> </tr> </thead> <tbody> <tr> <td>Small</td> <td>4 m</td> <td>2m</td> <td>10m<sup>2</sup> and min. dimension of 1.5m</td> </tr> <tr> <td>Medium</td> <td>6 m</td> <td>4 m</td> <td>30m<sup>2</sup> and min. dimension of 2m</td> </tr> <tr> <td>Large</td> <td>12 m</td> <td>8m</td> <td>60m<sup>2</sup> and min. dimension of 4m</td> </tr> </tbody> </table> <p>The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in Columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.</p> <table border="1"> <thead> <tr> <th colspan="4">Table 2 Tree Discounts</th> </tr> <tr> <th>Retained tree height (Column A)</th> <th>Retained tree spread (Column B)</th> <th>Retained soil area around tree within development site</th> <th>Discount applied (Column D)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Site size per dwelling (m <sup>2</sup> )	Tree size* and number required per dwelling	<450	1 small tree	450-800	1 medium tree or 2 small trees	>800	1 large tree or 2 medium trees or 4 small trees	Table 1 Tree Size				Tree size	Mature height (minimum)	Mature spread (minimum)	Soil area around tree within development site (minimum)	Small	4 m	2m	10m <sup>2</sup> and min. dimension of 1.5m	Medium	6 m	4 m	30m <sup>2</sup> and min. dimension of 2m	Large	12 m	8m	60m <sup>2</sup> and min. dimension of 4m	Table 2 Tree Discounts				Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site	Discount applied (Column D)				
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			(Column C)	
	4-6m	2-4m	10m <sup>2</sup> and min. dimension of 1.5m	2 small trees (or 1 medium tree)
	6-12m	4-8m	30m <sup>2</sup> and min. dimension of 3m	2 medium trees (or 4 small trees)
	>12m	>8m	60m <sup>2</sup> and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)

Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.

## ATTACHMENT D – STRATEGIC PLANNING OUTCOMES

### South Australia’s Planning Policies

SA Planning Policy	Comment/Response
<p>SPP 1 Integrated Planning</p> <p>Co-ordinate strategic use of land with necessary services and infrastructure.</p>	<p>This Code Amendment encourages a higher density and better mix of land uses in this location to what is currently potentially underutilised land within a strategic location adjacent a rail corridor. This will be integrated with consideration of infrastructure in place, and required as part of the investigations.</p>
<p>SPP 2 Design Quality</p> <p>Better design improves sustainability, accessibility, safety and health.</p>	<p>The Code Amendment adopts the SA Planning Policy Library content for the potential forms of development envisaged (potentially above 3 storeys) in some locations. The Code Amendment examines built form and design against the principles of Good Design, particularly contextual development outcomes which appropriately manage the interface with established residential areas.</p>
<p>SPP 6 Housing Supply and Diversity</p> <p>Expand the number and variety of homes on offer in the marketplace.</p>	<p>The Code Amendment will boost supply and increase the local diversity of housing types and sizes available in the market through more flexible zoning. This includes provision for apartments above retail and commercial uses.</p>
<p>SPP 9 Employment Land</p> <p>Ensure sufficient land is set aside for a diverse range of modern jobs.</p>	<p>The Code Amendment includes an assessment of the value of the employment land and ensure that there remains suitable strategically positioned and serviced employment land within the Council area. It builds on the extensive work already undertaken by Council examining this issue. The new zoning will enable a wider range of low-impact employment options that are more appropriate to this setting and interface.</p>
<p>SPP 16 Emissions and Hazardous Activities</p> <p>Protect communities and the environment from pollution.</p>	<p>The Code Amendment has regard to existing contamination of the land parcels in question. Investigations specifically address the risks associated with the sites for sensitive uses such as residential development. The EPA’s ongoing work and the proponent’s Interim Audit Advice have been considered in informing a suitable policy response.</p>

### 30 Year Plan for Greater Adelaide

- a) Target 1 – 85% of all new housing in metropolitan Adelaide built in established urban areas by 2045.
- b) Target 2 – 60% of all new housing in metropolitan Adelaide is built within close proximity to current and proposed fixed-line (rail/tram/O-Bahn) and high-frequency bus routes by 2045.
- c) Target 4 – Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045.
- d) Target 5 – Urban green cover is increased by 20% in metropolitan Adelaide by 2045.
- e) Target 6 – Increasing housing choice by 25% to meet changing household needs in Greater Adelaide by 2045.

Policy	How the policy will be implemented:
<b>Principles of the Plan</b>	
<b>Principle 1: A compact and carbon-neutral city</b>	Providing additional housing opportunities at increased densities which can be adequately serviced by infrastructure such as public transport within the footprint of the existing metropolitan area.
<b>Principle 2: Housing diversity and choice</b>	
<b>Principle 3: Accessibility</b>	Providing policy to encourage permeability between adjoining residential areas and transport connections.
<b>Principle 4: A transit-focused and connected city</b>	Providing additional housing opportunities in close proximity to public transport with good pedestrian connectivity.
<b>Principle 8: Healthy, safe and connected communities</b>	Providing policy to encourage permeability between adjoining residential areas and open space.  Providing policy which encourages walking and use of active transit options

Policy	How the policy will be implemented:
	<p>Integrating Crime Prevention Through Environmental Design (CPTED) principles into policy</p> <p>Establishing policy that ensures newly developed areas are well integrated with existing neighbourhood in their design, accessibility, and character.</p>
<b>Principle 9: Affordable living</b>	Seeking that a minimum of 15 per cent of future housing over the investigation area will be affordable.
<b>Our policy themes – Transit corridors, growth areas and activity centres</b>	
<p><b>Policy 1.</b> <i>Deliver a more compact urban form by locating the majority of Greater Adelaide’s urban growth within existing built-up areas by increasing density at strategic locations close to public transport. (Map 2)</i></p>	<p>The draft Code Amendment proposes to investigate an increase in residential density in close proximity to a Mass Transit Station (Grange to City railway line and Albert Park Train Station) and Transit Corridor (Port Road) (refer to Map 2 – Activity centres and mass transit routes).</p>
<p><b>Policy 2.</b> <i>Increase residential and mixed use development in the walking catchment of:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Strategic activity centres</i></li> <li>▪ <i>Appropriate transit corridors</i></li> <li>▪ <i>Strategic railway stations.</i></li> </ul>	<p>The draft Code Amendment proposes to investigate a mixed use environment in close proximity to identified Mass Transit Station (Grange to City railway line and Albert Park Train Station) and Transit Corridor (Port Road) (refer to Map 2 – Activity centres and mass transit routes).</p>
<p><b>Policy 3.</b> <i>Increase average gross densities of development within activity centres and transit corridor catchments from 15 to 25 dwellings per hectare to 35 dwellings per hectare.</i></p>	<p>The draft Code Amendment proposes to investigate greater residential density in close proximity to identified Mass Transit Station (Grange to City railway line and Albert Park Train Station) and Transit Corridor (Port Road) (refer to Map 2 – Activity centres and mass transit routes).</p>
<p><b>Policy 5.</b> <i>Encourage medium rise development along key transport corridors, within activity centres and in urban renewal areas that support public transport use.</i></p>	
<p><b>Policy 8.</b> <i>Provide retail and other services outside designated activity</i></p>	<p>The draft Code Amendment proposes to investigate policy that envisages mixed-use</p>

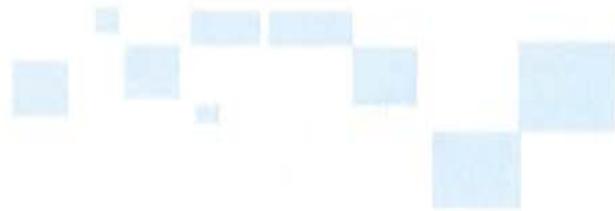
<b>Policy</b>	<b>How the policy will be implemented:</b>
<p><i>centres where they will contribute to the principles of accessibility, a transit-focused and connected city. High quality urban design, and economic growth and competitiveness.</i></p>	<p>development including commercial land uses to service the proposed residential uses and provide potential employment opportunities.</p>
<p><b>Action 4.</b> <i>Rezone strategic sites to unlock infill growth opportunities that directly support public transport infrastructure investment.</i></p>	<p>The draft Code Amendment proposes to investigate greater residential density in close proximity to identified Mass Transit Station (Grange to City railway line and Albert Park Train Station) and Transit Corridor (Port Road) (refer to Map 2 – Activity centres and mass transit routes).</p>
<p><b>Our policy themes – Design quality</b></p>	
<p><b>Policy 29.</b> <i>Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.</i></p>	<p>The draft Code Amendment proposes to investigate the inclusion of policy and a site specific Concept Plan to guide development within the investigation area with regard to design issues including, setbacks, building heights that can transition from nearby adjacent low density residential areas. Other issues which will be investigated include but not limited to desired pedestrian and vehicle access and consideration of public open space. The draft Code Amendment will also investigate policy opportunities to encourage activation within the Affected Area along the existing road systems and take advantage of its accessibility with the adjacent proposed Grange Greenway.</p>
<p><b>Action 16.</b> <i>Ensure that the local area planning process adequately address interface issues in the local context and identify appropriate locations for:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Medium and high rise buildings</i></li> <li>▪ <i>Where there should be minimum and maximum height limits.</i></li> </ul>	
<p><b>Our policy themes – Housing mix, affordability and competitiveness</b></p>	
<p><b>Policy 36.</b> <i>Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</i></p>	<p>The draft Code Amendment proposes to investigate greater residential density in close proximity to identified Mass Transit Station (Grange to City railway line and Albert Park Train Station) and Transit Corridor (Port Road) (refer to Map 2 – Activity centres and mass transit routes).</p>
<p><b>Policy 37.</b> <i>Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas.....</i></p>	<p>It is anticipated that the investigation area will accommodate a mix of housing densities and types that complement the existing residential locality and maximise its location to proximity to identified Mass Transit Station (Grange to City railway line and Albert Park Train Station) and</p>

Policy	How the policy will be implemented:
	Transit Corridor (Port Road) (refer to Map 2 – Activity centres and mass transit routes).
<p><b>Policy 45.</b> <i>Promote affordable housing in well located areas close to public transport and which offers a housing mix (type and tenure) and quality built form that is well integrated into the community.</i></p>	<p>The draft Code Amendment proposes to investigate policy that envisages mix of housing densities and types to suit a variety of households and investigate affordable housing through the use of the Planning and Design Code – Affordable Housing Overlay</p>
<p><b>Our policy themes – The economy and jobs</b></p>	
<p><b>Policy 56.</b> <i>Ensure there are suitable land supplies for the retail, commercial and industrial sectors.</i></p>	<p>The draft Code Amendment proposes policy that envisages mix-use development including commercial land uses to service the proposed residential uses and provide potential employment opportunities.</p>
<p><b>Policy 73.</b> <i>Provide sufficient strategic employment land options with direct access to major freight routes to support activities that require separation from housing and other sensitive land uses.</i></p>	<p>The City of Charles Sturt Industrial Land Study, 2008 reviewed the future of industrial land within the Council area. Industrial areas were assessed against the Prime Industrial Area Assessment Matrix, developed from the Metropolitan Adelaide Industrial Land Study to determine their importance as ongoing industrial land. The areas were also assessed against a Rezoning Potential Assessment Matrix to determine their suitability to being rezoned to an alternative use. The recommendations and findings from the Study in related to the Affected Area will be considered as part of the draft Code Amendment investigations.</p>
<p><b>Our policy themes – Transport</b></p>	
<p><b>Policy 76.</b> <i>Improve the amenity and safety of public transport stops, stations and interchanges by improving their connections to adjacent development and encouraging mixed-use development and housing diversity in close proximity.</i></p>	<p>The draft Code Amendment proposes to investigate greater residential density in close proximity to identified Mass Transit Station (Grange to City railway line and Albert Park Train Station) and Transit Corridor (Port Road) (refer to Map 2 – Activity centres and mass transit routes).</p>
<p><b>Policy 78.</b> <i>Improve, prioritise and extend walking and cycling infrastructure by providing safe, universally accessible and</i></p>	<p>The Affected Area is adjacent to the proposed Grange Greenway and its integration to the site will be investigated.</p>

Policy	How the policy will be implemented:
<i>convenient connections to activity centres, open space and public transport (see Map 8)</i>	
<b>Our policy themes – Open space, sport and recreation</b>	
<b>Policy 104.</b> <i>Investigate opportunities to increase the amount and/or quality of public open space provision in areas of low open space provision and areas of increasing population growth.</i>	Consideration on the need for public open space will be investigated including appropriate size and location to ensure visibility and accessibility to the broader locality. The draft Code Amendment will also investigate policy opportunities to encourage activation within the Affected Area to take advantage of its accessibility with the adjacent proposed Grange Greenway.
<b>Our policy themes – Climate change</b>	
<b>Policy 105.</b> <i>Deliver a more compact urban form to: Reduce vehicle travel and associated greenhouse gas emissions.</i>	The draft Code Amendment proposes to facilitate a higher density housing form within the Affected Area that will result in a more efficient development footprint. The site's location adjacent to an identified Mass Transit Station (Grange to City railway line and Albert Park Train Station) and Transit Corridor (Port Road) (refer to Map 2 – Activity centres and mass transit routes), and the proposed Grange Greenway provides an alternative to car dependency.
<b>Policy 111.</b> <i>Create a more liveable urban environment through establishing a network of greenways, bicycle boulevards and tree-lined streets.</i>	
<b>Our policy themes – Water</b>	
<b>Policy 117.</b> <i>Increase the provision of stormwater infrastructure (including water sensitive urban design) to manage and reduce the impacts of: Run-off from infill development</i>	The draft Code Amendment proposes to investigate stormwater management to inform the preparation of policies including the consideration of stormwater management systems and Water Sensitive Urban Design Techniques for future development proposals specific to the Affected Area.
<b>Our policy themes – Emergency management and hazard avoidance</b>	
<b>Policy 121.</b> <i>Ensure risk posed by known or potential contamination of sites is adequately managed to</i>	The draft Code Amendment proposes to undertake environmental investigations to identify any potentially contaminating activities to inform the preparation of policy to acknowledge potential

<b>Policy</b>	<b>How the policy will be implemented:</b>
<i>enable appropriate development and safe use of the land.</i>	requirements relating to site contamination investigations and remediation.

## **ATTACHMENT E – INVESTIGATIONS**



Proud history, bright future.

AE052-01-C1-S00003

JG:jg

18 June 2020

Mr David Barone  
Jensen PLUS  
Major & Residential Project Delivery  
GPO Box 698  
ADELAIDE SA 5001

Dear David

#### **ALBERT PARK MIXED USE DEVELOPMENT PLAN AMENDMENT**

Kellogg Brown and Root Pty Ltd (KBR) has been engaged by Jensen PLUS to undertake preliminary infrastructure investigations to aid in the preparation of a Development Plan Amendment (DPA) for the proposed development located at Albert Park on behalf of the City of Charles Sturt (Council).

The capacity of the existing stormwater system and flood susceptibility of the subject and surrounding land has been investigated based on criteria set by Council.

KBR have approached service authorities for feedback and advice on the capacity of utility infrastructure and to identify any need for upgrades to accommodate the proposed development. The advice should be considered high level and should be confirmed when specifics of the proposal can confirm actual demands and development layout.

#### **Flooding and Stormwater Management**

Preliminary hydrological calculations were undertaken using DRAINS to determine whether or not onsite detention is required for the post-development scenario. Council has prescribed that the pre-development flows for the 0.2 EY (1 in 5 year ARI) rainfall event cannot be exceeded by the post-development flows for the 1% AEP (1 in 100 year ARI) rainfall event.

The development area is within the stormwater system which ultimately flows toward and into the Port Road Drain via pit and pipe infrastructure. There is existing stormwater pit and pipe infrastructure within the development which discharges to the Port Road Drain via May Street, Glyde Street and Botting Street.

Analysis has assumed two catchments which generally follow existing flow paths; one catchment draining toward May Street, and the other draining towards Glyde Street or Botting Street. The development area is very flat, and grades have been assumed based on site inspection and the existing drainage layout. Survey will be required to confirm the grading of the site and depths of the existing infrastructure.

Most of the development land is currently contained within the Urban Employment Zone, with a small portion along Glyde Street contained within the Residential Zone. Therefore, a large portion of the development area is commercial in nature the land use characteristics are not dissimilar to a 'mixed use zone' with potential for higher density residential development in suitable locations and is therefore unlikely to significantly increase stormwater runoff. However, to meet Council's criteria which aims to limit flows to less than that existing catchment, the results of the hydrological calculations indicate that onsite detention of approximately 2,700 m<sup>3</sup> is required as summarised in the below table.





Catchment	Area	Pre-Development 0.2 EY	Post-Development 1% AEP	Storage Required
May Street	6.40 ha	560 L/s	1,400 L/s	1,300 m <sup>3</sup>
Glyde & Botting Streets	5.80 ha	430 L/s	1,300 L/s	1,400 m <sup>3</sup>

The existing roads and the existing pit and pipe network within the project area will likely need to remain (or at least rerouted along a similar alignment) as they convey runoff through the site from significant catchments upstream and will likely dictate the need for smaller detention areas within each of the sub-catchments prior to discharge to the existing drainage network. Therefore, the detention required for both catchments will need to be split across several outfalls depending on the proposed development layout and connections to the existing stormwater drainage. Please refer to the attached sketch which summarises how KBR envisage the proposed development draining. Hydraulics of these connections needs to be investigated and confirmed during detailed design. the detention volume could be attained by detention basins, underground tanks, oversized pipes, or a combination of these noting that the bioretention system (discussed below) could account for some of the detention volume.

The principal of Water Sensitive Urban Design (WSUD) is to be utilised to ensure that runoff generated by the proposed development is treated within the site before being discharged into the existing Council drainage network. Assuming a filter depth of 0.5 m, approximately 840 m<sup>2</sup> of bioretention is required to meet the following criteria; 80% reduction of total suspended solids, 60% reduction of total phosphorous, 45% reduction of total nitrogen and 90% reduction of total gross pollutants. The bioretention area could be reduced with the use oil and sediment traps or the use other WSUD devices (such as tree pits, vegetated swales, buffer strips etc.) as well. The required bioretention area could be achieved by multiple small ponds at inlet pits or larger ponds incorporated into detention basins.

Flood map information (attached) provided by Council indicate that the development is affected by flooding. Council have advised that the recent upgrade of the Port Road Drain has improved this for a 0.2 EY event but flooding will still occur, particularly in the 1% AEP. The flooding in the 1% AEP is most significant between Murray Street and Botting Street (with depths up to 300 mm) and south of Jervois Street on the Baptis Church site (with depths up to 200 mm). The flooding may be due to low existing levels on these allotments or existing low points within the road network that do not have an appropriate overland flow path across private property and in this instance the development would need to provide appropriate overland flow paths most likely in conjunction with the proposed detention storage at key locations within the catchment. KBR recommend that the finished floor level of the proposed buildings within the development be 300 mm above the anticipated 1% AEP flood level, this is to be confirmed following site survey. Flow paths within the development will need to ensure safe conveyance of major flows and capture into the proposed detention facilities. Stormwater master planning for the project should also consider possible displacement of stormwater volume that would currently be 'detained' in flooding on private property at trapped low points. Should the allotment areas be filled, and appropriate overland flow paths cannot be achieved the displaced water would need to be accounted for. This will need to be confirmed in conjunction with detailed site survey.

#### **Infrastructure Analysis**

Service authorities have been consulted regarding infrastructure capacity in the vicinity of the site. Correspondence is attached for reference and summarised below.

#### *Potable water*

SA Water have advised that the network has sufficient capacity to support the development however the existing DN 150 branch and main off the existing DN 650 MSCL main in Port Road is to be replaced with a new DN 200 main to feed through the development and linkup to the existing DN 150 CIL mains abutting the development boundaries at West Lakes Boulevard and Glyde Street, refer Figure 1.

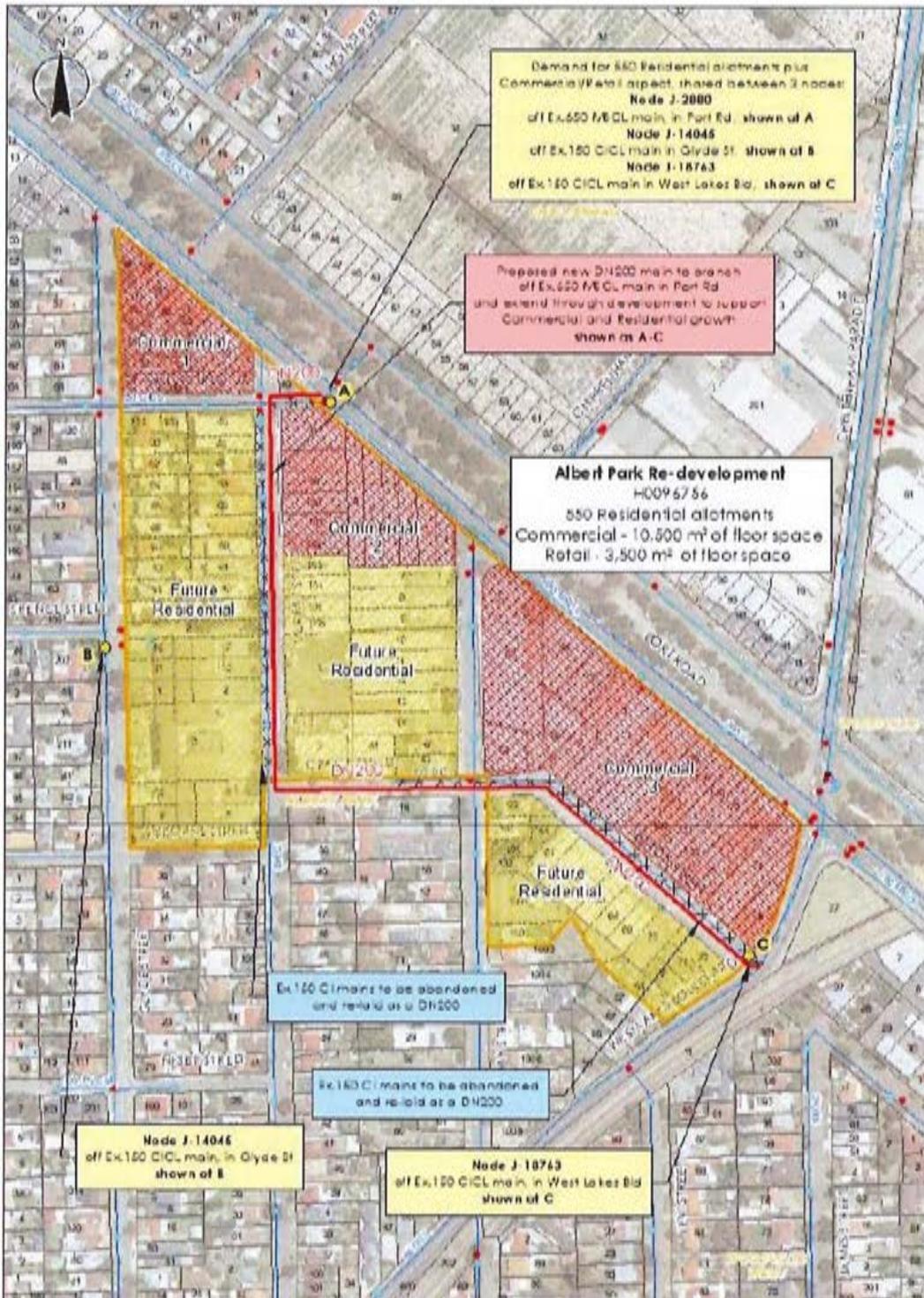


Figure 1 Extract from SA Water Advice for Potable Water

Depending on the final layout, some existing mains may need to be abandoned or resized accordingly and fire service requirements will need to be analysed further.



### *Sewer*

SA Water have advised that the existing network has sufficient capacity to support the development however existing DN 150 mains along streets within and abutting the development will require upgrading to DN 225 mains to comply with the WSA Gravity Sewerage Code. Upgrading existing DN 150 mains to DN 225 mains would also require reestablishment of any existing property connections outside the development site into the respective reticulation sewer.

If the developer identifies the northern-most development is to discharge into the DN 150 VC on Glyde Street/Port Road, further upgrades of DN 150 mains along Port Road, Hawke Street, Lawton Street and up to Avro Avenue to DN 225 mains are required.

Based on preliminary investigation, WWPS 458 Queensbury Pump Station will not require a physical upgrade, but will require an earlier onset of pump operation, extended run times during peak discharge periods and increased frequency during the day to accommodate flows from the proposed development. Should the WWPS require a physical upgrade solely due to the development this would be at the Developer's cost.

### *Electricity*

SA Power Networks have advised that the Woodville substation supplies the development area and that they do not foresee any issue with servicing the development with power, and that standard SAPN augmentation rates would apply for additional power loads. The Woodville substation has adequate capacity to accommodate additional load to the order of 8 MVA at present however if the additional load due to the development exceeds the substation threshold of 2.5 MVA additional zone substation augmentation rate would apply. By AS 3000 and SAPN TS100 taking 6 kVA per residential lot and 0.1 kVA/m<sup>2</sup> for retail and commercial, the estimated total load of the development would be 4.7 MVA which is well less than the available substation capacity even ignoring the existing loads within the development area.

There are two 11 kV HV feeders which pass the development area which would be the connection points for this development. SAPN have advised that the development should split the total load across each of these feeders.

- Feeder AP-351D Woodville South Feeder with a connection point on May Street
- Feeder AP-351E Albert Park Feeder with a connection point to Port Road frontage

### *Gas*

APA have advised that the natural gas networks surrounding this development have adequate capacity to service natural gas requirements for the proposed development. Within the project boundary there may need to be adjustments (extensions or relocations etc.) to the existing gas infrastructure to suit the specifics of a proposed development such as changes in road layout and timing of various stages.

### *Communications*

NBN Co. have advised that there is enough capacity in their network to support this development.

On the basis of enquiries to date and advice offered by the relevant service authorities, the proposed development can be serviced by potable water, sewer, electricity, gas and communications.

If you have any queries regarding the above, please do not hesitate to contact me on 8301 1274.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Jenna Grosser'.

Jenna Grosser  
Civil Engineer

PROPOSED SITE DRAINAGE



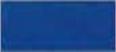
← CONNECT TO EXISTING INFRASTRUCTURE INCLUDING ALLOWANCE FOR DETENTION STORAGE (MAY STREET CATCHMENT)

← CONNECT TO EXISTING INFRASTRUCTURE INCLUDING ALLOWANCE FOR DETENTION STORAGE (GLYDE & BOTTING STREETS CATCHMENT)

## LEGEND

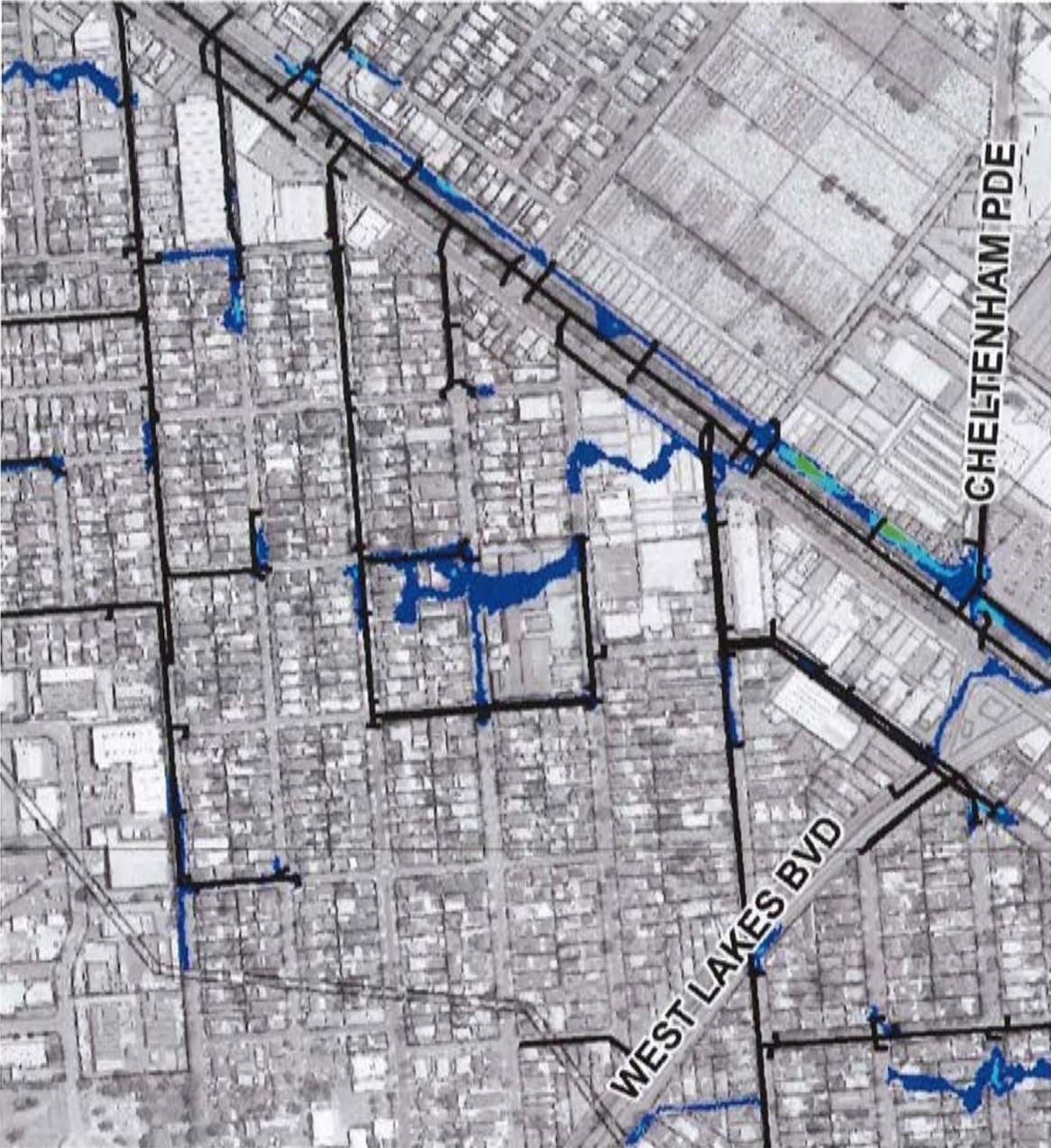
-  STORMWATER DRAIN
-  CADASTRE
-  MODEL BOUNDARY

## FLOOD CONTOUR BAND

	0.01 m - 0.1 m
	0.1 m - 0.2 m
	0.2 m - 0.3 m
	0.3 m - 0.4 m
	0.4 m - 0.5 m
	> 0.5 m

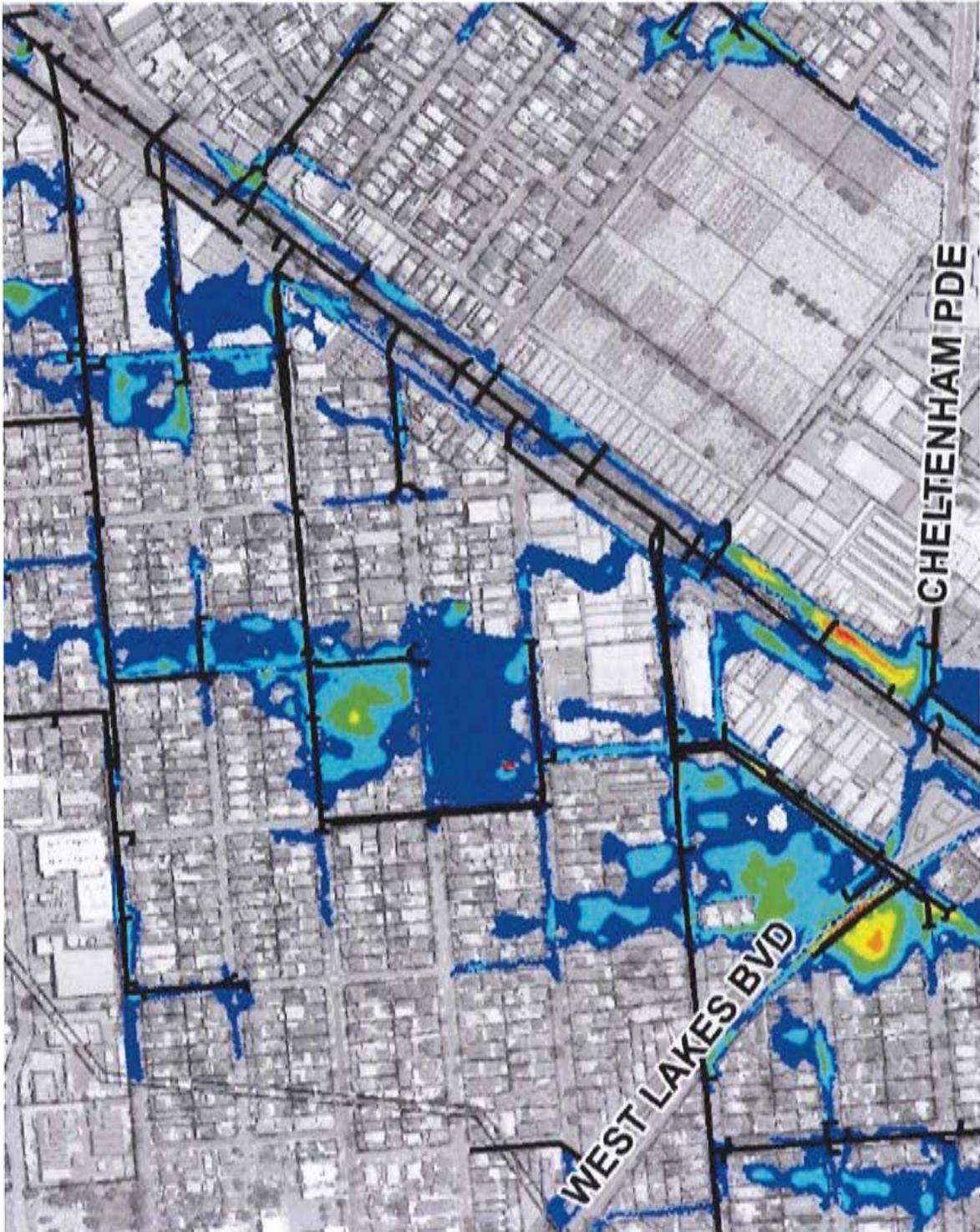
City of Charles Sturt Flood Maps

0.2 EY Flood Map



City of Charles Sturt Flood Maps

1% AEP Flood Map



## Jenna Grosser

---

**Subject:**

SA Water

**From:** Cleere, Kylie <Kylie.Cleere@sawater.com.au>  
**Sent:** Thursday, May 21, 2020 4:40 PM  
**To:** Jenna Grosser <Jenna.Grosser@kbr.com>  
**Cc:** David Barone <db@jensenplus.com.au>  
**Subject:** [External] RE: Albert Park Redevelopment Preliminary Response

Hi Jenna,

The report is stating the changes to the pump station required would be an earlier onset of pump operation and extended run times during peak discharge periods and increased frequency during the day rather than a physical upgrade (based on the preliminary investigation).

The flows from the development have been modelled to be split 50/50 both north and south. The northern discharge is to WWPS 458.

Further analysis would need to be done when the final development layout and usage is known. When the development is lodged and final figures provided, including any trade waste discharges, this may change the modelling and response. Should the WWPS require a physical upgrade at this time solely due to the development this would be at the developer's cost. We would investigate how this upgrade could be staged during the development.

I trust that helps.

### Kylie Cleere

Senior Development Services Officer  
7424 1218

---

**From:** Jenna Grosser <Jenna.Grosser@kbr.com>  
**Sent:** Thursday, 21 May 2020 9:15 AM  
**To:** Cleere, Kylie <Kylie.Cleere@sawater.com.au>  
**Cc:** David Barone <db@jensenplus.com.au>  
**Subject:** RE: Albert Park Redevelopment Preliminary Response

Hi Kylie,

Thank you for the response. In terms of the sewer you noted that WWPS 458 Queensbury Pump Station details to be analysed further in detail to accommodate flows from the proposed development.

Can you please provide more details? If the pump station is required to be upgraded, how will this be handled? By standard augmentation or does the DPA need to be supported by a deed?

Your urgent assistance on this matter would be appreciated. Please call if you have any queries.

Regards,



### Jenna Grosser

KBR | Civil Engineer, Infrastructure Services Australia  
186 Greenhill Road | Parkside, SA, 5063 | Australia  
Office: +61 8 8301 1274 | Mobile: +61 402 063 452  
[jenna.grosser@kbr.com](mailto:jenna.grosser@kbr.com)



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**From:** Cleere, Kylie <[Kylie.Cleere@sawater.com.au](mailto:Kylie.Cleere@sawater.com.au)>  
**Sent:** Friday, May 15, 2020 10:51 AM  
**To:** Jenna Grosser <[Jenna.Grosser@kbr.com](mailto:Jenna.Grosser@kbr.com)>  
**Subject:** [External] Albert Park Redevelopment Preliminary Response

Hi Jenna,

Thank you for your enquiry re the redevelopment of Albert Park.

Based on the following information provided:

*Redevelopment of existing buildings into:*

- 10,500 m<sup>2</sup> (1.05 ha) commercial floor space
- 3,500 m<sup>2</sup> (0.35 ha) retail floor space
- 550 residential dwellings (15% i.e. 83 units to be established above the commercial/retail spaces)
- Commercial/retail to be located in the red region as shown on Figure 1, while 467 residential lots to be located in the yellow region.

We provide the following response:

#### **Water**

The network has sufficient capacity to support the proposed development subject to:

##### *Distribution main*

Ex.150 branch and main off the Ex.650 MSCL main in Port Rd, shown at A on Figure 1 to be replaced with a new DN200 main to feed through re-development and link-up to Ex. 150 CICL mains abutting the boundaries, shown at B and C on Figure 1 to support future Commercial and Residential higher density growth.

Depending on final layout, some existing mains may need to be abandoned or resized accordingly.

Upsizing from DN150 to DN200 required to service additional growth

##### *Meters*

Torrens Title:

Direct Connection, Individual meters to service customers within development

Community Title:

Direct Connections, to service possible commercial/retail development

Remove existing meters where no longer required

##### *Fire service*

Fire flow analysis to be undertaken separately if required

##### *Inline pumps*

Inline pumps permit application to be undertaken separately if required

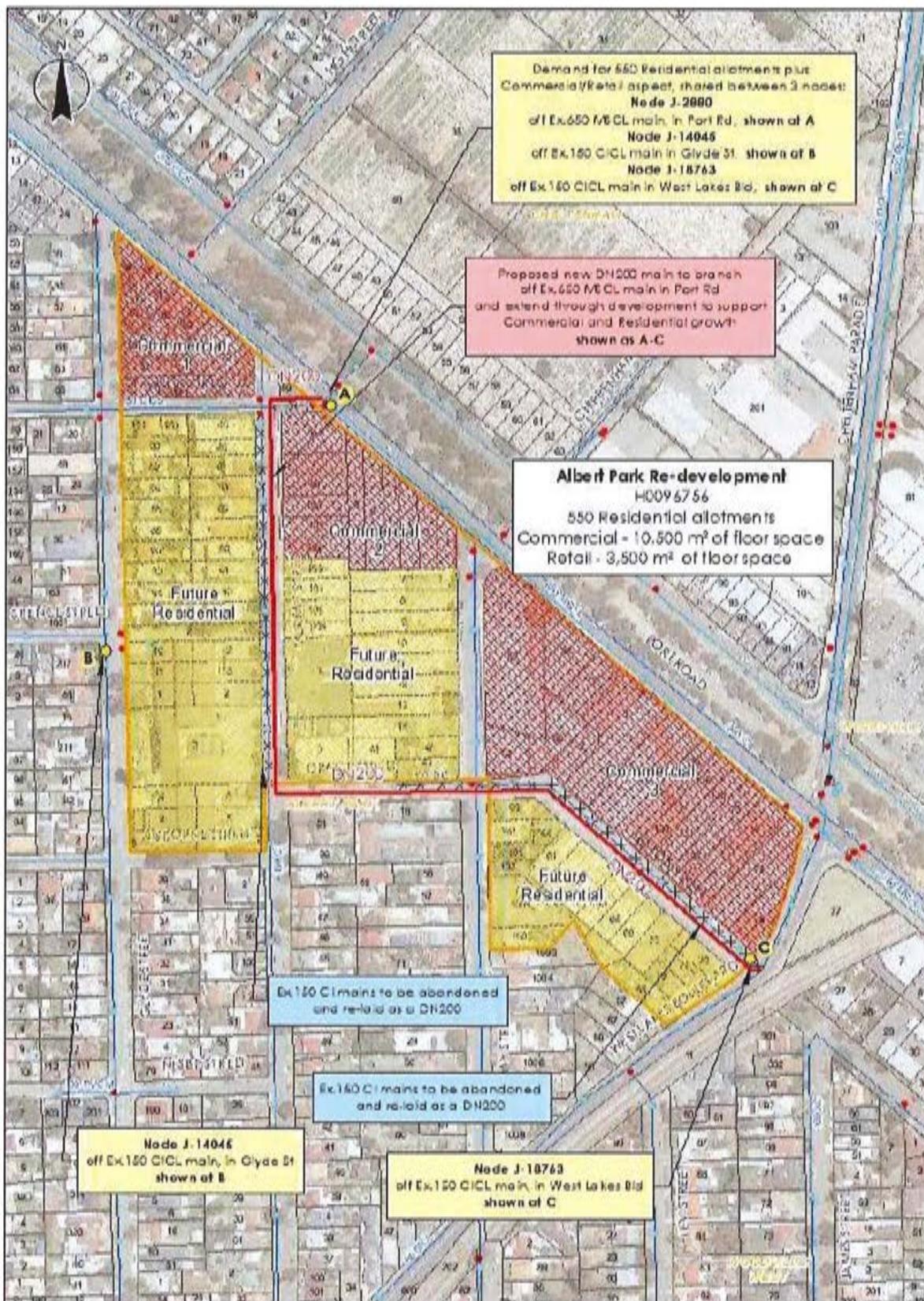


Figure 1. Location map of development and any works required

### Sewer

The network has sufficient capacity to support the proposed development subject to:

#### *Distribution Mains*

DN 150 reticulation sewers along streets within and abutting the development area require upgrade to DN 225 to comply with the WSA Gravity Sewerage Code requirements:

- Approx. 330m of DN 150 VC on Jervois Street
- Approx. 51m of DN 150 PVCU on Grace Street
- Approx. 324m of DN 150 VC on Murray Street
- Approx. 324 m of DN 150 VC on Glyde Street

Additionally, if the developer identifies the northern-most development is to discharge into the DN 150 VC on Glyde Street/Port Road, further upgrades of approximately 814m of DN 150 reticulation sewers along Port Road, Hawke Street and Lawton Street up to Avro Avenue to DN 225 are required.

Upgrading DN 150 reticulation sewers to DN 225 would also require reestablishment of any existing property connections outside the development site into the respective reticulation sewer.

WWPS 458 Queensbury Pump Station details to be analysed further in detail to accommodate flows from the proposed redevelopment.

Further information including development layout/distribution, location(s) of discharge into the reticulation sewers and site survey information are required to better assess the proposed redevelopment.

The construction of the sewer infrastructure must be in accordance with SA Water Network Infrastructure Standards.

**Recycled Water**

The proposed development is not within an SA Water Recycled Water area.

**Augmentation**

The proposed development is not within a current SA Water Augmentation Charge Area.

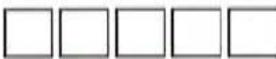
*Please note this is a preliminary response and all requirements will be confirmed upon receipt of a lodged SCAP application and/ or connection application.*

Thank you,

**Kylie Cleere**

SENIOR DEVELOPMENT SERVICES OFFICER

[kylie.cleere@sawater.com.au](mailto:kylie.cleere@sawater.com.au) • 7424 1218 •  
250 Victoria Square/Tarntanyangga ADELAIDE SA 5000



[sawater.com.au](http://sawater.com.au)



SA Water respects and acknowledges the deep spiritual connection, knowledge and relationship Aboriginal and Torres Strait Islander people have to land and water.

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**Jenna Grosser**

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**Subject:** SA Power Networks

**From:** Tim Adams <Tim.adams@sapowernetworks.com.au>  
**Sent:** Friday, May 29, 2020 7:11 AM  
**To:** Jenna Grosser <Jenna.Grosser@kbr.com>  
**Subject:** [External] RE: Albert Park Mixed Use DPA - SA Power Networks

Hi Jenna

I suggest a phone call would be helpful for this enquiry if you would like to give me a call. In direct answer to your questions for now:

1. SA Power Networks have extensive infrastructure in the area and on the limited information provided foresee no issue with servicing the development.
2. Standard augmentation charges apply up to the substation threshold of 2.5MVA. The Sub trans threshold is 13.7MVA which should not be an issue for you I would imagine
3. It is not as simple as saying you will be responsible for the full cost of an additional feeder if required. It will depend on how you plan to connect into the meshed network and where we can draw supply from. As a general rule of thumb, if you require a dedicated feeder for network security (business such as data centres want this) then you would be required to fund a new dedicated feeder. If we can modify and extend our network then you fund the extension components.
4. The email provided by one my team members has given you very high level assumptions utilising 'guess' in the description for the commercial load. This should not constitute a yield estimate for any client. You have nominated 550 residential dwellings so TS100 tells you that you should allow 6kVA per allotment unless your plans support otherwise. We are typically seeing 5kVA on residential projects at present which is why David would have suggested that figure ( $5 \times 550 = 2.75\text{MVA}$ ). The commercial yield is not something SA Power Networks is going to provide and I have confirmed with Network Planning that this should not be provided. What I see from most consultants is the estimated yields provided to me, on letterhead and based on Australian Standard estimating methods. Under privacy laws I cannot share this information with you but confirm it is regularly provided in very similar formats from most consultants.

Regards

Tim Adams  
**Network Manager North**

Direct: 08 8404 4628  
Mobile: 0400 582 146  
[tim.adams@sapowernetworks.com.au](mailto:tim.adams@sapowernetworks.com.au)

1 Anzac Highway Keswick SA 5035  
[sapowernetworks.com.au](http://sapowernetworks.com.au)



---

**From:** Jenna Grosser <[Jenna.Grosser@kbr.com](mailto:Jenna.Grosser@kbr.com)>  
**Sent:** Tuesday, 26 May 2020 6:02 PM  
**To:** Tim Adams <[Tim.adams@sapowernetworks.com.au](mailto:Tim.adams@sapowernetworks.com.au)>  
**Cc:** James Case <[James.Case@sapowernetworks.com.au](mailto:James.Case@sapowernetworks.com.au)>; David Barone <[db@jensenplus.com.au](mailto:db@jensenplus.com.au)>  
**Subject:** RE: Albert Park Mixed Use DPA - SA Power Networks

Hi Tim,

Thank you for your email. To confirm; SA Power Networks are able to service the development with power.

Standard augmentation rates for residential and non-residential would apply for increased load to the development. If the load increases above 2.5 MVA then additional zone substation augmentation charges would apply. At what load increase would sub-transmission line augmentation apply?

If an additional feeder is required, the development would be responsible for design and cost?

Also, I've attached advice we received previously for Kilkenny in which SA Power Networks were able to estimate yields – can this be done for this development?

Regards,



**Jenna Grosser**

KBR | Civil Engineer, Infrastructure Services Australia  
186 Greenhill Road | Parkside, SA, 5063 | Australia  
Office: +61 8 8301 1274 | Mobile: +61 402 063 452  
[jenna.grosser@kbr.com](mailto:jenna.grosser@kbr.com)



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---

**From:** Tim Adams <[Tim.adams@sapowernetworks.com.au](mailto:Tim.adams@sapowernetworks.com.au)>  
**Sent:** Friday, May 22, 2020 3:36 PM  
**To:** Jenna Grosser <[Jenna.Grosser@kbr.com](mailto:Jenna.Grosser@kbr.com)>  
**Cc:** James Case <[James.Case@sapowernetworks.com.au](mailto:James.Case@sapowernetworks.com.au)>; David Barone <[db@jensenplus.com.au](mailto:db@jensenplus.com.au)>  
**Subject:** [External] RE: Albert Park Mixed Use DPA - SA Power Networks

Hi Jenna

As per my phone message, the most recent questions were answered in the earlier email.

1. The threshold for the substation is 2.5MVA and above that load you would trigger the additional 'Zone Substation' Augmentation charge in addition to the standard rate. Please see link below for charge rates.  
<https://www.sapowernetworks.com.au/public/download/?id=221664>
2. Augmentation charges are offset by Incremental Revenue Rebates so I suspect augmentation charges will not be a major concern for this development.
3. The substation has capacity of 8MVA additional load without upgrades which is quite significant.
4. On the information provided I am not able to offer an opinion on the need for an additional feeder to be installed until design work is completed and am not clear on the reference to a deed.

5. SA Power Networks do not estimated yields for developments as you have requested. I am happy to answer question on our network but that sort of engineering is the realm of the consultant.

Happy to speak further with you if further explanation in required.

Regards

Tim Adams  
**Network Manager North**

-----  
Direct: 08 8404 4628  
Mobile: 0400 582 146  
[tim.adams@sapowernetworks.com.au](mailto:tim.adams@sapowernetworks.com.au)

-----  
1 Anzac Highway Keswick SA 5035  
[sapowernetworks.com.au](http://sapowernetworks.com.au)



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**From:** Jenna Grosser <[Jenna.Grosser@kbr.com](mailto:Jenna.Grosser@kbr.com)>  
**Sent:** Thursday, 21 May 2020 1:37 PM  
**To:** Tim Adams <[Tim.adams@sapowernetworks.com.au](mailto:Tim.adams@sapowernetworks.com.au)>  
**Cc:** James Case <[James.Case@sapowernetworks.com.au](mailto:James.Case@sapowernetworks.com.au)>; David Barone <[db@jensenplus.com.au](mailto:db@jensenplus.com.au)>  
**Subject:** RE: Albert Park Mixed Use DPA - SA Power Networks

Hi Tim,

Thank you for the below response, however we require clarification on the following items to provide more information to the DPA.

You have stated that the Woodville substation has adequate spare capacity but that confirmation of load details would be required. Are you able to estimate the load for this site based on the yield analysis provided by Jensen and therefore confirm if the threshold would be exceeded?

- Commercial floor space: 10,500m<sup>2</sup>
- Retail Floor space: 3,500m<sup>2</sup>
- Dwellings: 550 (15% of which would be established above retail/commercial floorspace in red areas).

Would you be able to confirm if only standard augmentation rates would apply? Or advise if and when additional zone substation or sub-transmission line augmentation would apply?

If an upgrade to the substation or 11kV feeders is needed and a deed is required, Council need to know this information now.

Your urgent assistance on this matter would be appreciated. Please call if you have any queries.

Regards,



**Jenna Grosser**

KBR | Civil Engineer, Infrastructure Services Australia  
186 Greenhill Road | Parkside, SA, 5063 | Australia  
Office: +61 8 8301 1274 | Mobile: +61 402 063 452  
[jenna.grosser@kbr.com](mailto:jenna.grosser@kbr.com)



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**From:** Tim Adams <[Tim.adams@sapowernetworks.com.au](mailto:Tim.adams@sapowernetworks.com.au)>  
**Sent:** Thursday, April 30, 2020 12:43 PM  
**To:** Jenna Grosser <[Jenna.Grosser@kbr.com](mailto:Jenna.Grosser@kbr.com)>  
**Cc:** James Case <[James.Case@sapowernetworks.com.au](mailto:James.Case@sapowernetworks.com.au)>  
**Subject:** [External] RE: Albert Park Mixed Use DPA - SA Power Networks

Hi Jenna

Apologies for the delay, no shortage of things to do at present, hope you are travelling well.

The request is very difficult to provide a meaningful answer that is actually helpful as it is lacking information. I will try to answer it below:

- Woodville substation supplies the area and has adequate capacity to accommodate additional load to the order of 8MVA at present, confirmation of your load details would be required to confirm if the threshold of 2.5MVA would be exceeded. Standard augmentation rates would apply in any case which is typically offset by the IRR rebate.
- There are 2 11kV HV feeders which pass this property which would be the connection points for this development with reasonable capacity <4MVA
  - Feeder AP-351D Woodville South 11kV Feeder, with a connection point on May Street, and
  - Feeder AP-351E Albert Park 11kV Feeder, with a connection point to Port Road frontage
  - We would request that the total load be split across each 11kV feeder, with an open point between these 2 Feeders. HV Cable would be 300mm<sup>2</sup> or 630mm<sup>2</sup> Aluminium XLPE

The cost of the project would be Construction Costs (Extension of the Network) + Augmentation Charge (example below) – Rebates. We need loads to work this out for you and you would need to consider what load is becoming redundant also as this would be netted out.

We would be able to estimate a cost of the extension once we have a design. This development could be constructed contestably, then SA Power Networks would test, connect and energise the extension.

Rebates – Rebates for serviced real estate developments will be the forecast incremental revenue based on the following factors:

- specified ADMD
- known spot-loads
- possibility of alternative energy sources (eg PV or gas); and
- likely take-up rate of the development for the period used to determine the IR.
- The rebate for commercial loads can only be determined once we have load breakdowns of the development types

This information is in our connection policy which you have been sent previously and is available on our website also. <https://www.sapowernetworks.com.au/public/download/?id=221664>

You will need to consider what assets you need removed and this would be charges in the non-contestable works when we make an offer.

SA Power Networks has made assumptions with best intentions on both the scope and line route that may be available or suitable. This response is based on the information that you have provided to SA Power Networks and,

as such, if this information is incomplete or inaccurate, SA Power Networks reserves the right to vary its assessment of the requirements for the construction works.

All design and construction work must comply with applicable SA Power Networks Technical Standards, Specifications, Policies and Procedures. refer to our Connection Policy for additional information.

Please contact me or James Case who is the local manager if you have any further questions.

Kind Regards

Tim Adams  
**Network Manager North**

-----  
Direct: 08 8404 4628  
Mobile: 0400 582 146  
[tim.adams@sapowernetworks.com.au](mailto:tim.adams@sapowernetworks.com.au)

-----  
1 Anzac Highway Keswick SA 5035  
[sapowernetworks.com.au](http://sapowernetworks.com.au)



**Jenna Grosser**

---

**Subject:**

APA

**From:** David.Holden@agig.com.au <David.Holden@agig.com.au>

**Sent:** Monday, May 11, 2020 3:06 PM

**To:** Jenna Grosser <Jenna.Grosser@kbr.com>

**Cc:** Zofia Kramer (Zofia.Kramer@apa.com.au) <Zofia.Kramer@apa.com.au>

**Subject:** FW: [EXTERNAL] RE: FW: Albert Park Mixed Use DPA - APA

Hi Jenna

Thank you for the below enquiry. The natural gas networks surrounding this proposed development have adequate capacity to service natural gas requirements for the proposed development. However the natural gas distribution pipes within the development area may need to be extended or up-graded according to specific gas demands.

To determine on what extensions or up-grades would be required to the gas distribution networks within the proposed development area the following information would be required:

- The location of the specific requested gas loads and details of the load requirements.
- Master plan show any changes in road design and overall layout of the development.
- Timing of the various stages of the proposed development.

Generally, revenue derived from projected gas usage is used to offset the cost of gas distribution extensions and new connections which often results in this type of development being done at no-charge to the developer. Once full details of this proposed development are known and the natural gas requirements specified the scope of works can be determined and the project formally evaluated which will determine whether any costs are applicable.

Regards

David Holden

**David Holden**

**Business Development Manager (South Australia)**

**M** +61 408 456 684

**E** [David.Holden@agig.com.au](mailto:David.Holden@agig.com.au)



**Australian Gas Infrastructure Group**

330 Grange Road, Kidman Park, SA 5025

[agig.com.au](http://agig.com.au)

[dbp.net.au](http://dbp.net.au)

[australiangasnetworks.com.au](http://australiangasnetworks.com.au)

[multinetgas.com.au](http://multinetgas.com.au)

---

IMPORTANT - This e-mail and any attachments are confidential.

**Jenna Grosser**

---

**Subject:** NBN

**From:** Jodie Lunn <jodielunn@nbnco.com.au>  
**Sent:** Monday, April 6, 2020 11:53 AM  
**To:** Jenna Grosser <Jenna.Grosser@kbr.com>  
**Subject:** [External] RE: Albert Park Mixed Use DPA - NBN

NBN Classification - Commercial

Hi Jenna,

Currently there is enough capacity in our network to support this development. No backhaul charges will be incurred to service the development with Fibre to the Premises, only the per premises contribution of \$400 per MDU or \$600 per SDU will apply. This will support our full range residential and business grade services.

If the developer would like to secure this capacity and pricing, we can enter into a new development agreement now, noting that our developer agreement has a 7 year term and no charges are incurred from **nbn** until 12 prior to services being delivered to stage one. Alternatively we can undertake a new planning assessment closer to the project commencing.

Let me know if you need any further info.

Cheers

Jodie

**Jodie Lunn**  
Senior Business Development Manager SA/NT  
New Developments; Business, Enterprise & Government  
+61 412 050773  
[jodielunn@nbnco.com.au](mailto:jodielunn@nbnco.com.au)

business nbn™

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**From:** Jenna Grosser <[Jenna.Grosser@kbr.com](mailto:Jenna.Grosser@kbr.com)>  
**Sent:** Thursday, 26 March 2020 1:48 PM  
**To:** Jodie Lunn <[jodielunn@nbnco.com.au](mailto:jodielunn@nbnco.com.au)>  
**Subject:** [External] RE: Albert Park Mixed Use DPA - NBN

This message is from an external sender - be cautious, particularly with links and attachments.

Hi Jodie,

Please see below response that I have received from Jensen PLUS.

*The first development of the study area is likely to be the proponent's site which is the south-western corner (Murray Street). Beyond that, there is no clarity in additional staging.*

*We don't know how many businesses will establish as it will depend on many things.*

Regards,



**Jenna Grosser**

KBR | Civil Engineer, Infrastructure Services Australia  
186 Greenhill Road | Parkside, SA, 5063 | Australia  
Office: +61 8 8301 1274 | Mobile: +61 402 063 452  
[jenna.grosser@kbr.com](mailto:jenna.grosser@kbr.com)



KBR acknowledges the Traditional Custodians throughout Australia and their continuing connection to land, water, culture and community, and pays respect to their Elders past, present and future.

---

**From:** Jodie Lunn <[jodielunn@nbnco.com.au](mailto:jodielunn@nbnco.com.au)>  
**Sent:** Tuesday, March 24, 2020 4:53 PM  
**To:** Jenna Grosser <[Jenna.Grosser@kbr.com](mailto:Jenna.Grosser@kbr.com)>  
**Subject:** [External] RE: Albert Park Mixed Use DPA - NBN

NBN Classification - Commercial

Hi Jenna,

Can you please advise of the likely stage 1 entrance for the development?

Also in terms of the commercial and retail space, would you be able to estimate how many businesses are likely to operate from here?

Cheers

Jodie

**Jodie Lunn**

Senior Business Development Manager SA/NT

New Developments; Business, Enterprise & Government

+61 412 050773

[jodielunn@nbnco.com.au](mailto:jodielunn@nbnco.com.au)

business nbn™

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GTA CONSULTANTS

Albert Park Mixed Used  
Development Plan Amendment  
Transport Impact Assessment

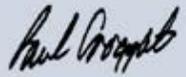
November 2021 – FINAL D

# Albert Park Mixed Use

Development Plan Amendment

Transport Impact Assessment

# QUALITY RECORD

Issue	Date	Description	Prepared By	Checked By	Approved By	Signed
A	19/05/2020	Final	Joy Yu & Sarah Hartland	Paul Froggatt	Paul Froggatt	
B	27/05/2020	Final – Amended	Final - Amended	Final - Amended	Final - Amended	
C	06/07/2020	Final - Amended	Final - Amended	Final - Amended	Final - Amended	
D	10/11/2021	Final - Amended	Final - Amended	Final - Amended	Final - Amended	

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# INTRODUCTION

# 01

## BACKGROUND

A Development Plan Amendment (DPA) is currently being prepared for a proposed rezoning of land within Albert Park for future mixed-used development including commercial and residential uses.

The primary land owner within the DPA area only owns a proportion of the area included within this DPA. However, the City of Charles Sturt (Council) is considering the wider DPA to provide greater flexibility for future development.

The proponent's land is currently zoned as Urban Employment within the Development Category of Industrial. The wider DPA area is mostly located within the Urban Employment Zone with a small portion currently zoned as residential.

GTA Consultants was commissioned to undertake a transport impact assessment required for the rezoning of the affected area.

Figure 1.1: Possible Rezoning Area



## PURPOSE OF THIS REPORT

This report sets out an assessment of the anticipated transport implications of the proposed rezoning, including consideration of the following:

1. Existing traffic and parking conditions surrounding the site
2. Parking demand likely to be generated by the potential development
3. Proposed access arrangements for the site
4. Traffic generation characteristics of the potential development
5. Public Transport, Walking and Cycling transport networks in the vicinity of the site
6. Transport impact of the development proposal on the surrounding road network.

## REFERENCES

In preparing this report, reference has been made to the following:

- Charles Sturt Council Development Plan (consolidated – 25 July 2019)
- Concept plans for the potential development
- Traffic and car parking surveys undertaken by GTA Consultants as referenced in the context of this report
- Various technical data as referenced in this report
- An inspection of the site and its surrounds
- Other documents as nominated.

# EXISTING CONDITIONS

# 02

## AFFECTED AREA

The land to be rezoned is located within the suburb of Albert Park adjacent to Port Road and West Lakes Boulevard. The proponents land primarily includes a number of commercial properties with a portion of these currently vacant or not operating at full capacity.

Remaining properties within the DPA area consist of residential dwellings and commercial or retail properties. A number of these are currently vacant and not operating at full capacity.

The DPA area also includes the Gateway Baptist Church although the location and use of this is not anticipated to change.

Figure 2.1: Proposed Development Plan Amendment Area



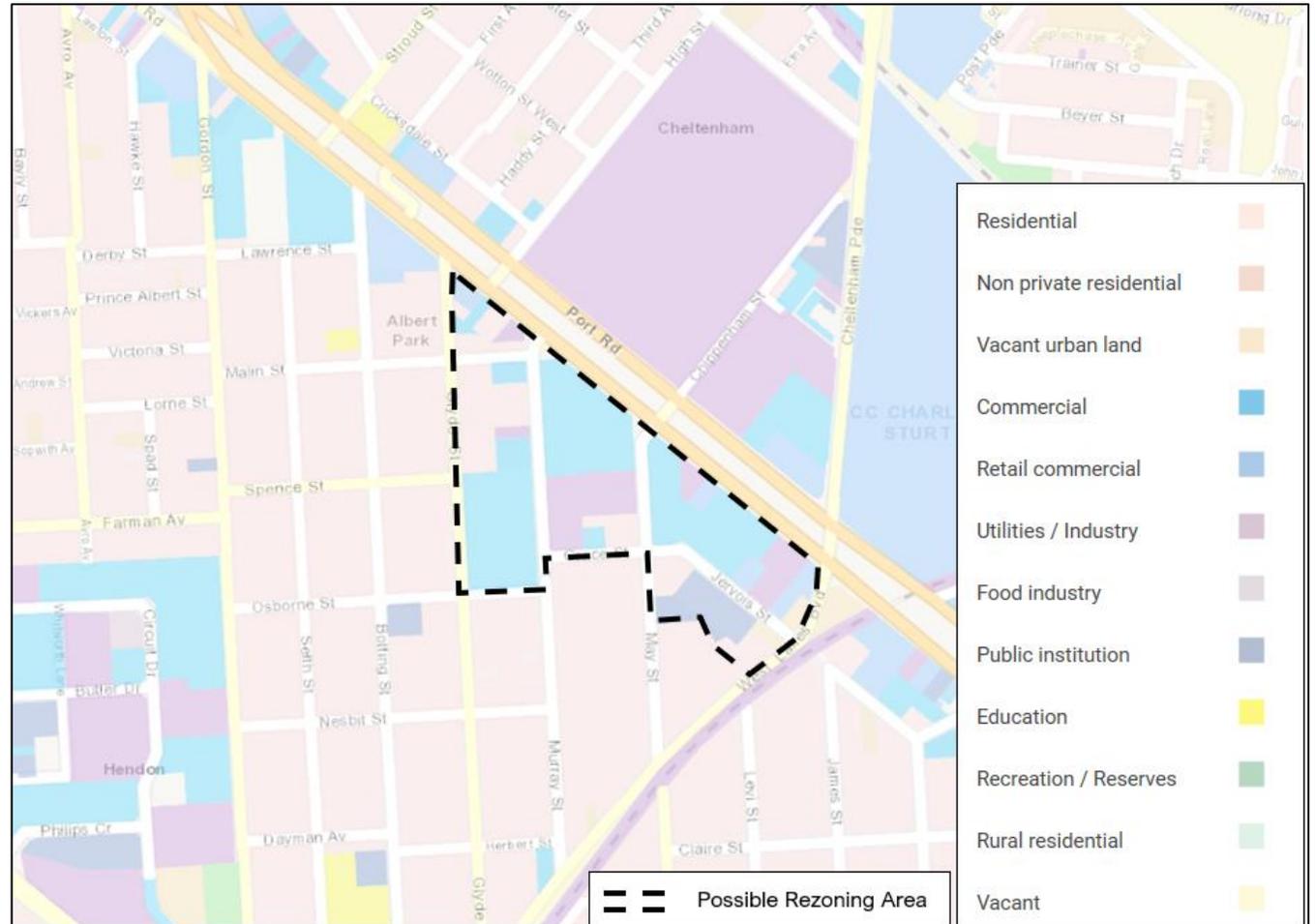
## LAND USE MAP

Figure 2.2: Land Use Map

The affected area consists of a mix of land uses including:

- Residential
- Commercial
- Utilities / Industry
- Public Institution (Church)
- Retail Commercial.

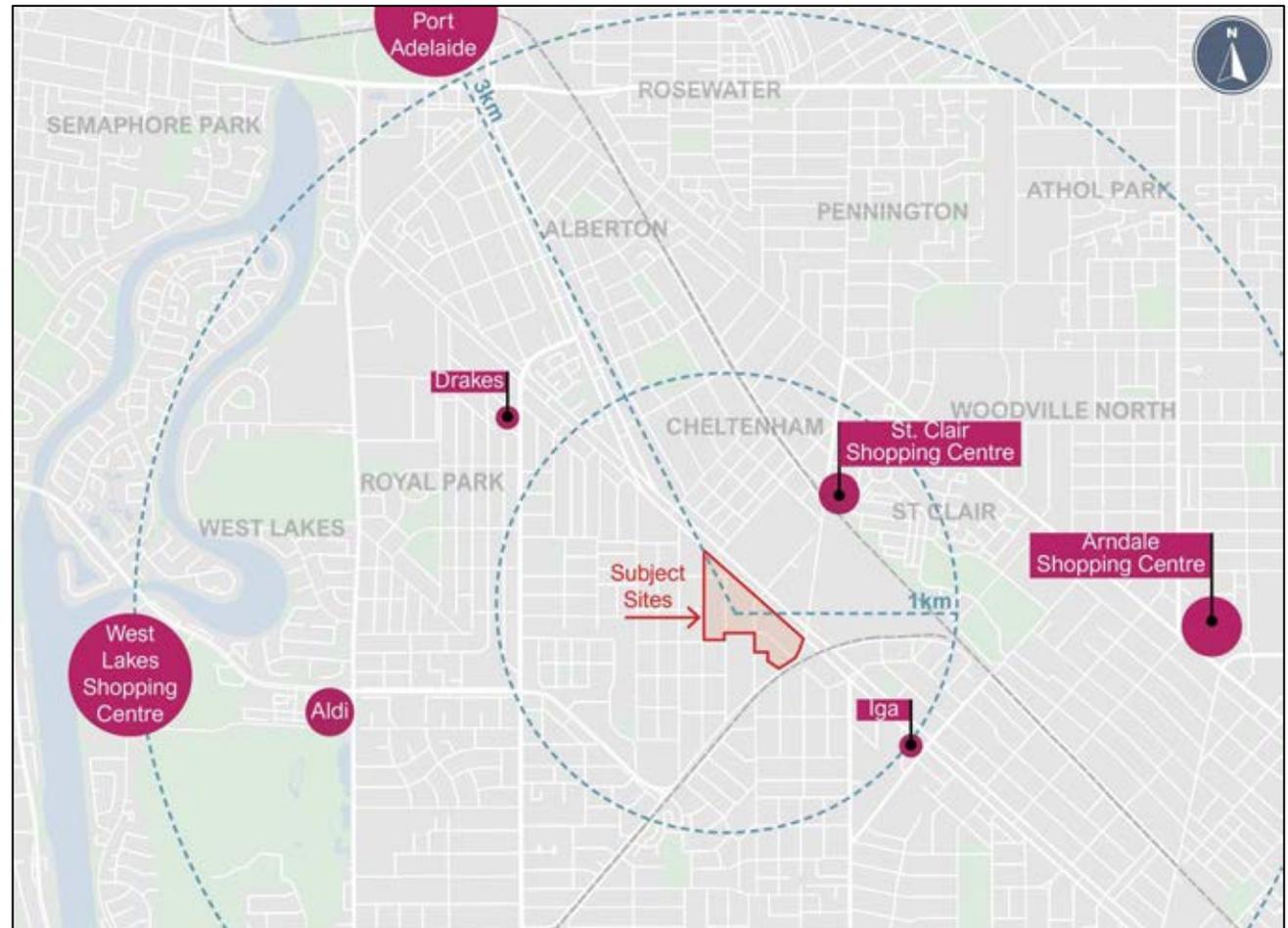
The surrounding areas also contain a similar mix of land uses.



## REGIONAL CONTEXT

The subject site area is located within 3 kilometres of West Lakes Shopping Centre, St Clair Shopping Centre and Arndale Shopping Centre. Bus routes are located along Port Road and West Lakes Boulevard. The subject area is also located within 1 kilometre of railway stations on both the Outer Harbor Railway line and the Grange Railway line.

Figure 2.3: Subject Site and Surrounding Environs



## ROAD NETWORK

## Intersections

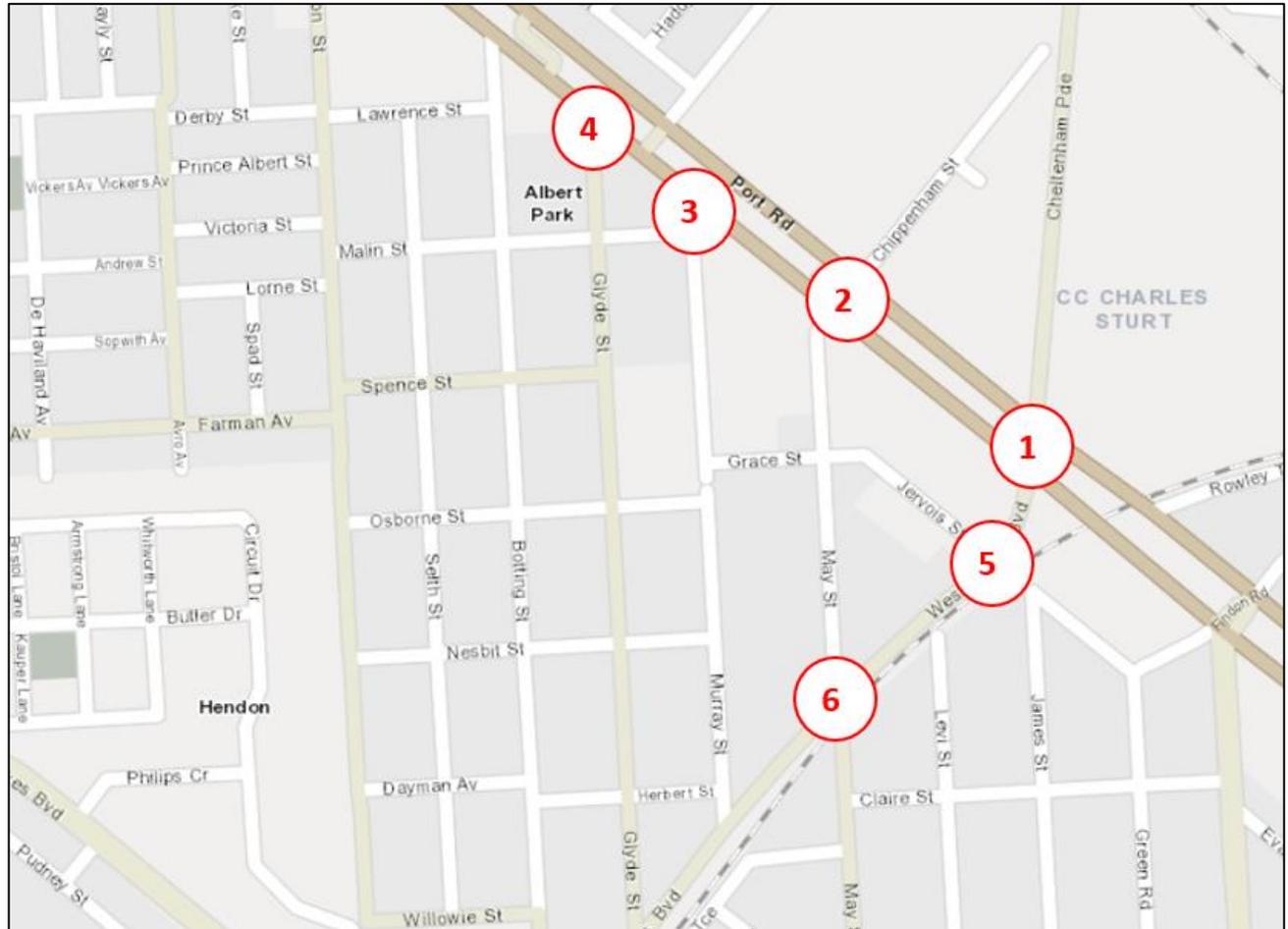
The following intersections currently exist in the vicinity of the site:

1. Port Road/West Lakes Boulevard/Cheltenham Parade (signalised)
2. May Street/Port Road (unsignalised)
3. Murray Street/Port Road (unsignalised)
4. Glyde Street/Port Road (unsignalised)
5. Jervis Street/West Lakes Boulevard (unsignalised)
6. May Street/West Lakes Boulevard (unsignalised).

It is noted that intersection upgrade works are currently being undertaken at the intersection of Port Road / West Lakes Boulevard / Cheltenham Parade. This is inclusive of dual through lanes on West Lakes Boulevard extending to Jervis Street and a number of other minor road widening and lane configuration changes to the remaining areas of the intersection. Refer to DPTI website for further details on the design.

[\(Link\)](#)

Figure 2.4: Key Intersections in the vicinity of the Affected Area



## ROAD NETWORK

## A: Port Road

Port Road functions as an arterial road under the care and control of the Department of Transport, Planning and Infrastructure (DPTI). It is a dual carriageway road aligned in an approximately northwest/southeast direction.

The bicycle lanes are effective at the following times:

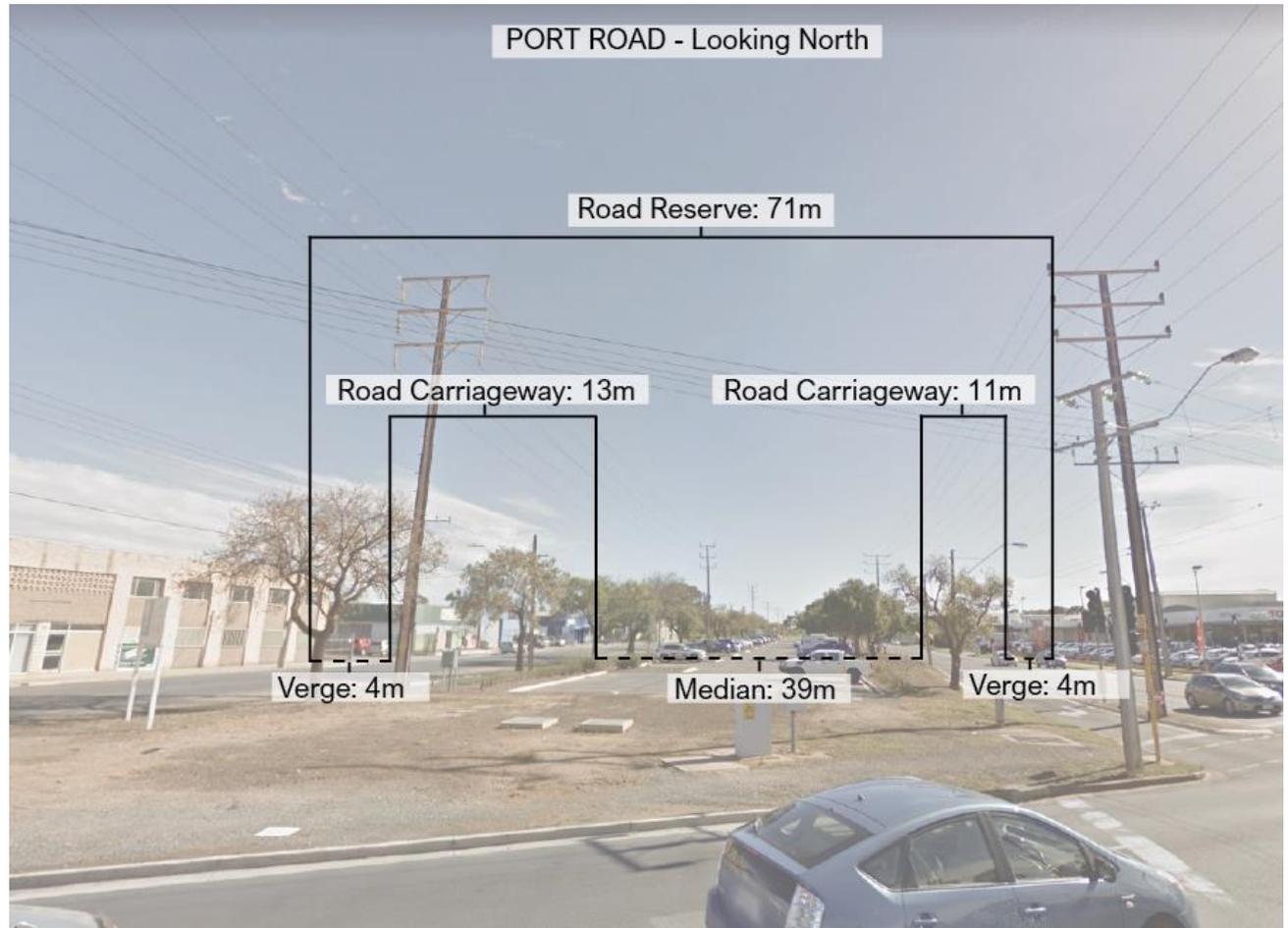
- City bound lanes: 7am-10am and 3pm-7pm Monday to Friday
- Port Adelaide bound lanes: 7am-9am and 4pm-6pm Monday to Friday.

One-hour parking limit (1P) applies to kerbside parking in between the morning and afternoon bicycle lane operating times:

- Southern side (City bound): 1P 10am – 3pm Monday to Friday
- Northern side (Port Adelaide bound): 1P 9am – 4pm Monday to Friday
- No restriction outside bicycle lane operating times and the 1P restriction times.

The average daily traffic volume is 31,600 vpd and Port Road has a speed limit of 60km/h.

Figure 2.5: Port Road Cross Section



## ROAD NETWORK

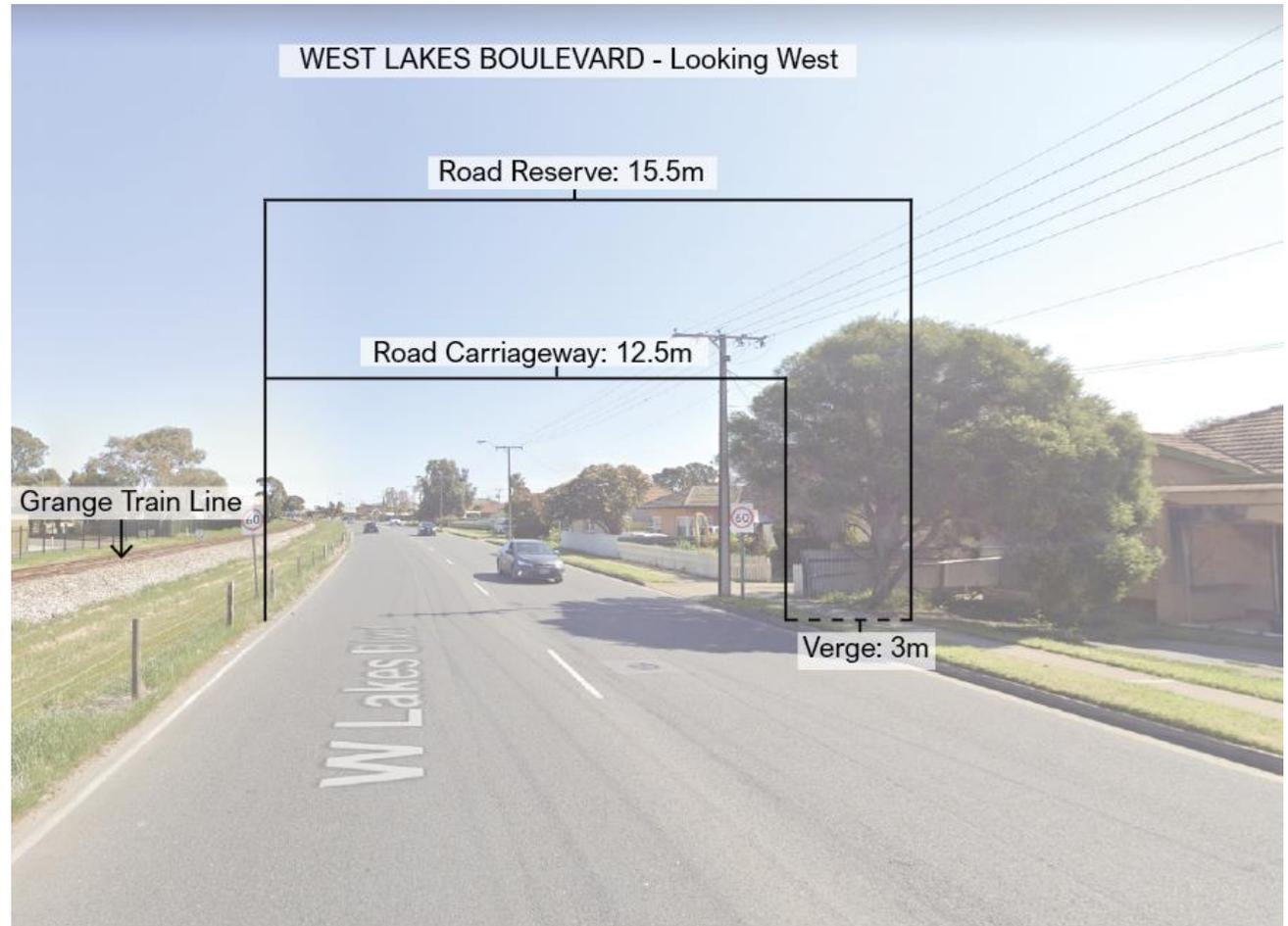
## B: West Lakes Boulevard

West Lakes Boulevard is a sub-arterial road under the care and control of DPTI. Between Port Road and Clark Terrace, it is configured with one vehicular lane in each direction and runs in parallel with the Grange Railway line.

Full time bicycle lanes are installed on both side of West Lakes Boulevard between Albert Park Railway Station and a pedestrian level crossing approximately 30 metres south of May Street.

West Lakes Boulevard is subject to a posted speed limit of 60km/h and carries approximately 22,600 vpd.

Figure 2.6: West Lakes Boulevard Cross Section



## ROAD NETWORK

## C: May Street

May Street is a local road under the care and control of City of Charles Sturt. It is a two-way road aligned in a north/south direction.

Kerbside parking is permitted on both sides of May Street.

A 'no trucks on side road' sign is currently placed at the unsignalised intersection of May Street and West Lakes Boulevard. A splitter island and kerb extensions are installed on May Street at this intersection to delineate traffic flow.

May Street is subject to an urban default speed limit of 50km/h and carries approximately 900 vpd.

Figure 2.7: May Street Cross Section



## ROAD NETWORK

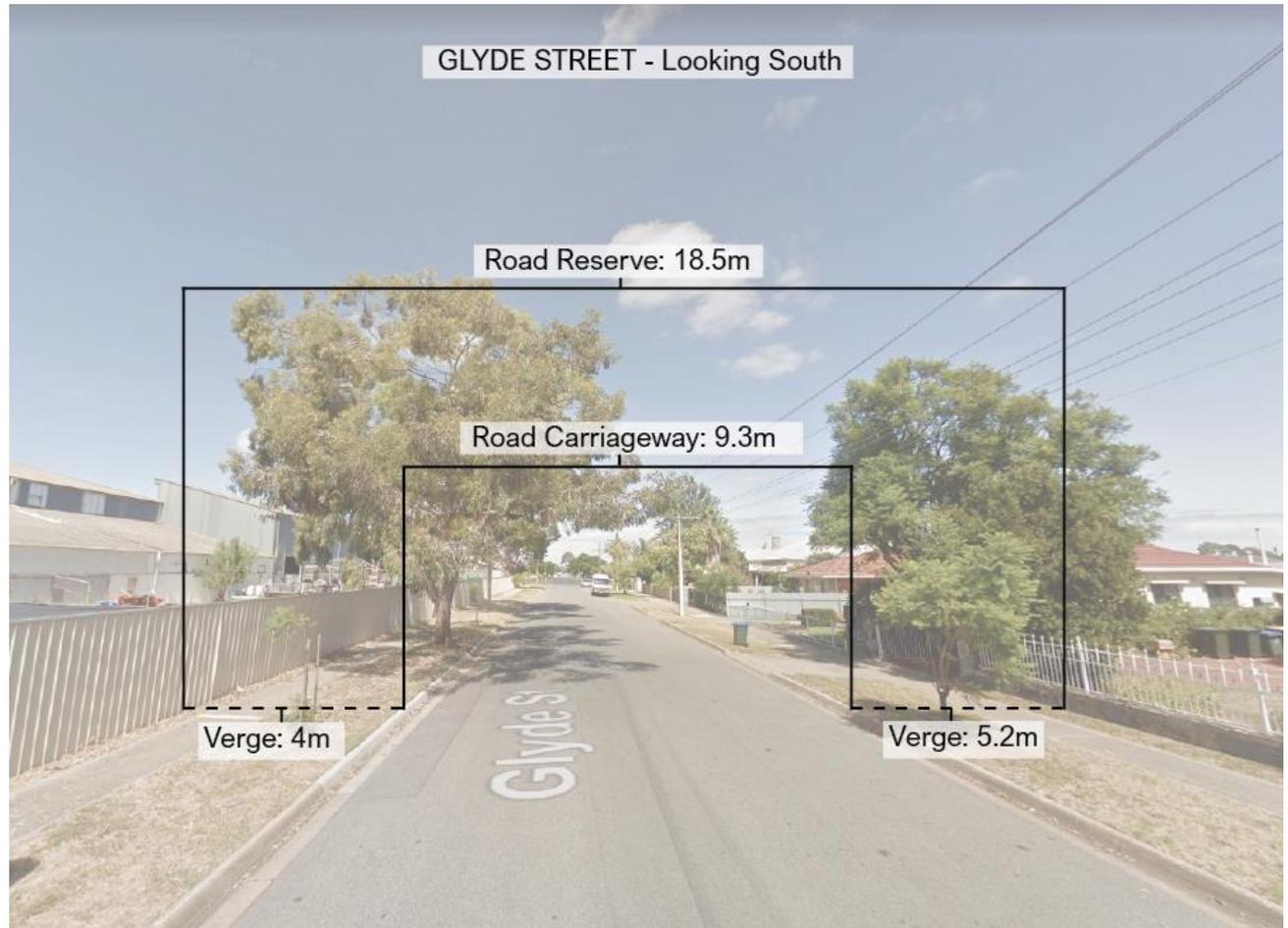
## D: Glyde Street

Glyde Street is a collector road under the care and control of City of Charles Sturt. It is a two-way road aligned in a north/south direction. Kerbside parking is permitted with restrictions applied to the first 50 metres off Port Road.

A 'No trucks on side road' sign is currently placed at the unsignalised intersection of Glyde Street and West Lakes Boulevard. A splitter island and kerb extension are installed on Glyde Street at this intersection to delineate traffic flow. A 'Local traffic only' sign is also installed at the entrance of Glyde Street from West Lakes Boulevard to discourage vehicle movements other than local traffic. A roundabout is also installed at the intersection of Glyde Street and Nesbit Street to discourage non-local trips.

Glyde Street is subject to an urban default speed limit of 50km/h.

Figure 2.8: Glyde Street Cross Section



## ROAD NETWORK

Murray Street



Murray Street is a local Council road aligned in a north south direction between Port Road and West Lakes Boulevard. A portion of Murray Street is closed between Osborne Street and Grace Street which prevents rat running and separates residential and commercial areas.

Murray Street has speed limit of 50km/h and a daily weekday traffic of 183 vehicles between Port Rd and Grace Street.

Grace Street



Grace Street is a local Council road aligned in an east to west direction between Murray Street and May Street.

Grace Street has a speed limit of 50km/h and a daily weekday traffic of 351 vehicles. It is noted that these traffic counts were completed in 2011 when the adjacent commercial site would have been operating at a high capacity.

Jervois Street



Jervois Street is a local Council road aligned in a north west to south east direction between West Lakes Boulevard and May Street.

Jervois Street has a speed limit of 50km/h and an estimated daily traffic of 270 vehicles (based on available peak period traffic data). Jervois Street is the only access to the Gateway Baptist Church. As such, it is expected that there would be increased traffic on Jervois Street on the weekends.

## PUBLIC TRANSPORT CONTEXT

### Bus Services

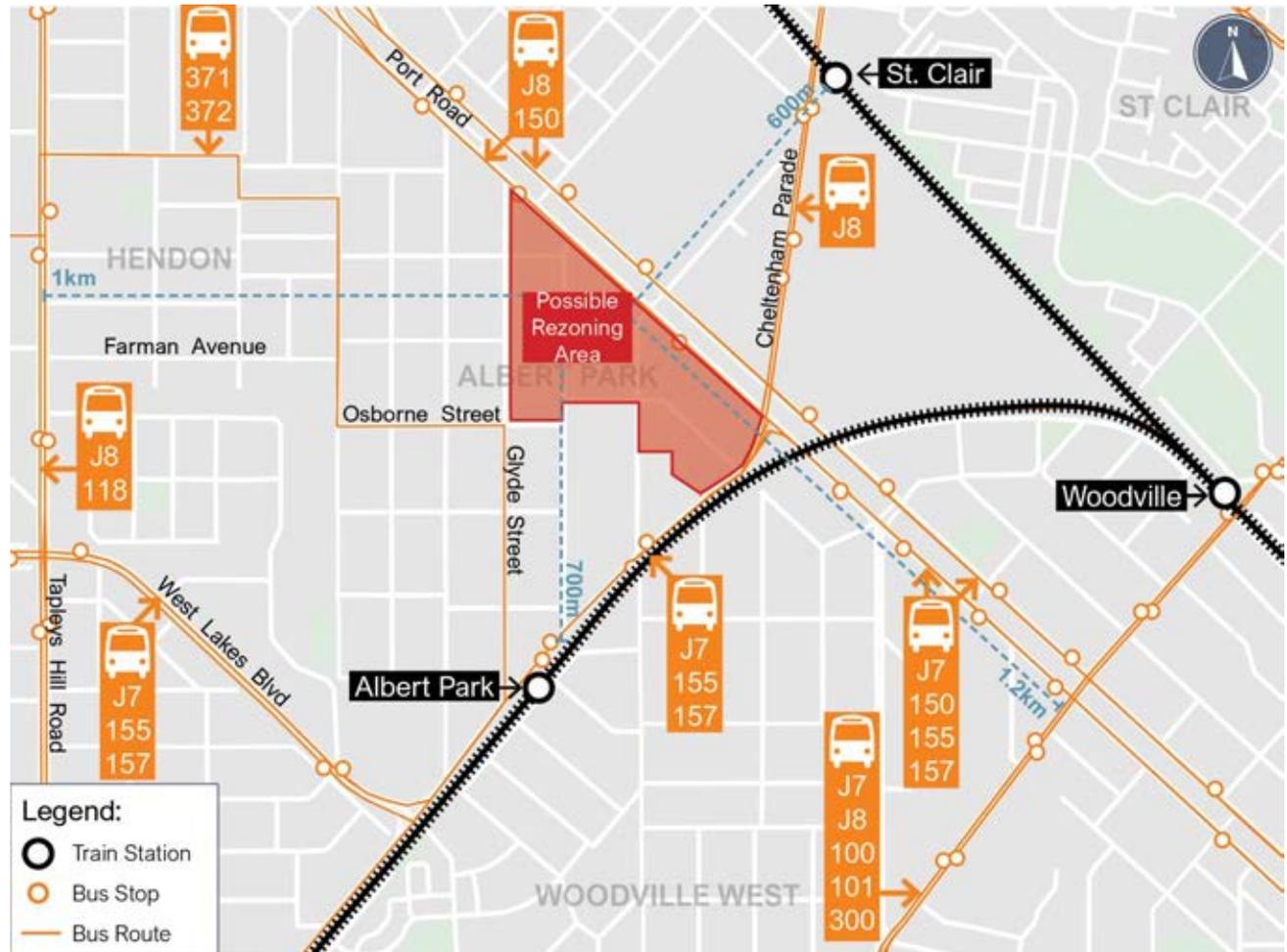
Bus stops on Port Road provide services to West Lakes, Port Adelaide, Adelaide CBD, Largs Bay and Osborne via routes J8, 150 and 150B. Bus stops on West Lakes Boulevard provide services to West Lakes, Port Adelaide, Largs Bay, Adelaide CBD and Marion via routes 155, 157, 371, 372 and J7.

Stops located on Port Road, south east of West Lakes Boulevard, are classified as high frequency transport routes or 'Go Zones.'

### Rail Services

The site is also located within 800m of Albert Park and St Clair Railway Stations, which provide services to and from Adelaide CBD and Grange and Outer Harbor respectively.

Figure 2.9: Available Public Transport in the Affected Area



## WALKING AND CYCLING CONTEXT

### Walking

Sealed pedestrian footpaths are located as follows:

- Southern side of Jervois Street
- Both sides of Grace Street
- Both sides of May Street
- Western side of Murray Street (Port Road to Grace Street)
- Both sides of Glyde Street
- Both side of Port Road.

Pedestrian crossings are shown on the adjacent map.

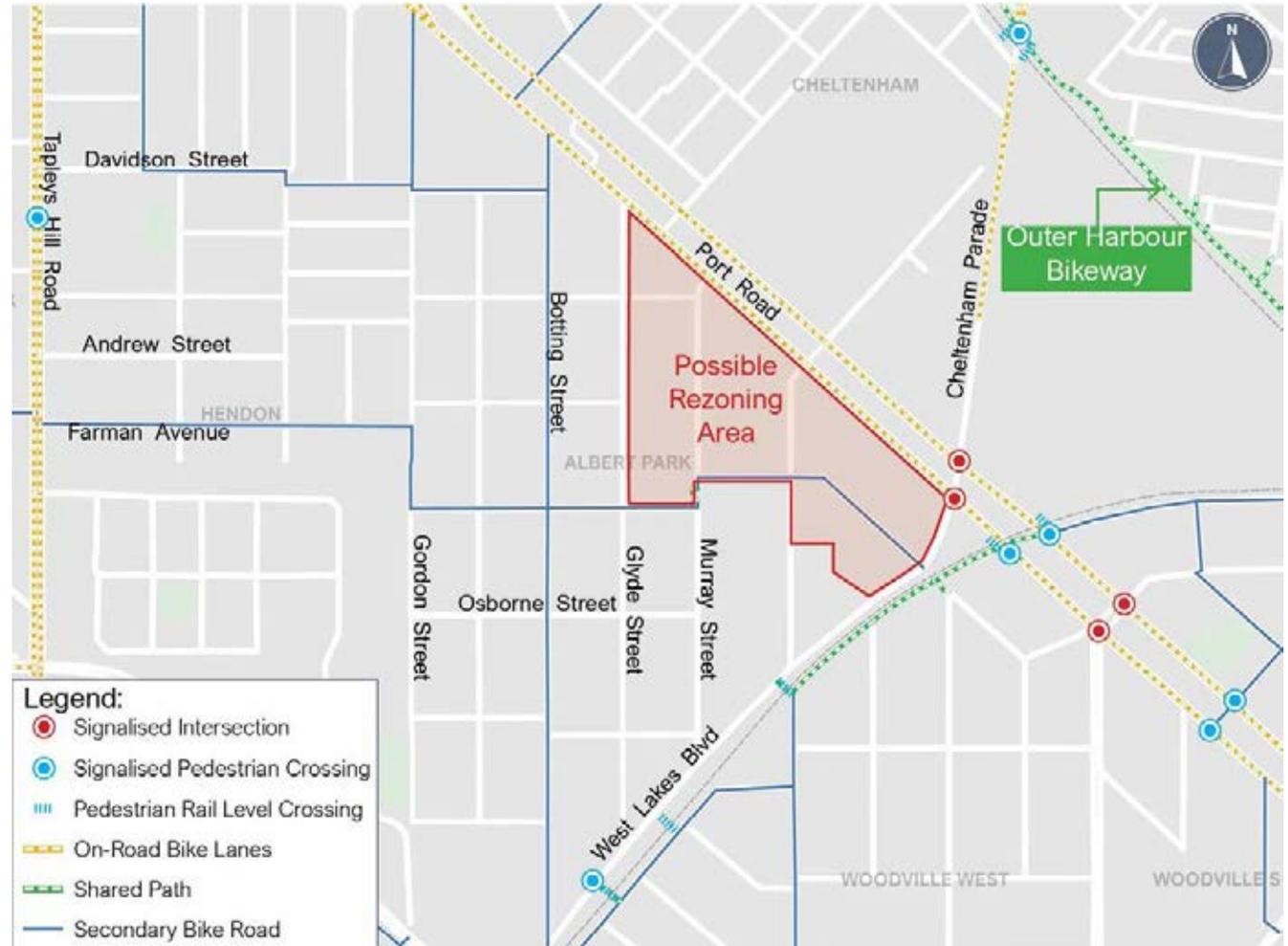
### Cycling

Port Road is identified as a main road with bicycle lanes in the Bike Direct network. The bicycle lanes are operating at the following times:

- Southern side (City bound): 7am-10am and 3pm-7pm Monday to Friday
- Northern side (Port Adelaide bound): 7am-9am and 4pm-6pm Monday to Friday.

Full time bicycle lanes are installed on both sides of West Lakes Boulevard from approximately 30 metres south of May Street

Figure 2.10: Walking and Cycling connectivity in the Affected Area



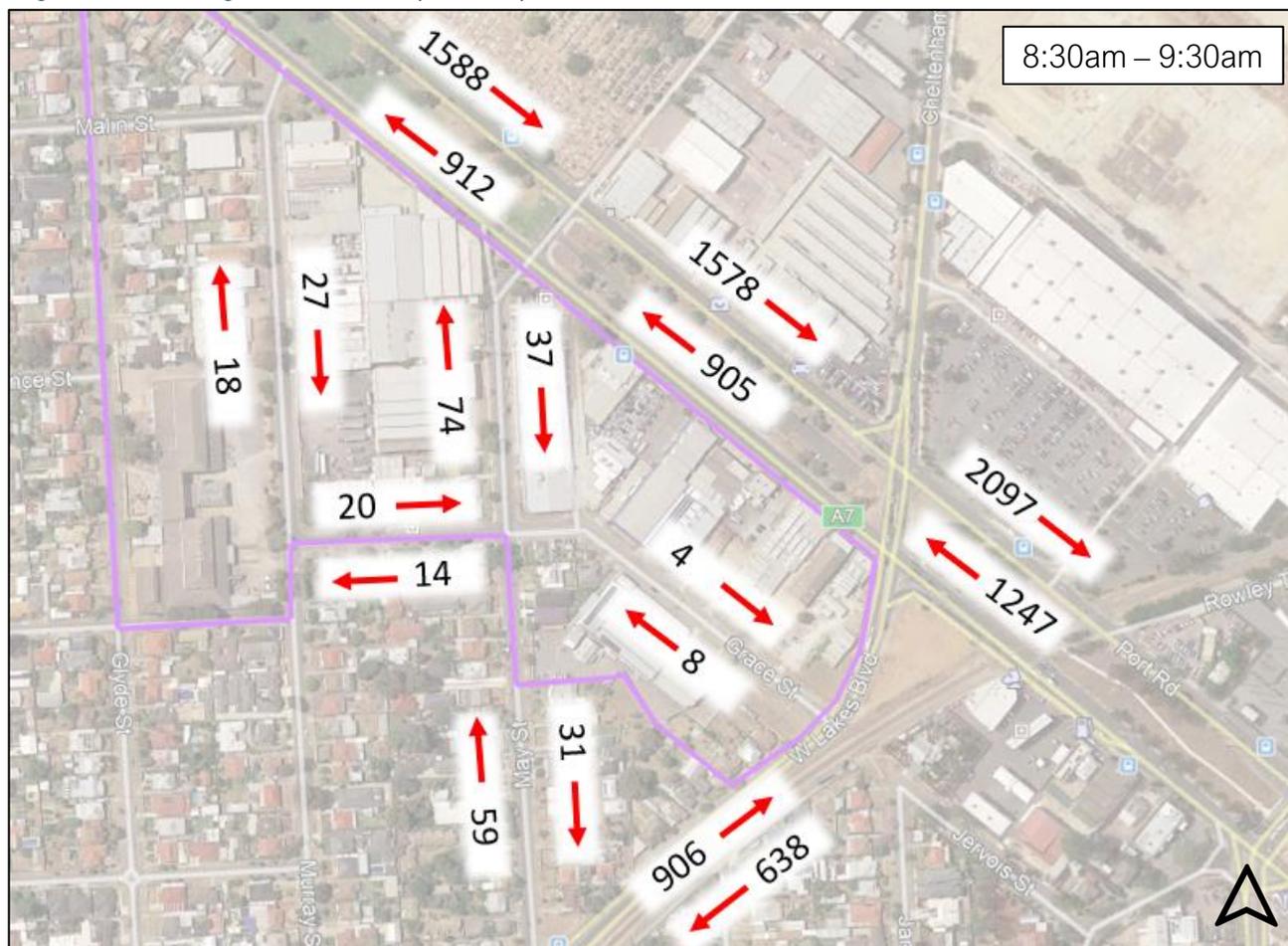
## DAILY TRAFFIC VOLUMES – AM PEAK PERIOD

Traffic surveys for the subject area were sourced from Council and DPTI for the peak hour periods. Further traffic surveys were undertaken by HDS for the intersections of May Street/West Lakes Boulevard and May Street/Port Road.

No traffic data was available for Glyde Street and was deemed unnecessary as there is limited connectivity from Glyde Street to the remaining affected areas. This is because of the full road closure on Murray Street at Osborne Street and Malin Street is exit only onto Murray Street.

The adjacent map illustrates existing traffic volumes of the previously available and new data during the AM peak period.

Figure 2.11: Existing Traffic Volumes (AM Peak)

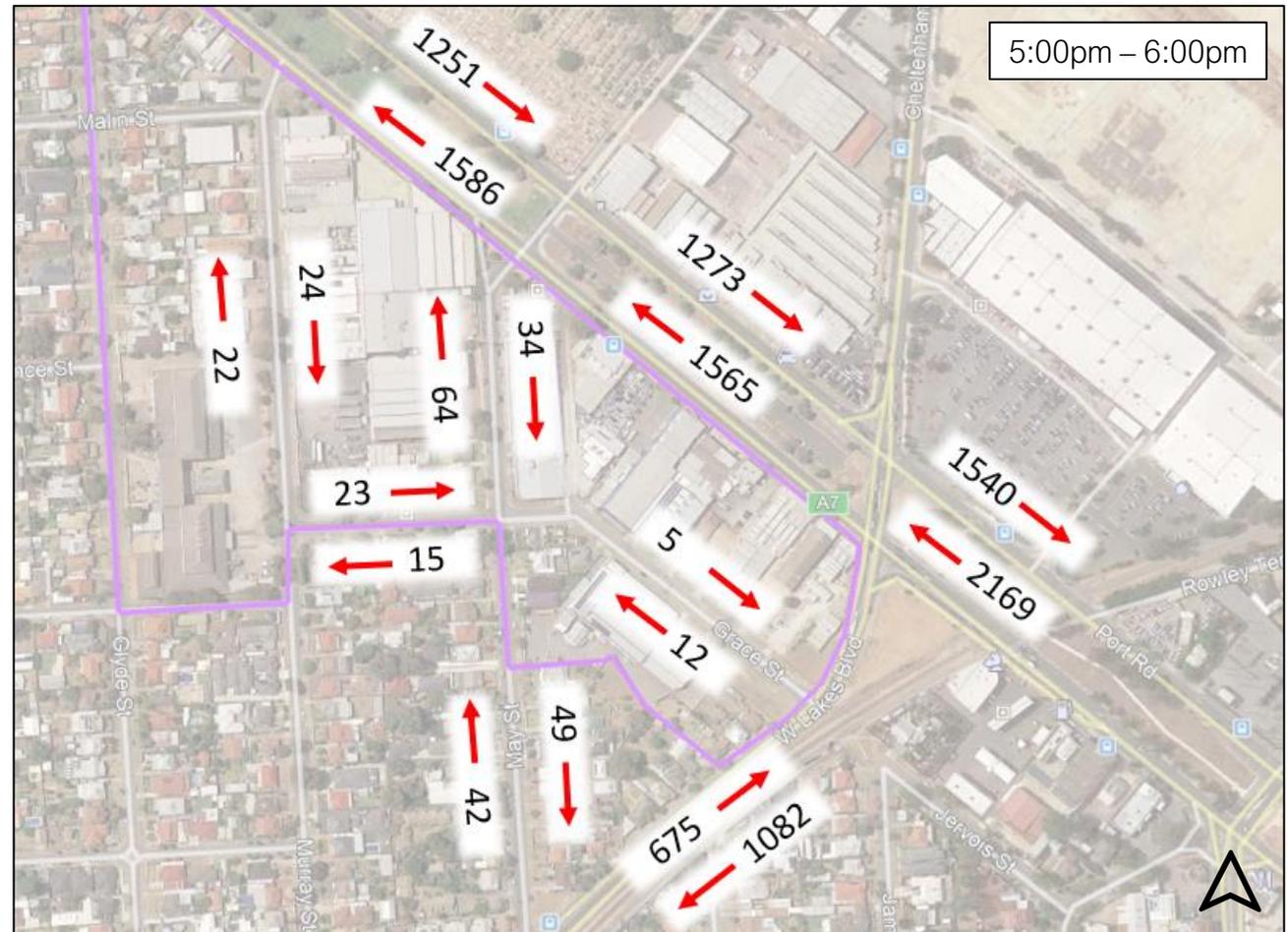


## DAILY TRAFFIC VOLUMES – PM PEAK PERIOD

Traffic surveys for the subject area were sourced from Council and DPTI for the peak hour periods. Further traffic surveys were undertaken by HDS for the intersections of May Street/West Lakes Boulevard and May Street/Port Road.

The adjacent map illustrates existing traffic volumes of the previously available and new data during the PM peak period.

Figure 2.12: Existing Traffic Volumes (PM Peak)



## CRASH HISTORY 2014 – 2018

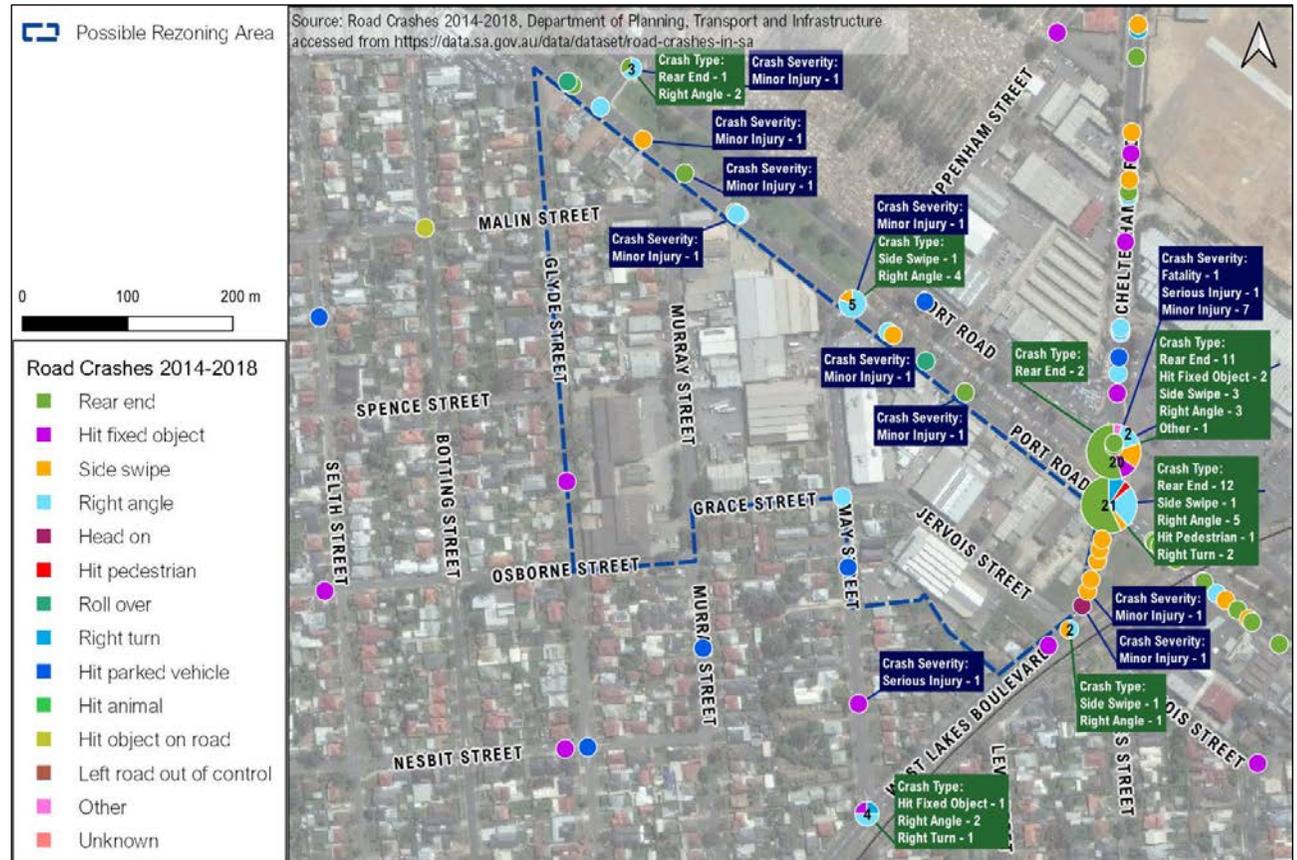
A review of the reported crash history during the most recent 5-year period (2014-2018) for the roads and intersections adjoining the subject sites has been sourced from the Department of Planning, Transport & Infrastructure (DPTI).

The adjacent image summarizes the location and type of crashes within or immediately surrounding the DPA area.

Five crashes has occurred over the five-year period at the intersection of May Street and Port Road, including 1 minor injury. Four crashes occurred at the intersection of May Street and West Lakes Boulevard with no recorded injuries. There was a Hit Fixed Object crash resulting in serious injury on May Street midblock.

A cluster of crashes was recorded at the intersection of Port Road and West Lakes Boulevard which is considered common for signalised intersections of major arterial roads.

Figure 2.13: Crash History for 2014 - 2018



# DEVELOPMENT PROPOSAL

# 03

## PROPOSED LAND USES

### Land Uses

The rezoning will facilitate a mixed used development outcome to accommodate medium density housing, retail, commercial and mixed uses.

The overall DPA area is anticipated to be comprised of the following:

- Commercial Floor Space: up to 10,500 sq.m
- Retail Floor Space: up to 3,500 sq.m
- Residential Dwellings: up to 550.

*(15% of residential dwellings to be established above the retail / commercial floorspace)*

Figure 3.1: Proposed Land Uses



# TRAFFIC IMPACT ASSESSMENT

# 04

## TRAFFIC GENERATION – EXISTING POTENTIAL

Due to the limitation in daily traffic volume data within the subject site, the theoretical existing traffic generation has been calculated for the subject site based on the existing land uses and rates sourced from Transport for NSW (formerly RTA) in the “Guide to Traffic Generating Developments” published in 2002 (henceforth referred to as the NSW Guide).

It is noted that the subject area currently contains a number of properties that are either vacant or not currently operating at their full capacity. Under the current scenario these properties have the potential to generate higher traffic volumes if their operations were to increase or a new tenant moved in. As such, the theoretical traffic generation for the subject area has been calculated to determine what the area could potentially generate within existing buildings without further Council approvals.

Table 4.1: Potential Theoretical Traffic Generation by Land Use

Potential Theoretical Traffic Generation by Land Use				
Land Use	Land Use (Approx.)	Estimated Traffic Generation (AM Peak)	Estimated Traffic Generation (PM Peak)	Estimated Traffic Generation (Daily)
Residential	35 Dwellings	29	29	306
Office and Commercial	13352 sq.m GLFA	244	244	1,228
Factory	12274 sq.m GLFA	123	123	614
Warehouses	7995 sq.m GLFA	5	54	434
Motor Showroom	1845 sq.m GLFA	1	13	129
Bulky Goods retail store	4611 sq.m GLFA	12	124	784
Retail (0-10,000 GLFA)	218 sq.m GLFA	3	27	264
Vacant Building	0	0	0	0
Vacant Land	1548 sq.m Site Area	0	0	0
Church	3720 sq.m GLFA	Unknown	Unknown	Unknown
<b>Total:</b>		<b>417 vph</b>	<b>614 vph</b>	<b>3759 vpd</b>

As such, the subject area currently has the potential to generate 417 trips in the AM peak, 614 trips in the PM peak and 3759 daily trips.

## TRAFFIC GENERATION – POST DEVELOPMENT

To calculate the post development traffic generation, the same process has been undertaken as per the existing potential traffic generation assessment. The future land uses were provided to GTA by Jensen Plus.

The following assumptions have been made to determine Post Development Traffic Generation:

Table 4.2: Post Development Traffic Generation Assumptions

Assumptions:
<ul style="list-style-type: none"> <li>- Estimated peak hour is based on PM peak only.</li> <li>- Assume total number of dwellings is 550.</li> <li>- 35 existing standard dwellings will remain.</li> <li>- Remaining dwellings will all be classed as medium density with 80% containing 3 bedrooms and 20% containing 2 bedrooms.</li> <li>- 50% of retail will be classed as bulky goods outlet</li> </ul>

Based on these assumptions the theoretical traffic generation post development of the subject area is detailed below.

Table 4.3: Post Development Traffic Generation by Land Use

Post Development Traffic Generation by Land Use				
Land Use	Land Use (Approx.)	Estimated Traffic Generation (AM Peak)	Estimated Traffic Generation (PM Peak)	Estimated Traffic Generation (Daily)
Residential	35 Dwellings	30	30	315
Residential -Medium Density (3 BR)	412 Dwellings	268	268	2,678
Residential -Medium Density (2 BR)	103 Dwellings	52	52	515
Office and Commercial	10500 GLFA	210	210	1,050
Bulky Goods retail store	1750 GLFA	5	47	298
Retail (0-10,000 GLFA)	1750 GLFA	22	215	2,118
<b>Total:</b>		<b>585 vph</b>	<b>822 vph</b>	<b>6973 vpd</b>

As such, the subject area has the potential to generate **585 AM peak hour trips**, **822 PM peak hour trips** and **6973 daily trips** post development.

## TRAFFIC DISTRIBUTION - NETWORK

Based on the calculations presented, the increase in peak hour traffic generation by the subject area is expected to be **168 trips in the AM peak** and **208 vehicle trips in the PM Peak**. However, it is noted that a portion of these trips would likely be classified as 'linked trips' between the retail and residential properties during the residents typical commute and local accessibility. No 'linked trip' discount has been applied as part of this DPA to provide a more conservative assessment.

It has been assumed that all property road frontages are currently generating commercial or residential vehicle trips. As such, an uplift rate has been applied to each of the road frontages for the additional trips expected post development in the worst case PM peak period as follows:

- 1 additional trip per 18 metres of residential road frontage
- 1 additional trip per 12 metres of retail / commercial road frontage.

The images on the following page illustrate the location of additional vehicle trips based on the uplift rate during the AM and PM peak period based on the proposed rezoning.

# TRAFFIC DISTRIBUTION - NETWORK

Figure 4.1: Post Development Traffic Uplift – AM Peak

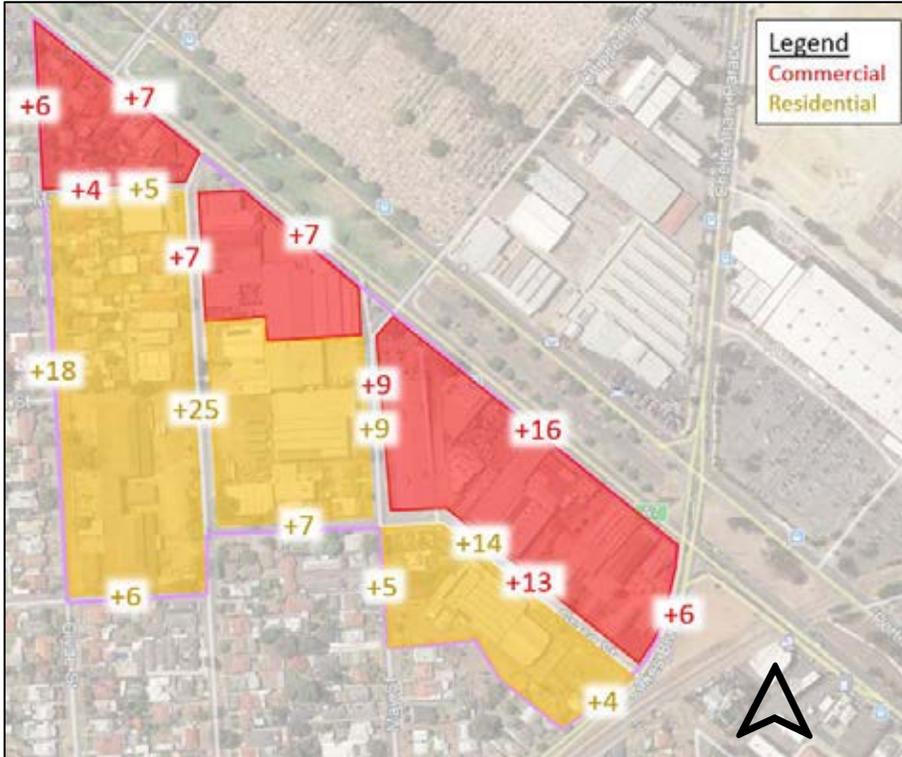
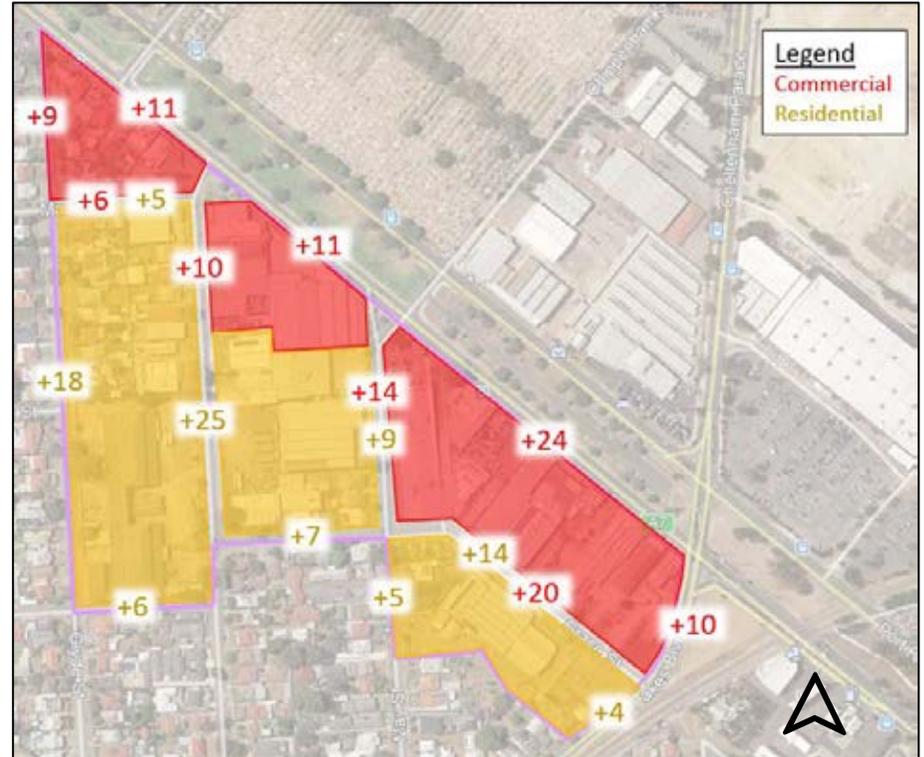


Figure 4.2: Post Development Traffic Uplift – PM Peak



\*Assume residential properties on Port Road are accessed via Murray Street, May Street or Glyde Street

\*\*Map shows additional trips only and not the trips already existing within the road network

## TRAFFIC DISTRIBUTION - NETWORK

Direction distribution of the additional uplift traffic has been based on the distribution identified in the existing traffic volume surveys.

The following assumptions have been made:

- Residential apartments on Port Road will be accessed from the local streets; Murray Street, May Street and Glyde Street
- Directional distribution of traffic Murray Street and May Street will remain as per existing
- Assume Glyde Street has a similar directional distribution as May Street (no existing data for Glyde Street)
- No Residential access located on Port Road
- Partial road closure remains in place on Murray Street.

Based on these assumptions the combined directional distribution of the additional uplift traffic (residential and commercial) generated by the rezoning is shown in the adjacent map. These trips are in addition to the existing trips occurring on the network.

# TRAFFIC DISTRIBUTION - NETWORK

Figure 4.3: Post Development Distribution of Traffic Uplift – AM Peak

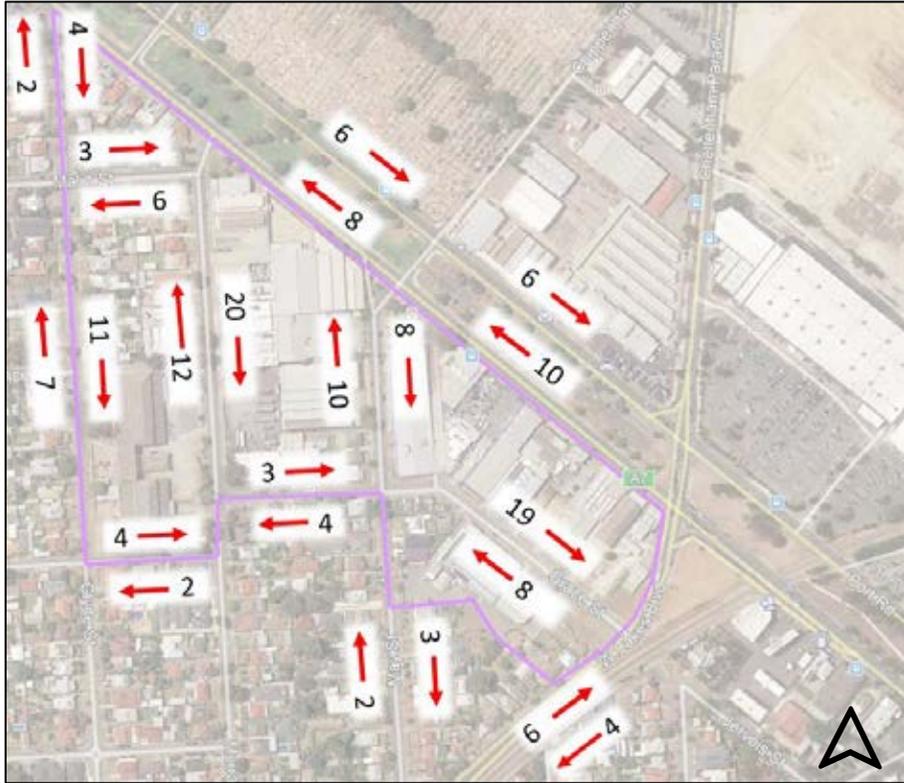
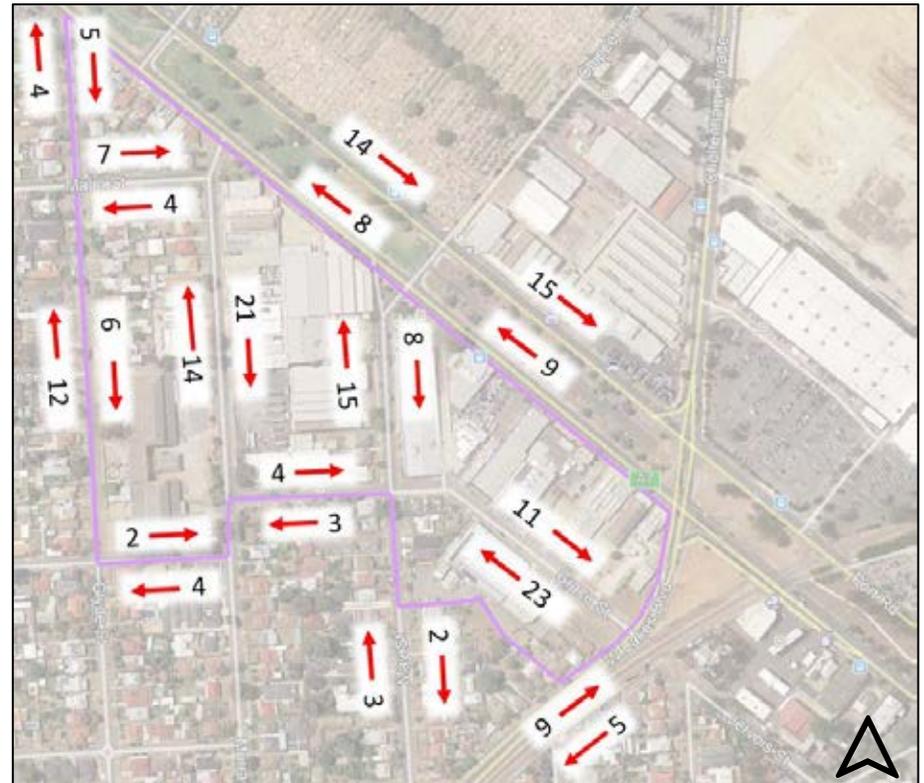


Figure 4.4: Post Development Distribution of Traffic Uplift – PM Peak



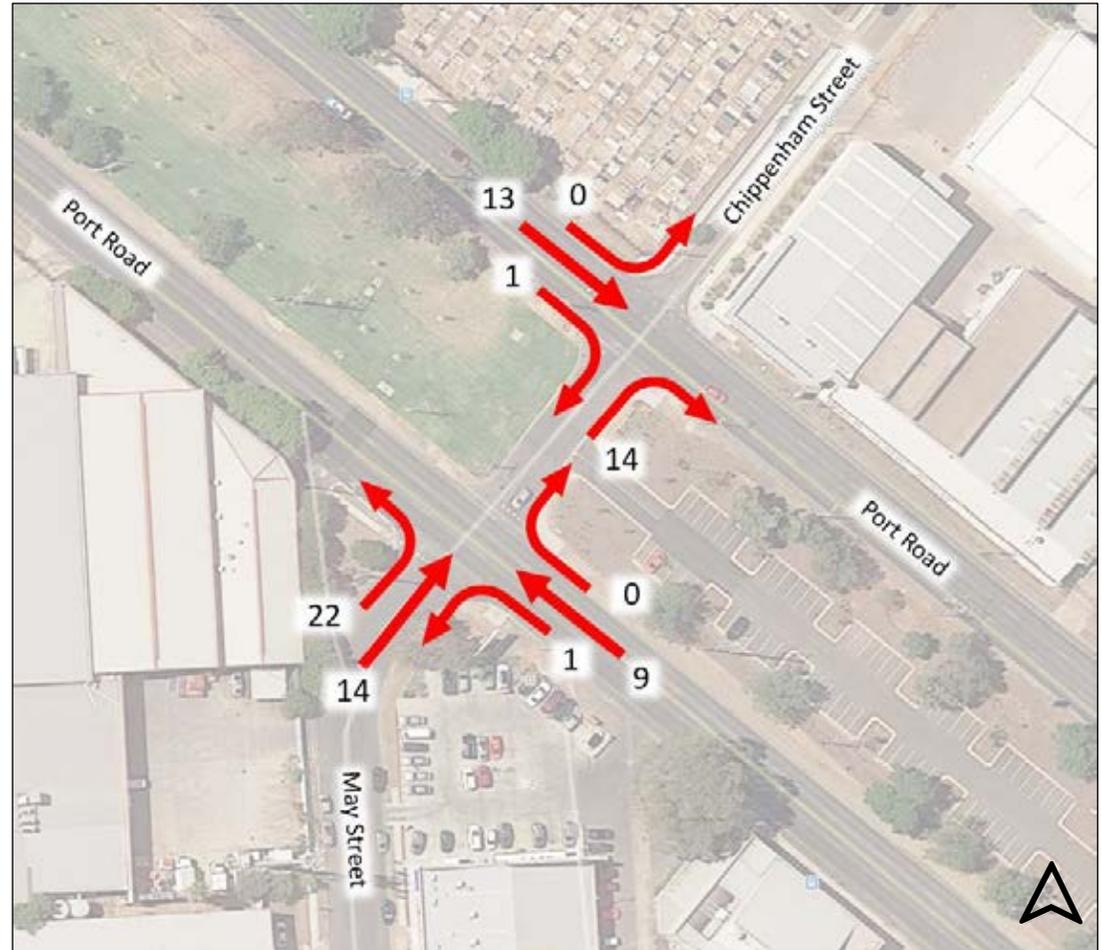
## TRAFFIC DISTRIBUTION – PORT ROAD / MAY STREET

To assess the impacts on the surrounding key intersections in the network, the adjacent map has been prepared to illustrate the total additional trips that could be expected during the PM peak hour period at the intersection of May Street / Port Road / Chippenham Street. From this the following has been identified:

- A total of 60 additional vehicle trips could be expected during the PM peak period at the intersection.
- The majority of these trips are likely to be turning left from May St onto Port Road or right from May St median onto Port Road.
- All other increases are considered low given the existing traffic volumes on Port Road.
- This assumes no additional trips to/from the central median carpark.

All parking associated with development fronting Port Road should be included within the development site. Any additional parking shortfall from future developments has the potential to result in increased traffic utilising the median carpark. This should be considered as part of the subsequent development applications to ensure minimal impact on the operation of the intersections.

Figure 4.5: Post Development Additional PM Peak trips – Port Road / May Street



## TRAFFIC DISTRIBUTION – MAY STREET / WEST LAKES BOULEVARD

To assess the impacts on the surrounding key intersections in the network, the adjacent map has been prepared to illustrate the total additional trips that could be expected during the PM peak hour period at the intersection of May Street / West Lakes Boulevard.

From this the following has been identified:

- A total of 6 additional vehicle trips could be expected during the PM peak period at the intersection.
- A traffic distribution split of 50/50 for turning movements has been adopted.
- Increases to all movements at the intersection are expected to be low and have minimal impact on the surrounding network.

Figure 4.6: Post Development Additional PM Peak trips – May Street / West Lakes Boulevard

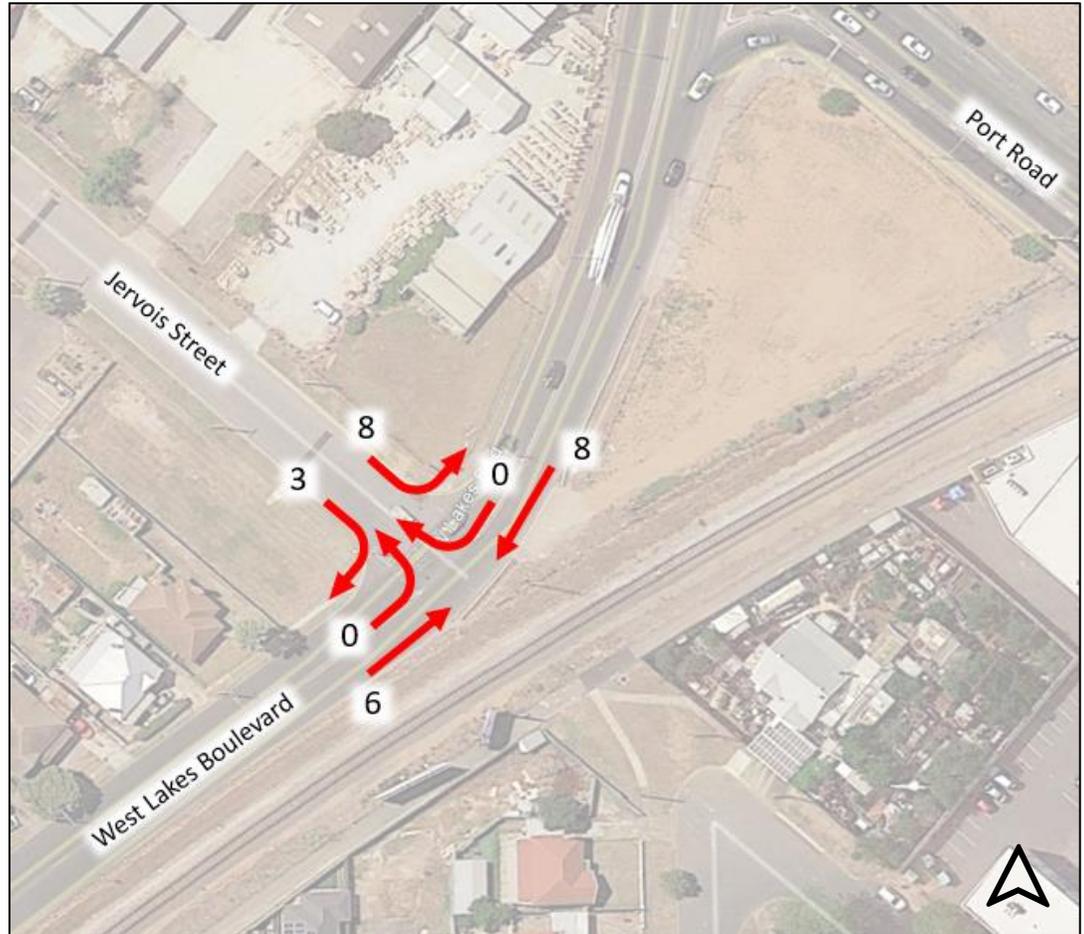


## TRAFFIC DISTRIBUTION – WEST LAKES BOULEVARD / JERVOIS STREET

To assess the impacts on the surrounding key intersections in the network, the adjacent map has been prepared to illustrate the total additional trips that could be expected during the PM peak hour period at the intersection of Jervois Street / West Lakes Boulevard. From this the following has been identified:

- A total of 25 additional vehicle trips could be expected during the PM peak period at the intersection.
- The majority of these trips are likely to be turning left from Jervois Street onto West Lakes Boulevard towards Port Road or continuing westbound on West Lakes Boulevard past Jervois Street having originated from elsewhere in the DPA area.
- The additional traffic volumes in this location are unlikely to cause any additional traffic issues at the adjacent intersection of Port Road / West Lakes Boulevard / Cheltenham Parade.
- SIDRA analysis was not undertaken due to the low volumes observed and the inaccuracy of modelling an unsignalized intersection adjacent a major intersection. The upgrade of the Port Road / West Lakes Boulevard intersection will also increase the storage capacity on approach to the intersection and potentially reduce the queue lengths observed.

Figure 4.7: Post Development Additional PM Peak trips – West Lakes Boulevard / Jervois Street



# TRAFFIC MODELLING – MAY STREET / CHIPPENHAM STREET / PORT ROAD INTERSECTION

Traffic modelling has been undertaken on the intersection of May Street / Chippenham Street / Port Road to determine the impact on the intersection post development.

High level traffic modelling has been completed utilising SIDRA Intersection 7 for both the Base Case (existing) and Post Development Scenario.

## Turning movements

### Base case

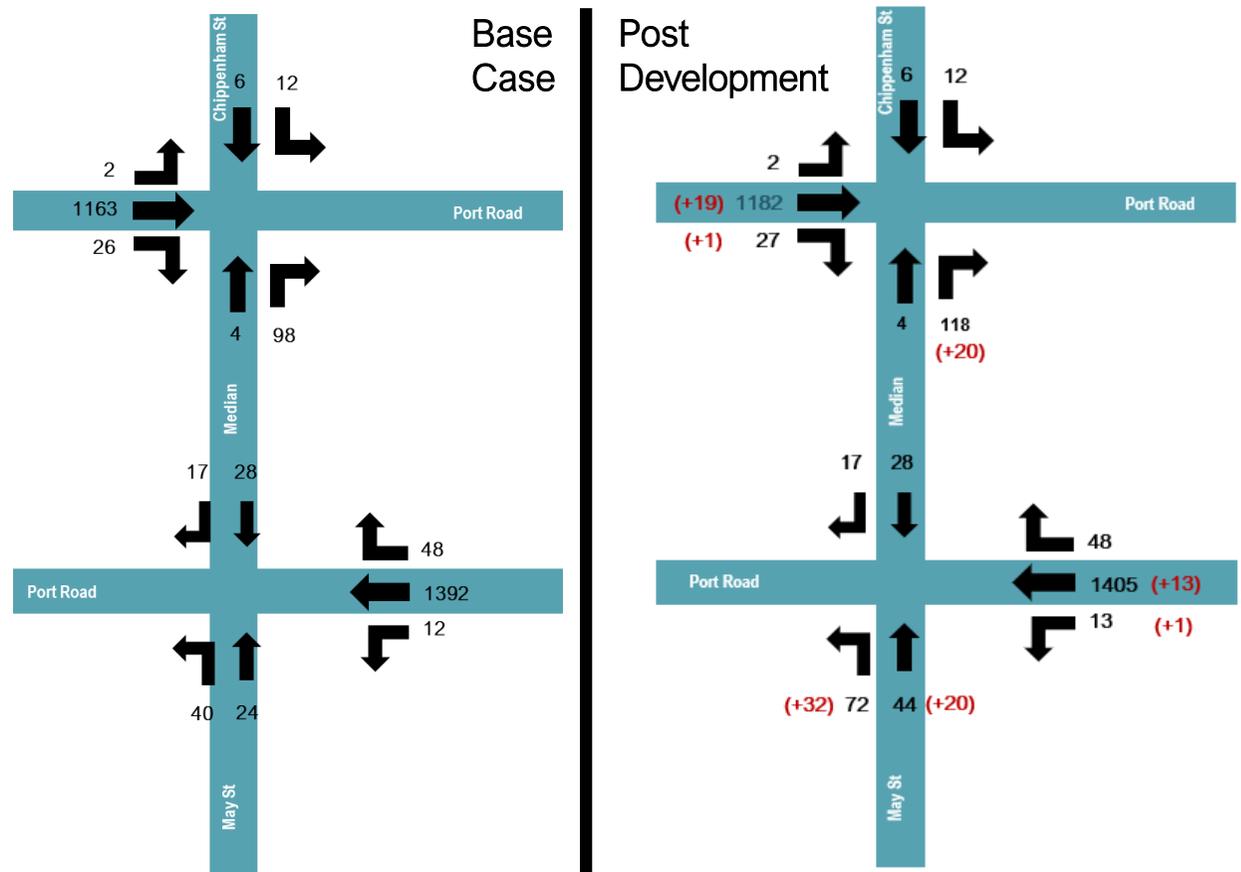
The turning movement volumes on May Street and Chippenham Street are based on the survey undertaken at the intersection on Tuesday 11<sup>th</sup> February 2020.

Through movements on Port Road are based on vehicle turning movement survey at the intersection of Port Road, West Lakes Boulevard and Cheltenham Parade undertaken by the Department of Planning, Transport and Infrastructure dated 24 September 2019.

### Post Development

The post development turning movement volumes are calculated by adding the post development additional trips to the base volumes and the potential theoretical generation.

Figure 4.8: SIDRA Modelling – Traffic Volume Input for Base Case and Post Development



# TRAFFIC MODELLING – MAY STREET / CHIPPENHAM STREET / PORT ROAD INTERSECTION

## Base Case Scenario

The following summarises the key findings of the Base Case model:

- The intersection is currently operating satisfactorily during the peak hour period, with a DOS of 0.55 at the Chippenham Street/Port Road section and a DOS of 0.26 at the May Street and Port Road section.
- The right turn movement from the median storage area onto Port Road (SE bound) currently operates at a LOS of D with an average delay of 29.3 seconds and a 95%ile back of queue of 13.2 metres (2-3 vehicles).
- The right turn movement from the median storage area onto Port Road (NW bound) currently operates at a LOS of D with an average delay of 26.8 seconds however, the 95%ile back of queue is only 5.9 metres (1 vehicle).
- All other movements in the intersection are operating at a LOS of C or better.

Base Case Movement Summary at Chippenham Street/ Port Road / Median Storage Area

Movement Performance - Vehicles													
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Arrival Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
<b>South: Median Storage Area</b>													
2	T1	4	0.0	4	0.0	0.554	23.0	LOS C	2.4	13.2	0.92	1.16	23.8
3	R2	103	0.0	103	0.0	0.554	29.3	LOS D	2.4	13.2	0.92	1.16	19.8
Approach		107	0.0	107	0.0	0.554	29.0	LOS D	2.4	13.2	0.92	1.16	20.0
<b>North: Chippenham St</b>													
7	L2	13	0.0	13	0.0	0.035	6.0	LOS A	0.1	0.9	0.58	0.67	42.1
8	T1	6	0.0	6	0.0	0.035	16.5	LOS C	0.1	0.9	0.58	0.67	36.4
Approach		19	0.0	19	0.0	0.035	9.5	LOS A	0.1	0.9	0.58	0.67	40.6
<b>West: Port Road</b>													
10	L2	2	0.0	2	0.0	0.218	5.6	LOS A	0.0	0.0	0.00	0.00	58.0
11	T1	1228	1.9	1228	1.9	0.218	0.0	LOS A	0.0	0.0	0.00	0.01	59.8
12	R2	27	4.0	27	4.0	0.218	5.5	LOS A	0.0	0.0	0.00	0.04	59.3
Approach		1258	1.9	1258	1.9	0.218	0.2	NA	0.0	0.0	0.00	0.01	59.8
All Vehicles		1384	1.8	1384	1.8	0.554	2.5	NA	2.4	13.2	0.08	0.11	55.9

Base Case Movement Summary at May Street / Port Road / Median Storage Area

Movement Performance - Vehicles													
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Arrival Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
<b>South: May Street</b>													
1	L2	42	0.0	42	0.0	0.146	6.4	LOS A	0.5	3.8	0.64	0.73	44.4
2	T1	25	0.0	25	0.0	0.146	19.7	LOS C	0.5	3.8	0.64	0.73	27.2
Approach		67	0.0	67	0.0	0.146	11.4	LOS B	0.5	3.8	0.64	0.73	40.8
<b>East: Port Road</b>													
4	L2	13	0.0	13	0.0	0.264	5.6	LOS A	0.0	0.0	0.00	0.01	56.3
5	T1	1465	1.1	1465	1.1	0.264	0.0	LOS A	0.0	0.0	0.00	0.02	59.7
6	R2	51	0.0	51	0.0	0.264	5.5	LOS A	0.0	0.0	0.00	0.06	58.2
Approach		1528	1.1	1528	1.1	0.264	0.2	NA	0.0	0.0	0.00	0.03	59.6
<b>North: Median Storage Area</b>													
8	T1	28	3.3	28	3.3	0.232	20.6	LOS C	0.8	5.9	0.87	0.96	20.0
9	R2	18	0.0	18	0.0	0.232	26.8	LOS D	0.8	5.9	0.87	0.96	33.5
Approach		46	2.0	46	2.0	0.232	23.0	LOS C	0.8	5.9	0.87	0.96	26.6
All Vehicles		1642	1.0	1642	1.0	0.264	1.3	NA	0.8	5.9	0.05	0.08	58.0

# TRAFFIC MODELLING – MAY STREET / CHIPPENHAM STREET / PORT ROAD INTERSECTION

## Post Development Scenario

The following summarises the key findings of the Post Development model:

- The intersection continues to operate satisfactorily during the peak hour period, with a DOS of 0.68 at the Chippenham Street/Port Road section and a DOS of 0.27 at the May Street and Port Road section.
- The right turn movement from the median storage area onto Port Road (SE bound) will operate at a LOS of E with an average delay of 36.1 seconds and a 95%ile back of queue of 18.3 metres (3 vehicles).
- The through movement from the median storage area onto Chippenham Street will operate at a LOS of D with an average delay of 29.5 seconds and a 95%ile back of queue of 18.3 metres (2-3 vehicles).
- The right turn movement from the median storage area onto Port Road (NW bound) operates at a LOS of D with an average delay of 28.7 seconds however, the 95%ile back of queue is only 6.3 metres (1 vehicle).
- All other movements in the intersection continue to operate at a LOS of C or better.

*Post Development Movement Summary at Chippenham Street/ Port Road / Median Storage Area*

Movement Performance - Vehicles													
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Arrival Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
<b>South: Median Storage Area</b>													
2	T1	4	0.0	4	0.0	0.683	29.5	LOS D	3.3	18.3	0.94	1.32	21.3
3	R2	124	0.0	124	0.0	0.683	36.1	LOS E	3.3	18.3	0.94	1.32	17.5
Approach		128	0.0	128	0.0	0.683	35.9	LOS E	3.3	18.3	0.94	1.32	17.7
<b>North: Chippenham St</b>													
7	L2	13	0.0	13	0.0	0.035	6.0	LOS A	0.1	0.9	0.58	0.68	41.9
8	T1	6	0.0	6	0.0	0.035	16.9	LOS C	0.1	0.9	0.58	0.68	36.3
Approach		19	0.0	19	0.0	0.035	9.7	LOS A	0.1	0.9	0.58	0.68	40.5
<b>West: Port Road</b>													
10	L2	2	0.0	2	0.0	0.221	5.6	LOS A	0.0	0.0	0.00	0.00	58.0
11	T1	1244	1.9	1244	1.9	0.221	0.0	LOS A	0.0	0.0	0.00	0.01	59.8
12	R2	28	3.8	28	3.8	0.221	5.5	LOS A	0.0	0.0	0.00	0.04	59.3
Approach		1275	1.9	1275	1.9	0.221	0.2	NA	0.0	0.0	0.00	0.01	59.8
All Vehicles		1422	1.7	1422	1.7	0.683	3.5	NA	3.3	18.3	0.09	0.14	54.6

*Post Development Movement Summary at May Street / Port Road / Median Storage Area*

Movement Performance - Vehicles													
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Arrival Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
<b>South: May Street</b>													
1	L2	76	0.0	76	0.0	0.270	7.2	LOS A	1.1	7.9	0.67	0.80	43.4
2	T1	46	0.0	46	0.0	0.270	21.7	LOS C	1.1	7.9	0.67	0.80	25.9
Approach		122	0.0	122	0.0	0.270	12.7	LOS B	1.1	7.9	0.67	0.80	39.6
<b>East: Port Road</b>													
4	L2	14	0.0	14	0.0	0.266	5.6	LOS A	0.0	0.0	0.00	0.02	56.3
5	T1	1479	1.1	1479	1.1	0.266	0.0	LOS A	0.0	0.0	0.00	0.02	59.7
6	R2	51	0.0	51	0.0	0.266	5.5	LOS A	0.0	0.0	0.00	0.06	58.2
Approach		1543	1.1	1543	1.1	0.266	0.2	NA	0.0	0.0	0.00	0.03	59.6
<b>North: Median Storage Area</b>													
8	T1	29	3.6	29	3.6	0.246	21.4	LOS C	0.9	6.3	0.88	0.96	19.4
9	R2	18	0.0	18	0.0	0.246	28.7	LOS D	0.9	6.3	0.88	0.96	32.9
Approach		47	2.2	47	2.2	0.246	24.2	LOS C	0.9	6.3	0.88	0.96	25.8
All Vehicles		1713	1.0	1713	1.0	0.270	1.8	NA	1.1	7.9	0.07	0.11	57.3

# TRAFFIC MODELLING – MAY STREET / CHIPPENHAM STREET / PORT ROAD INTERSECTION

## Comparison

### Level of Service

The LOS at each approach is shown. LOS at each approach has not changed between the base case and the post development scenarios.

### 95%ile Back of Queue

The post development scenario shows minor increase in queue lengths, i.e. an increase from 13.2m to 18.3m at the Chippenham Street and Port Road intersection and an increase from 5.9m to 7.9m at the May Street/Port Road intersection.

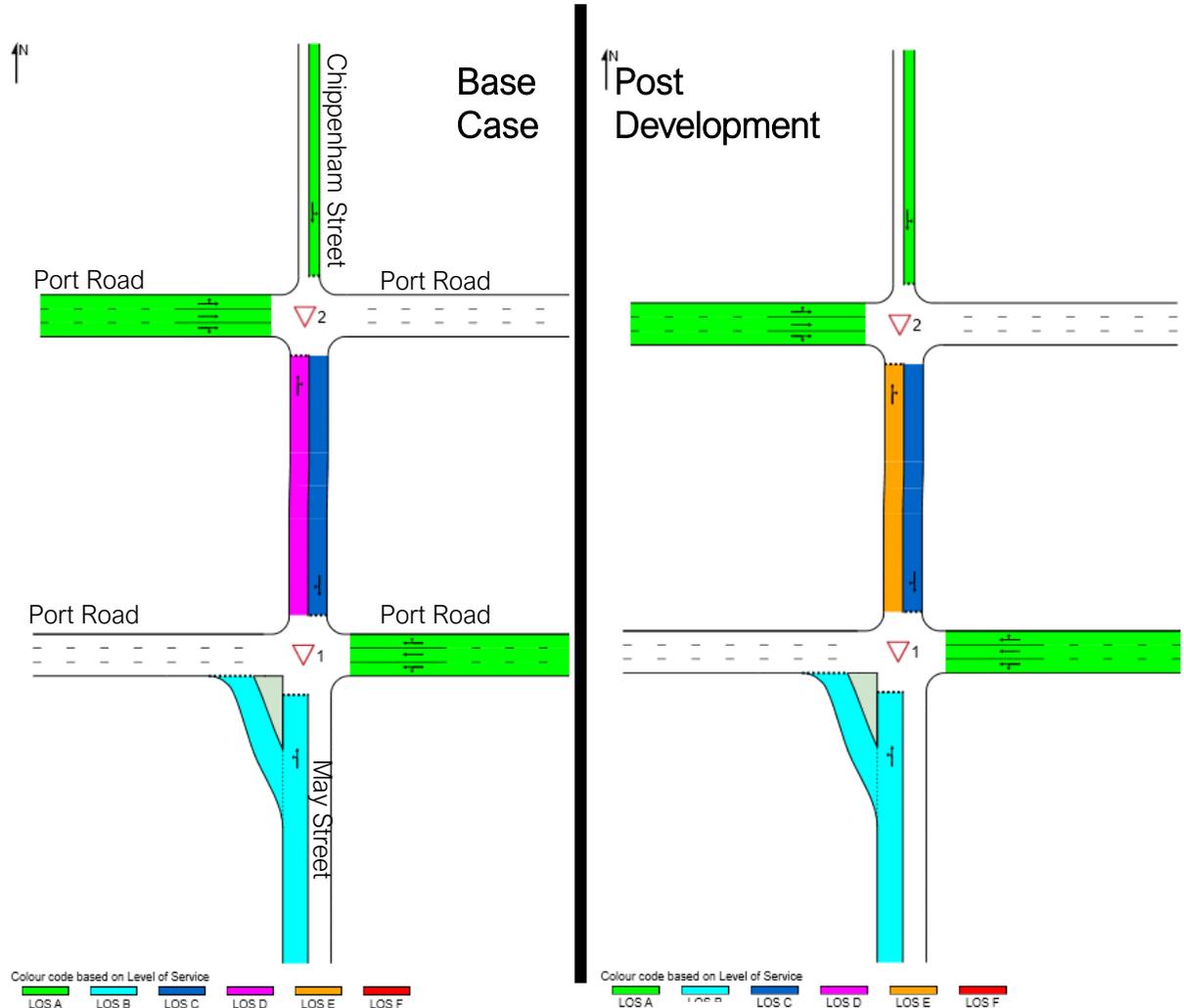
### Degree of Saturation

The DOS at the median storage area for the post development scenario is at 0.683 and all other approaches have a degree of saturation of less than 0.6.

### Summary

The intersection will continue to operate satisfactorily with the anticipated additional post development traffic volumes, with minor increase in queue length and DOS.

Figure 4.9: SIDRA Modelling – Level of Service for Base Case and Post Development



# TRAFFIC MODELLING – MAY STREET / WEST LAKES BOULEVARD INTERSECTION

Traffic modelling has been undertaken on the intersection of May Street / West Lakes Boulevard to determine the impact on the intersection post development.

The traffic modelling has been completed utilising SIDRA Intersection 7 for both the Base Case (existing) and Post Development Scenario.

## Turning movements

### Base case

Through movements on May Street are based on the traffic counts undertaken by Council in May 2018 between Jervois Street and West Lakes Boulevard.

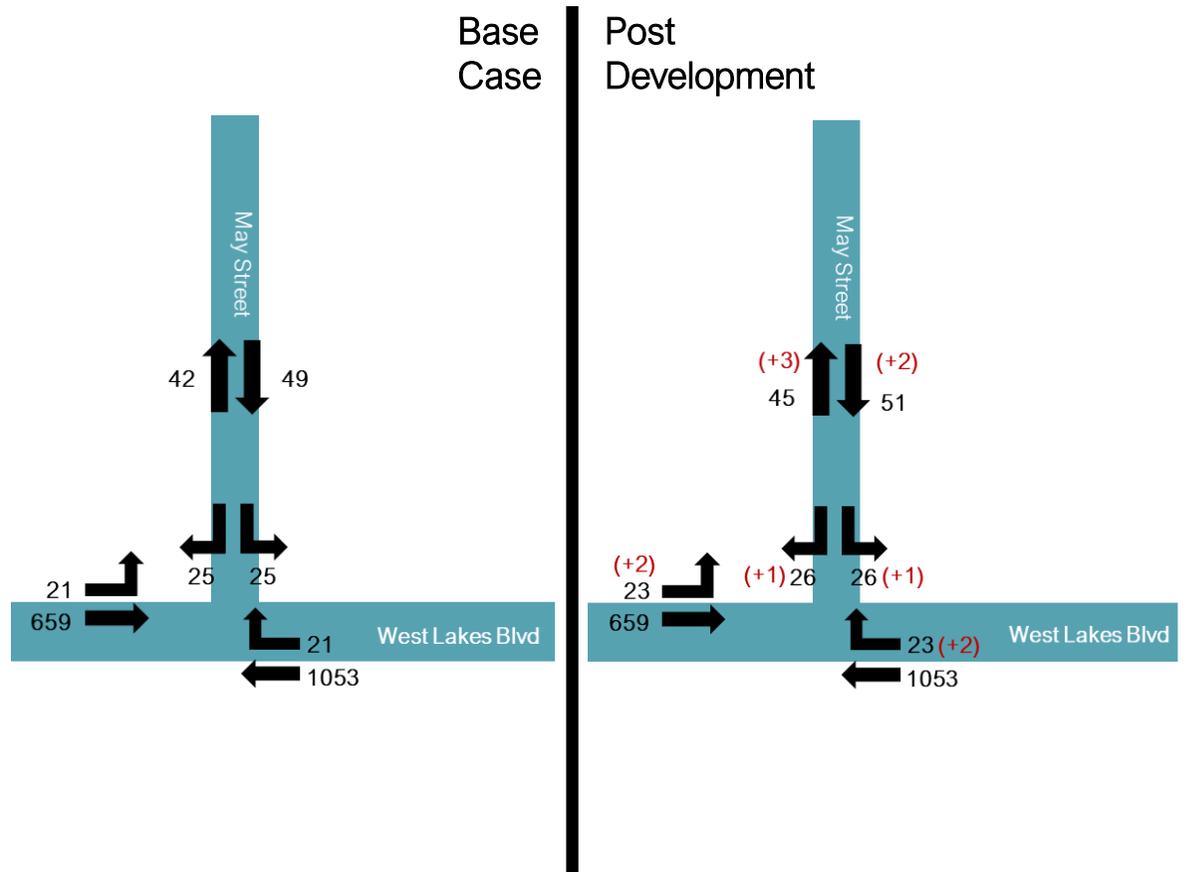
Through movements on West Lakes Boulevard are derived from the turning movement survey at the nearby intersection of Jervois Street and West Lakes Boulevard undertaken on Tuesday 11<sup>th</sup> February 2020.

No recent turning movement survey was undertaken at the intersection of May Street and West Lakes Boulevard. As such, a high level traffic model has been completed with distribution of left and right turn movements assumed to be 50:50.

### Post Development

The post development turning movement volumes are calculated by adding the site generated additional traffic volumes on May Street to the base case volumes. The same distribution assumptions have been applied.

Figure 4.10: SIDRA Modelling – Traffic Volume Input for Base Case and Post Development



## TRAFFIC MODELLING – MAY STREET / WEST LAKES BOULEVARD INTERSECTION

### Base Case Scenario

The following summarises the key findings of the Base Case model:

- The intersection is currently operating satisfactorily during the peak hour period, with a DOS of 0.51.
- The right turn movement from May Street onto West Lakes Boulevard has a LOS of F, a 95%ile back of queue of 7.9m (1-2 vehicles) and an average delay of 66.6 seconds. The high average of delay is due to the high through volumes on West Lakes Boulevard. There is not sufficient space on West Lakes Boulevard for a median storage area to enable vehicles to do a staged right turn. However the high average delay and LOS F for right turn on minor approach at peak times is common for an unsignalised intersection from a minor road onto an arterial road.
- All other movements in the intersection are operating at a LOS of B or better.

Movement Performance - Vehicles												
Mov ID	OD Mov	Demand Flows		Deg. Satn	Average Delay	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate	Average Speed	
		Total	HV	v/c	sec		Vehicles	Distance		per veh	km/h	
		veh/h	%				veh	m				
East: West Lakes Blvd												
5	T1	1108	2.6	0.513	0.4	LOS A	0.7	5.0	0.06	0.01	59.4	
6	R2	22	0.0	0.513	13.2	LOS B	0.7	5.0	0.08	0.02	53.0	
Approach		1131	2.5	0.513	0.6	NA	0.7	5.0	0.07	0.01	59.3	
North: May Street												
7	L2	26	0.0	0.035	7.8	LOS A	0.1	0.9	0.56	0.71	46.1	
9	R2	26	0.0	0.362	66.6	LOS F	1.1	7.9	0.96	1.02	28.7	
Approach		53	0.0	0.362	37.2	LOS E	1.1	7.9	0.76	0.86	34.2	
West: West Lakes Blvd												
10	L2	22	0.0	0.350	5.6	LOS A	0.0	0.0	0.00	0.02	58.3	
11	T1	694	5.6	0.350	0.1	LOS A	0.0	0.0	0.00	0.02	59.7	
Approach		716	5.4	0.350	0.2	NA	0.0	0.0	0.00	0.02	59.7	
All Vehicles		1899	3.6	0.513	1.5	NA	1.1	7.9	0.06	0.04	58.3	

## TRAFFIC MODELLING – MAY STREET / WEST LAKES BOULEVARD INTERSECTION

### Post Development Scenario

The following summarises the key findings of the Post Development model:

- The intersection continues to operate satisfactorily during the peak hour period, with a DOS of 0.52.
- The right turn movement from May Street onto West Lakes Boulevard has a LOS of F, a 95%ile back of queue of 8.3m (1-2 vehicles) and an average delay of 68.1 seconds. This is a negligible change from the base case scenario.
- All other movements in the intersection would continue to operate at a LOS of B or better.

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Queue Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
<b>East: West Lakes Blvd</b>											
5	T1	1108	2.6	0.516	0.4	LOS A	0.8	5.5	0.07	0.01	59.4
6	R2	24	0.0	0.516	13.3	LOS B	0.8	5.5	0.09	0.02	53.0
Approach		1133	2.5	0.516	0.7	NA	0.8	5.5	0.07	0.01	59.2
<b>North: May Street</b>											
7	L2	27	0.0	0.036	7.9	LOS A	0.1	0.9	0.56	0.71	46.1
9	R2	27	0.0	0.379	68.1	LOS F	1.2	8.3	0.96	1.02	28.4
Approach		55	0.0	0.379	38.0	LOS E	1.2	8.3	0.76	0.87	34.0
<b>West: West Lakes Blvd</b>											
10	L2	24	0.0	0.351	5.6	LOS A	0.0	0.0	0.00	0.02	58.3
11	T1	694	5.6	0.351	0.1	LOS A	0.0	0.0	0.00	0.02	59.7
Approach		718	5.4	0.351	0.2	NA	0.0	0.0	0.00	0.02	59.7
All Vehicles		1905	3.6	0.516	1.6	NA	1.2	8.3	0.06	0.04	58.2

# TRAFFIC MODELLING – MAY STREET / WEST LAKES BOULEVARD INTERSECTION

## Comparison

### Level of Service

LOS at each approach has not changed between the base case and the post development scenarios.

### 95%ile Back of Queue

The post development scenario shows minor increase in queue lengths, i.e. an increase from 7.9m to 8.3m at the May Street approach and minor increase from 5.0m to 5.5m at the West Lakes Boulevard east approach.

### Degree of Saturation

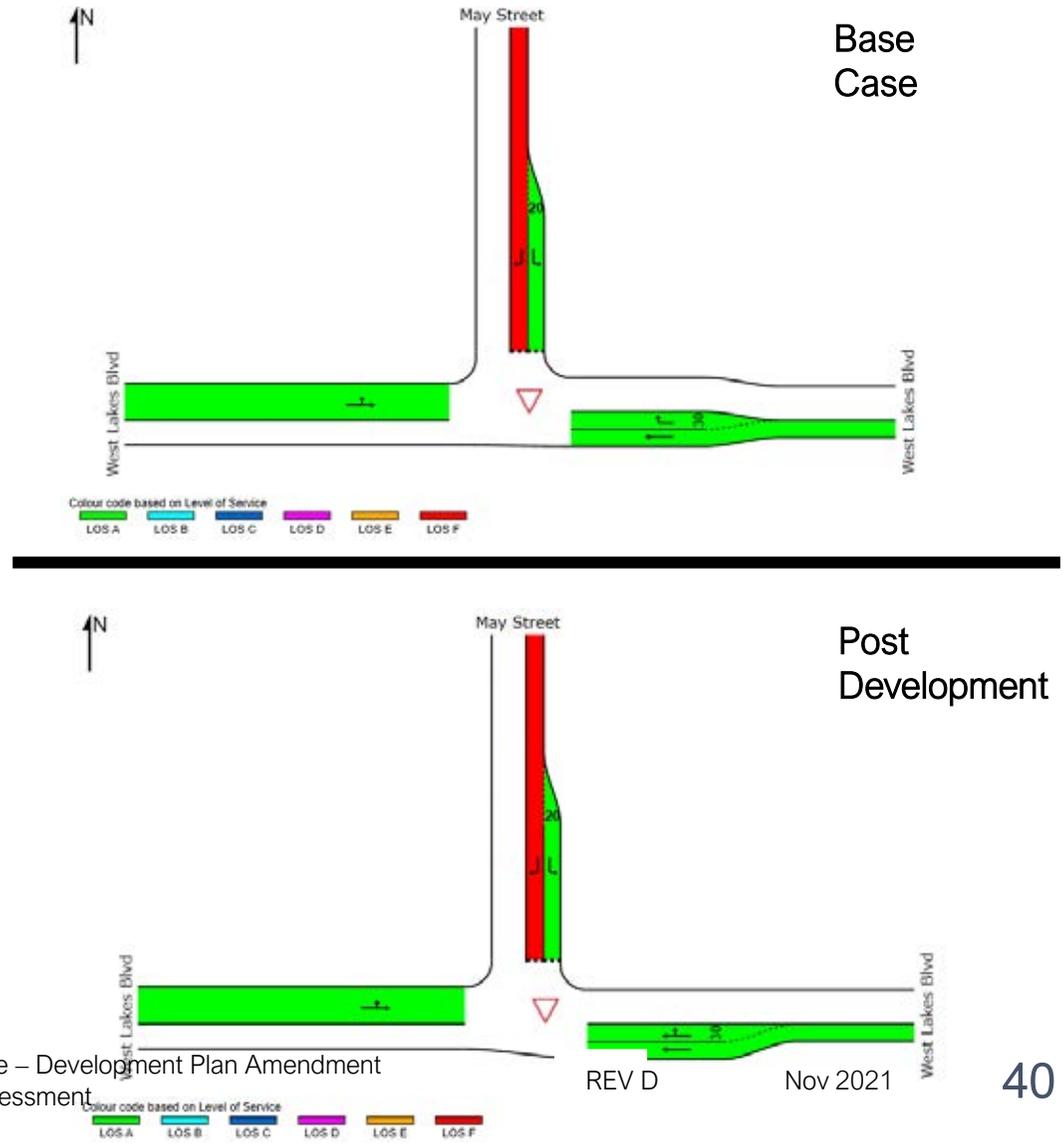
DOS for the intersection has slightly increased from 0.513 to 0.516.

### Summary

The intersection will continue to operate satisfactorily with the anticipated additional post development traffic volumes, with minor increase in queue length and DOS.

Delays of approximately 67 and 68 seconds are expected for the base case and the post development scenarios respectively during the PM peak for the right turn movement at May Street Approach. This is considered appropriate due to the high through movements on West Lakes Boulevard.

Figure 4.11: SIDRA Modelling – Level of Service for Base Case and Post Development



## PARKING

### Development Plan Parking Requirements

Parking for each development site is to be assessed during the development application stage with consideration given to the existing parking demand within the area. The following parking rates provided within the Council Development Plan are expected to be adopted with any departures for individual sites considered on their own merit.

Table 4.4: Council Development Plan Parking Rates

Development Plan Parking Requirements		
Land Use	Number of Required Car Parking Spaces	
Bulky Goods Outlet	3 car parking spaces for every 100 square metres of retail area	
Car Parking for People with Disabilities	1 car park for each 100 spaces	
Dwelling (detached and semi-detached)	2 on site parking spaces, one of which is covered (the second space can be tandem)	
<i>Dwelling (residential flat building)</i>	<b>Ave. spaces per dwelling where the dwelling is located within 1 km of a District Centre, the Integrated Policy Area 20, or 200 metres of a railway station, light rail or bus stop</b>	<b>Ave. spaces per dwelling in any other circumstances</b>
- 3 or more Bedrooms or a floor area 130 sq.m or more	1.25 plus an additional 0.5 visitor parking spaces	2 plus an additional 0.25 visitor parking spaces
- 2 bedrooms or a floor area of more than 75 sq.m and less than 130 sq.m	1 plus an additional 0.25 visitor parking spaces	1.5 plus an additional 0.25 visitor parking spaces
Shop (s)	7 car park spaces for every 100 sq.m of total floor area	
Industry / warehouse / store or similar activity	a) 1 car park space for each 50 sq.m or part thereof for the first 200 sq.m of total floor area b) 1 car park space for each 75 sq.m or part thereof used where the total floor area exceeds 200 sq.m but is less than 2,000 sq.m c) 1 car park space for every 140 sq.m or part thereof where the total floor area exceeds 2000 sq.m or 75 percent of the number of employees where the development is labour intensive	
On site secure bicycle parking racks for non residential development	3 bicycle spaces per 50 employees	

It is noted that additional parking spaces are available within the central verge on Port Road adjacent to the subject area within the Council owned carpark. These spaces should be considered when preparing the development application for developments with frontages on this section of Port Road however, these should not be relied on.

# CONCLUSIONS

# 05

## CONCLUSIONS

Based on the analysis and discussions presented within this report, the following conclusions are made:

- The proposed rezoning has the potential to deliver up to 10,500 sq.m of commercial floor space, 3,500 sq.m of retail floor space and 550 residential dwellings. Approximately 15% of these residential dwellings will be located above the retail / commercial floors spaces.
- Based on typical traffic generation rates sourced from the NWS Guide, a total increase of 207 vehicle trips during the PM peak hour could be generated by the affected area, which would be expected to include some linked and internal trips.
- The impact of the additional traffic generation on the adjacent road network is likely to be minimal during the peak periods with a net increase of only 60 vehicles at the intersection of May Street / Port Road and only 25 vehicles at the intersection of Jervois Street / West Lakes Boulevard in comparison to the potential traffic generation from the existing site.
- No existing parking issues were identified within the affected area. All proposed developments are expected to provide parking on-site in accordance with the Development Plan requirements.
- The subject area is well serviced by public transport with numerous bus services and 2 railway lines and stations located within 800 metres of the area.

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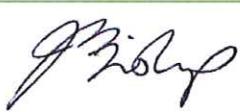
# **Preliminary Environmental Assessment Development Plan Amendment Area Albert Park, South Australia**

Report for Jensen Plus

# Preliminary Environmental Assessment Development Plan Amendment Area Albert Park, South Australia

## Report for Jensen Plus

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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
BTEXN	Benzene, toluene, ethylbenzene, xylenes, naphthalene
COI	Chemical of Interest
CSM	Conceptual Site Model
CT	Certificate of Title
DEW	Department for Environment and Water
DPA	Development Plan Amendment
DSI	Detailed Site Investigation
EPA	Environment Protection Authority, Government of South Australia
EP Act	<i>Environment Protection Act 1993</i> , Government of South Australia
GPA	Groundwater Prohibition Area
LBWco	LBW co Pty Ltd
mBGL	metres below ground level
OCP	Organochlorine pesticides
PAH	Polycyclic aromatic hydrocarbons
PEA	Preliminary Environmental Assessment
PCA	Potentially contaminating activity
SA	South Australia
TCE	Trichloroethene
TRH	Total recoverable hydrocarbons
UST	Underground Storage Tank
VC	Vinyl Chloride
WHO	World Health Organization

## 1 Introduction

LBW co Pty Ltd (LBWco) was commissioned by Jensen Plus to undertake a preliminary environmental assessment (PEA) of an area of land comprising 118 separate properties in the suburb of Albert Park, South Australia (the site). A site plan is presented as Figure 1 in Appendix A.

Jensen Plus is providing services to the City of Charles Sturt (CCS) to undertake assessments and prepare a Development Plan Amendment (DPA) report to assess the merits of rezoning the land.

CCS requires that a broad assessment of contamination issues be carried out to inform future constraints or otherwise on the location of public open space, under-croft parking, sensitive land uses and development plan / planning and design code policy.

The DPA assessment area comprises approximately 12.3 hectares of mixed-use land, including commercial, industrial, and residential uses.

The PEA was carried out to achieve the following objectives:

- Assess the current and historical land uses that have occurred within the assessment area to identify properties that have or may have been subject to a potentially contaminating activity (PCA<sup>1</sup>)
- Provide a qualitative assessment of risk with respect to the likelihood that land uses could have caused site contamination
- Provide recommendations regarding which properties may require intrusive investigations and potentially remediation to make the land suitable for the range of land uses contemplated within the DPA.

This investigation was undertaken in general accordance with LBWco's proposal dated 12 September 2019 (LBWco Ref: P191884 L01 REV1), and subsequent email communications on 10 February 2020.

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<sup>1</sup> PCAs are defined in the *Environment Protection Regulations 2009* for the purpose of the *Environment Protection Act 1993*.

## 2 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 National Environment Protection Council 1999, *National Environment Protection (Assessment of Site Contamination) Measure* (the ASC NEPM, as amended 2013), Australian Standards and numerous other guidelines and technical publications prepared by the EPA and other scientific organisations.

## 3 Site Information

### 3.1 Assessment area details and identification

The DPA assessment area is shown on Figure 1, Appendix A.

The DPA assessment area comprises 118 land parcels shown on Figure 2, Appendix A and listed on Figure 2A, Appendix A.

For the purpose of this report, the properties will be referred to according to their 'LBWco ID' as listed on Figure 2A, Appendix A. LBWco IDs were assigned to properties in numerical order down the list of properties as supplied by CCS from its property database.

According to the [CCS Planning and Development Zoning Map](#), the majority of the subject land is contained within the 'Urban Employment Zone' with small portions along Glyde Street, Jervois Street and West Lakes Boulevard contained within the 'Residential Zone.' Refer to the Land Development Zones figure within the Lotsearch report in Appendix C.

The proponent has suggested that the subject land may be suited to a 'mixed use' zone with potential for higher density residential development in suitable locations.

### 3.2 Assessment area setting

The DPA assessment area comprises approximately 12.3 ha of land located on the southern side of Port Road, between West Lakes Boulevard and Glyde Street in the suburb of Albert Park, approximately 7 km to the north west of the Adelaide CBD.

The Port Road corridor has a long history of industrial and commercial use.

The area and its surrounds are relatively flat (see Section 3.5 for more details of the site's topography) and developed in all directions.

The western portion of the DPA assessment area lies within two overlapping EPA assessment areas:

- Hendon Industrial Area and surrounding suburbs (see Figure 3 and Section 6.1 for further details), now defined as a Groundwater Prohibition Zone.
- Albert Park Assessment Area (see Figure 3 and Section 6.2 for further details)

### 3.3 Assessment area description and current land use

The figures in Appendix A and the aerial imagery section of the Lotsearch report, presented in Appendix C, show the DPA assessment area and its surrounds.

Based upon site inspections, review of current aerial photography and other information including the Lotsearch report, the DPA assessment area is described as predominantly commercial and light industrial warehouse units and including some residential land in the north west corner. The majority of the land within the DPA assessment area is sealed with buildings, roads or asphalt hardstand.

### 3.4 Surrounding land use

Based upon the site inspection and review of current aerial photography, land surrounding the DPA assessment area comprised:

**North:** Port Road, then mixed commercial / industrial and residential uses on the northern side of Port Road and Cheltenham Cemetery also to the north.

**East:** West Lakes Boulevard, beyond which is a vacant plot of land at 948 Port Road, bounded to the south east by a rail line and mixed commercial / industrial and residential uses beyond.

**South:** Predominantly residential.

**West:** Predominantly residential. A large commercial/industrial park in Hendon was located approximately 430 m to the west.

### 3.5 Topography

The SA Property and Planning Atlas website indicated the topography of the DPA assessment area and its surroundings to be flat, at an elevation of approximately 6 mAHD.

### 3.6 Geology

Geological data pertaining to the DPA assessment area was obtained from the Department for Environment and Water (DEW) via Lotsearch (refer to Appendix C). Records indicate that the area is generally underlain by Pleistocene aged soils of the Pooraka formation, further underlain by Hindmarsh Clay.

The approximate western third of the DPA assessment area is underlain by Rudosol described as coastal dunes and plains with some swamps: dunes of calcareous and siliceous sands, various saline soils and lesser areas of brown calcareous earths. The approximate eastern two thirds of the DPA assessment area are underlain by Chromosol outwash plains: hard alkaline red soils with small areas of cracking clay soils and hard alkaline yellow mottled soils and various alluvial soils in the stream valleys.

Historical soil assessments at 24-30 Murray Street, in the south western part of the DPA assessment area (refer to Section 6) identified fill material including silt, gravelly silt and sand with inclusions of bitumen, bricks and glass. Natural soils were described as brown silty clay of low to medium plasticity.

The Atlas of Australian Acid Sulphate Soils classifies the DPA assessment area as Class C, with an "extremely low probability" of acid sulphate soil occurrence. DEW records classify the site as having "negligible" acid sulphate soil potential.

### 3.7 Hydrogeology

On 11 February 2020, a search of the South Australian Government *WaterConnect* database was undertaken via Lotsearch. This search identified 13 historical bores within the DPA assessment area, as well as 973 'off-site' bores located within a 2 km radius of the assessment area.

The majority of the bores within the DPA assessment area were listed as being either investigation, monitoring or 'other' (environmental) bores and related to the land at 24-30 Murray Street (see Section 6 for further details). Three of the environmental bores within the DPA assessment area were located in its south eastern portion, north of Jervois Street. Drill depths for bores within the DPA assessment area were between approximately 6 and 7 mBGL.

The nearest domestic bore was recorded 26 m to the south east of the DPA assessment area and was drilled to 12 mBGL with a standing water level of 4 mBGL and a TDS of 3,731 mg/L. A further domestic bore was listed 53 m to the south and was drilled to 18 mBGL with a standing water level not recorded and a TDS of 4,782 mg/L. The status of these two closest domestic bores was unknown.

A domestic bore 54 m to the west of the DPA assessment area was drilled to 8 mBGL with a standing water level of 2.5 mBGL was listed as operational (status last updated in 1991). The TDS was not recorded.

The locations of the bores are shown on the Drillholes figure within the Lotsearch report presented in Appendix C and the full details of each of the bores are listed in the table entitled Drillholes, following the figure.

Historical soil assessments at 24-30 Murray Street, in the south western part of the DPA assessment area (refer to Section 6) included groundwater bores drilled up to 5.5 mBGL with standing water recorded at around 3.3 to 3.8 mBGL. Groundwater flow was interpreted to be towards the north west.

### **3.8 Sensitive Receiving Environments**

The DPA assessment area is situated approximately 2 km east of the Port River at its closest point. The Gulf St Vincent lies approximately 4 km to the west.

There is an un-named waterbody located approximately 900 m to the north east of the DPA assessment area to the south of Torrens Road.

None of these features are considered to be close enough to have a realistic potential to be affected by any potential impacts from PCAs carried out within the DPA assessment area.

## 4 Site History Review Methodology

### 4.1 Site History Guidance

The site history investigation works were undertaken with reference to the guidance provided in the following documents:

- 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)
- National Environmental Protection Council 1999, National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM) as amended 2013.

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

### 4.2 Site History Review Methodology

The history of activities undertaken within and adjacent to the DPA assessment area was researched using the following sources of information:

- Aerial photographic records provided by DEW via Lotsearch Pty Ltd (Lotsearch), Mapland, and Nearmap
- Property information provided with the project brief by CCS/Jensen Plus
- Published geology and topography maps of the region via Lotsearch
- Water Connect database of groundwater records, maintained by DEW, via Lotsearch
- Environment Protection Authority (EPA) Public Register records - Site Contamination Index, Environment Protection Orders, Authorisations and Assessment Areas, via Lotsearch
- Historical Business Directories (Hardie Grant, Sands & McDougall) via Lotsearch
- Dangerous Substances Register – Safework SA<sup>2</sup>
- Available historical environmental reports for the site and adjacent properties
- Observations and information gathered during site inspections and questionnaires with key site representatives of the proponent held land.

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<sup>2</sup> Only searched for the proponent land

## 5 Historical Information Review

### 5.1 Summary of Property Occupancy Information and PCAs

The table in Appendix B provides a full list of the 118 properties included within the DPA assessment area, provided by CCS c\ - Jensen Plus, and summarises current and historical land uses relative to PCAs as identified from the historical business directory entries provided in the Lotsearch report in Appendix C.

Available business directory records date back to 1910 however there were no entries for addresses within the DPA assessment area at this date. The first record of a business within the DPA assessment area was in 1930 (H Matthews Carters and Carriers on Murray Street) however the entry was mapped to a road corridor rather than to a specific address. From 1950 onwards there were numerous business directory entries relating to the DPA assessment area.

Business directory entries indicated a number of PCAs carried out within the DPA assessment area including:

- Metal processing, smelting, refining or metallurgical works
- Metal forging / coating, finishing or spray painting
- Motor vehicle manufacture
- Motor vehicle repair or maintenance
- Transport Depot
- Fertiliser manufacture
- Scrap metal recovery
- Furniture restoration
- Foundry / metal processing
- Paint manufacture
- Iron or steel works
- Storage of listed substances of greater than 500 L

Figure 5 in Appendix A shows the locations within the DPA assessment area where PCAs, either current or historical, were identified to be located.

For properties not coloured on Figure 5, no evidence of a PCA was identified by this investigation.

### 5.2 Aerial Photographs

Selected aerial photographs of the DPA assessment area and surrounds were obtained from the following sources:

- DEW via Lotsearch: 1949, 1956, 1969, 1979, 1989, 1999, 2004, 2010 and 2019
- Nearmap: 2020

Copies of images obtained via Lotsearch are provided in Appendix C and the 2020 image is included as the base for the figures within Appendix A. A summary of key features observed in the historical aerial photography is provided in Table 1.

**Table 1 Aerial Photography Review**

Year	Key features observed
1949	<p>Within the DPA assessment area:</p> <ul style="list-style-type: none"> <li>• Some residential development (approximately 4 – 5 houses in each area) was present in the northern corner, at the central western boundary and at the central southern boundary</li> <li>• A possible residential dwelling with surrounding fenced garden was present in the central western part of the area</li> <li>• J Gadsden canister manufacturing premises was identifiable at the current location of 24-30 Murray Street in the south west corner of the area from signage on the roof of two large buildings</li> <li>• Austin Cars premises was identifiable at the current location of 12 May Street from the signage on the roof at this location central to the area.</li> <li>• Morrells (metals merchant) premises was evident at the current location of 982-986 Port Road, comprising a large shed at Port Rd and several rows/piles of scrap to the south between the shed and Austin Cars</li> <li>• Several other industrial developments were evident within the assessment area, however the majority of the area was undeveloped, in particular, the south eastern portion between West Lakes Boulevard and May Street was predominantly undeveloped.</li> </ul> <p>Outside the DPA assessment area:</p> <ul style="list-style-type: none"> <li>• To the north and east of the area, Port Road appeared to be unsealed. On the northern side of Port Road was the Cheltenham Cemetery. North west of the cemetery was predominantly residential land use and south east of the cemetery was predominantly industrial / warehousing.</li> <li>• To the south and west of the area, surrounding land was predominantly residential including some vacant blocks.</li> <li>• A railway line runs in a north east to south west alignment close to the south east corner of the assessment area</li> </ul>
1956	<p>Within the DPA assessment area:</p> <ul style="list-style-type: none"> <li>• Further residential development had taken place between the J Gadsden buildings and the northern corner of the assessment area</li> <li>• There were no significant changes to the central portion of the assessment area</li> <li>• Industrial / warehousing development had taken place in the eastern portion of the assessment area, including the premises of the former Oldfields Bakery at the southside of Jervois street</li> </ul> <p>Outside the DPA assessment area:</p> <ul style="list-style-type: none"> <li>• Expansion of industrial premises had taken place to the north east of the assessment area.</li> <li>• Some of the previously vacant plats had now been developed into housing to the south and west of the assessment area.</li> </ul>
1969	<p>Within the DPA assessment area:</p> <ul style="list-style-type: none"> <li>• Operations of Morrell CH appeared to have increased to have rows/piles of apparent scrap materials occupy land between May Terrace and Murray Street. The Murray Street properties were numbers 13-19 (LBWco IDs 18-21)</li> <li>• More significant expansion of the industrial buildings in the eastern part of the area had occurred. In particular, a large building had been constructed at the current location of 978-980 Port Road (LBWco ID 81), consistent with the ownership of Sun Lighting Industries.</li> <li>• A large vehicle fleet was evident at the Oldfield's Bakery site, likely to be delivery trucks, indicating that a significant operation for servicing and fueling of trucks may have occurred onsite.</li> <li>• There were no significant changes to the west and central portions other than minor additions / extensions to some of the industrial premises. The signage on the roof of the J Gadsden and Austin Cars premises was no longer visible.</li> </ul> <p>Outside the DPA assessment area:</p> <ul style="list-style-type: none"> <li>• No significant changes in the immediate vicinity of the area other than Port Road now appeared sealed.</li> </ul>
1979	<p>Within the DPA assessment area:</p> <ul style="list-style-type: none"> <li>• There were no significant changes to the western part of the area.</li> </ul>

Year	Key features observed
	<ul style="list-style-type: none"> <li>The sites at 21-23 and 25 Murray Street (LBWco IDs 6 and 43) was in use as a transport depot. The southern portion (#25) contained a large warehouse shed and the northern portion (#21-23) was a hardstand truck yard. Operations appeared to be connected to warehouses/sheds at the adjacent property to the east also (8-12 May Street), consistent with the concurrent ownership or lease of these properties at that time.</li> <li>Truck re-fuelling activity appeared to be in progress at the time of the photograph, with two semis packed at the location of the known UST area in the centre of the hardstand.</li> <li>The Morrells scrap yard was still evident.</li> <li>The eastern portion of the area appeared generally consistent with the 1969 image.</li> </ul> <p>Outside the DPA assessment area:</p> <ul style="list-style-type: none"> <li>No significant changes in the immediate vicinity of the assessment area other than Port Road now appeared sealed.</li> </ul>
1989	<p>Within the DPA assessment area:</p> <ul style="list-style-type: none"> <li>The rows of scrap metal at the Morrell site, between Murray Street and May Terrace were no longer visible, approximately coinciding with the timing of acquisition of the land by Capri Cellars.</li> <li>A warehouse / shed building had been constructed at a formerly vacant part of the western portion at 22 Murray Street.</li> </ul> <p>Outside the DPA assessment area:</p> <ul style="list-style-type: none"> <li>Former car parking land to the north east of the assessment area adjacent to the cemetery had been developed into commercial / industrial premises.</li> </ul>
1999	<p>Within the DPA assessment area:</p> <ul style="list-style-type: none"> <li>No significant changes onsite other than minor building alterations and the demolition of a former residential house at 6 West Lake Boulevard at the south eastern extent of the assessment area.</li> </ul> <p>Outside the DPA assessment area:</p> <ul style="list-style-type: none"> <li>No significant changes in the immediate vicinity of the assessment area</li> </ul>
2004	<p>Within the DPA assessment area:</p> <ul style="list-style-type: none"> <li>A large shed / warehouse had been constructed on formerly undeveloped land at part of 982-986 May Street (LBWco IDs 86,97,108) in the central portion of the assessment area.</li> <li>Large cylindrical vats or similar were visible in the yard at 11-15 Murray Street in the central portion of the assessment area (LBWco ID 13), consistent with the location of the now disused vinegar plant.</li> </ul> <p>Outside the DPA assessment area:</p> <ul style="list-style-type: none"> <li>The commercial / industrial building formerly located on the triangle of land bounded by Port Road, West Lakes Boulevard and the railway had been demolished.</li> </ul>
2010	<p>Within the DPA assessment area:</p> <ul style="list-style-type: none"> <li>Buildings at 988 Port Road in the central portion of the area had undergone some minor reconfiguration and / or roof replacement</li> </ul> <p>Outside the DPA assessment area:</p> <ul style="list-style-type: none"> <li>A service station had been constructed to the south east of the assessment area on the southern side of the railway line.</li> </ul>
2020	<p>Within the DPA assessment area:</p> <ul style="list-style-type: none"> <li>Residential property at 9 Glyde Street appeared to have been subdivided with development of a second residential house at this address.</li> </ul> <p>Outside the DPA assessment area:</p> <ul style="list-style-type: none"> <li>No significant changes in the immediate vicinity of the assessment area</li> </ul>

### 5.3 Dangerous Substances Register

LBWco submitted a request for a search of the proponent held land parcels on SafeWork SA's Dangerous Substances Register. The search results are presented in Appendix E and indicated the following:

- **21-23 (Lot 1) Murray Street (LBWco ID: 6)** No current or historical records
- **982-986 Port Road (LBWco ID: 86)** No current or historical records
- **988 Port Road (LBWco ID: 52)** No current or historical records
- **992 Port Road (LBWco ID: 10)** 20 KL 'Class 8' Package Internal – Drum / Can / Bin / Box.
  - This indicates current or historical storage of dangerous substances, the nature of which is unknown
- **12 May Street (LBWco ID: 7)** 4.5 KL 'Class 3' Liquid Tank Underground External.
  - This indicates the current or historical storage of dangerous substances, most likely petroleum hydrocarbons associated with the land's use as a transport depot.

The absence of a licence for 21-23 Murray Street may seem at odds with the present of multiple USTs evident in the central area of the site, but as a trucking depot it is likely that these USTs were used to store diesel fuel. A licence is required to sell diesel, but not to store it for non-retail use.

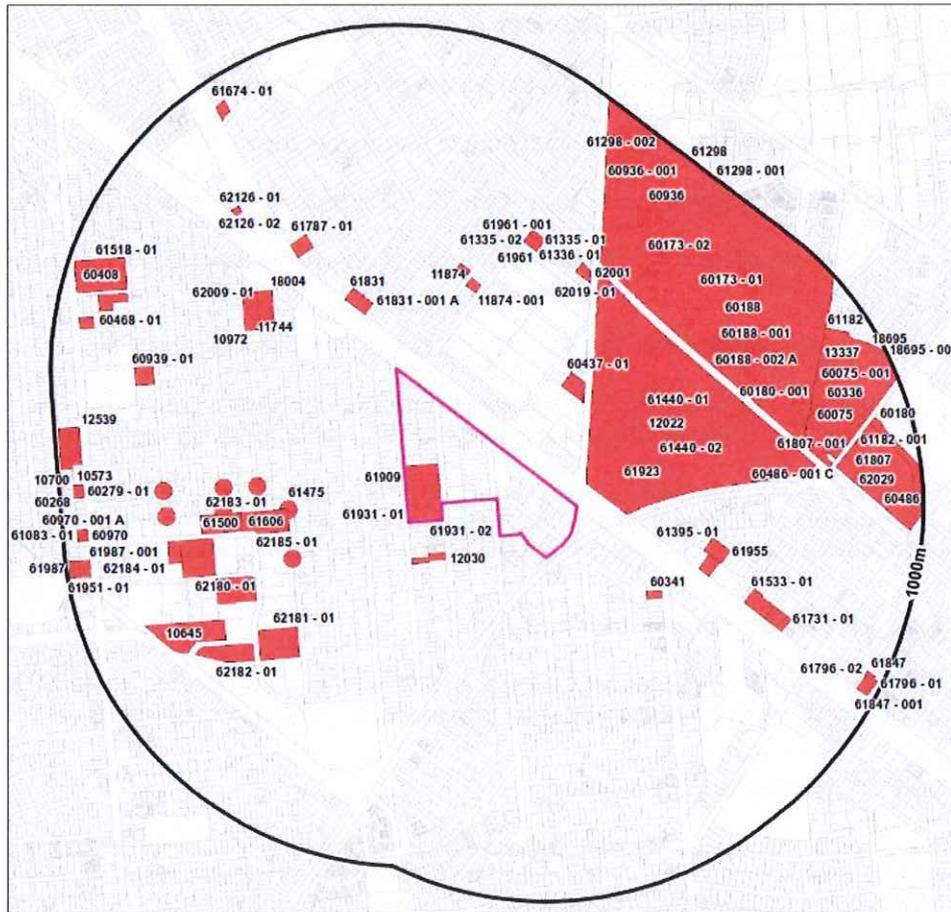
#### 5.4 EPA Public Register Information

The following information was obtained from EPA records via Lotsearch. For the full Lotsearch output, refer to the first part of the Lotsearch report presented in Appendix C

##### 5.4.1 Site Contamination Index

The EPA maintains a searchable database on its website of key notifications made to the EPA regarding site contamination. The database is called the Site Contamination Index ([http://www.epa.sa.gov.au/data\\_and\\_publications/site\\_contamination\\_index/](http://www.epa.sa.gov.au/data_and_publications/site_contamination_index/)). On 11 February 2020, a search of the database for the site and a 1 km radius was undertaken by LBWco via Lotsearch. The search results are displayed in Appendix C.

The below extract from the Lotsearch report indicates the site contamination index records within 1 km provided by the EPA. In total there were three onsite and 91 offsite entries.



**Diagram 1. EPA site contamination index output provided by Lotsearch**

The search returned three records relating to the DPA assessment area, all relating to the currently ongoing site contamination audit at 24 Murray Street:

- Audit Notification. Activity: Fill or soil importation; metal coating, finishing or spray painting; motor vehicle repair or maintenance
- Section 83A Notification. Activity: As above
- Section 83A Notification. Activity: Metal processing, smelting, refining or metallurgical works.

LBWco has been provided with the relevant assessment reports relating to the assessment area entries. Section 5.5 provides further information relating to the above part of the assessment area.

#### 5.4.2 Environment Protection and Clean Up Orders

The search returned three records relating to the DPA assessment area, and three records within 1 km.

Records for the DPA assessment area related noise complaints and noise monitoring at 24 Murray Street, issued to DWN Distributors Pty Ltd and Fridge It Logistics Pty Ltd, and were of no relevance to site contamination risks.

#### 5.4.3 Authorisations and Applications

The search did not return any records relating to EPA authorisations or applications for authorisation, for properties within DPA assessment area. 20 records were identified for properties

within 1 km, the closest being 21 m south east for railway operations, issued to Laing O'Rourke Australia Construction Pty Ltd.

#### 5.4.4 EPA Assessment Areas

The search returned two EPA assessment areas that encroached upon the DPA assessment area, and a further two within 1 km of the DPA assessment area.

As shown on Diagram 2, the western portion of the assessment area and the majority of the central portion lies within two overlapping EPA assessment areas. Further details of which are provided in Section 6. Also refer to Figure 3 in Appendix A.

- Hendon Industrial Area (ref: 12)
- Albert park Assessment Area (ref: 33)

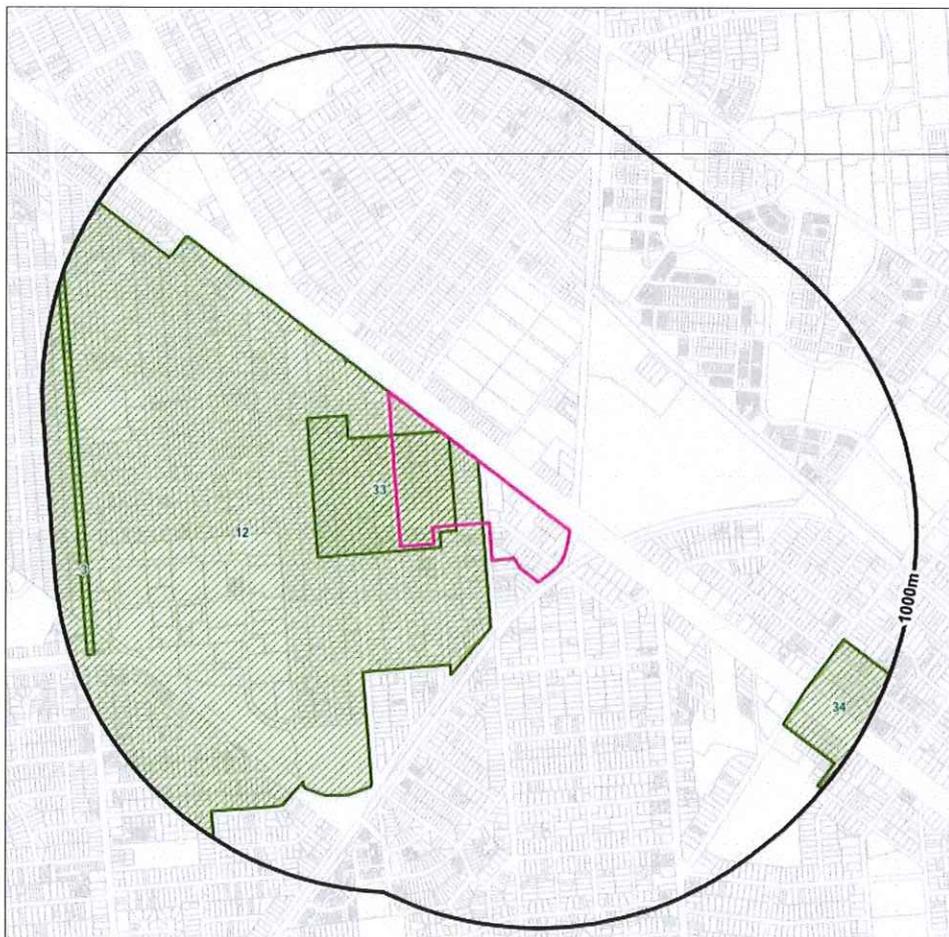


Diagram 2. EPA assessment areas provided by Lotsearch

## 6 EPA Assessment Areas

### 6.1 Hendon Industrial Area

Part of the Hendon Industrial Area is shown on Diagram 2 as ref 12. A more detailed plan of the area was obtained from the [EPA website](#) and is presented as Diagram 4 in Section 6.1.2.

Since 2012, the EPA has been assessing groundwater and soil vapour in parts of Hendon and the surrounding area for historically used chemicals. On 12 September 2019, the EPA established a formal prohibition on the extraction of borewater within a defined Groundwater Prohibition Area (GPA) to protect borewater users against elevated concentrations of chlorinated hydrocarbons such as trichloroethene (TCE), dichloroethene (DCE) and vinyl chloride (VC), as well as metals and nitrate.

The groundwater impacts were derived from various historical and commercial activities in the area from a number of sources.

The majority of the DPA assessment area is included within the GPA.

The most recent EPA report summarising the information is:

- EPA, 2019. Groundwater Prohibition Area – Portions of Hendon, Royal Park, Seaton and Albert Park. Determination Report. (EPA ref: 61557, 05/22785)

The report provides a description of the GPA, the aquifers affected, justification for the buffer area and specific details relating to source sites and the historical and ongoing assessment and remediation of these sites.

The full report is available on the EPA website. A summary review of the report relative to the DPA assessment area was carried out by LBWco and is presented as follows.

#### 6.1.1 Source Sites

The report lists 14 sites across the area, for which the EPA held information relating to site contamination, including the site at 24-30 Murray Street, which is within the DPA assessment area (discussed further in Section 6.2). The site is listed as a source site for groundwater impacts from chlorinated hydrocarbons.

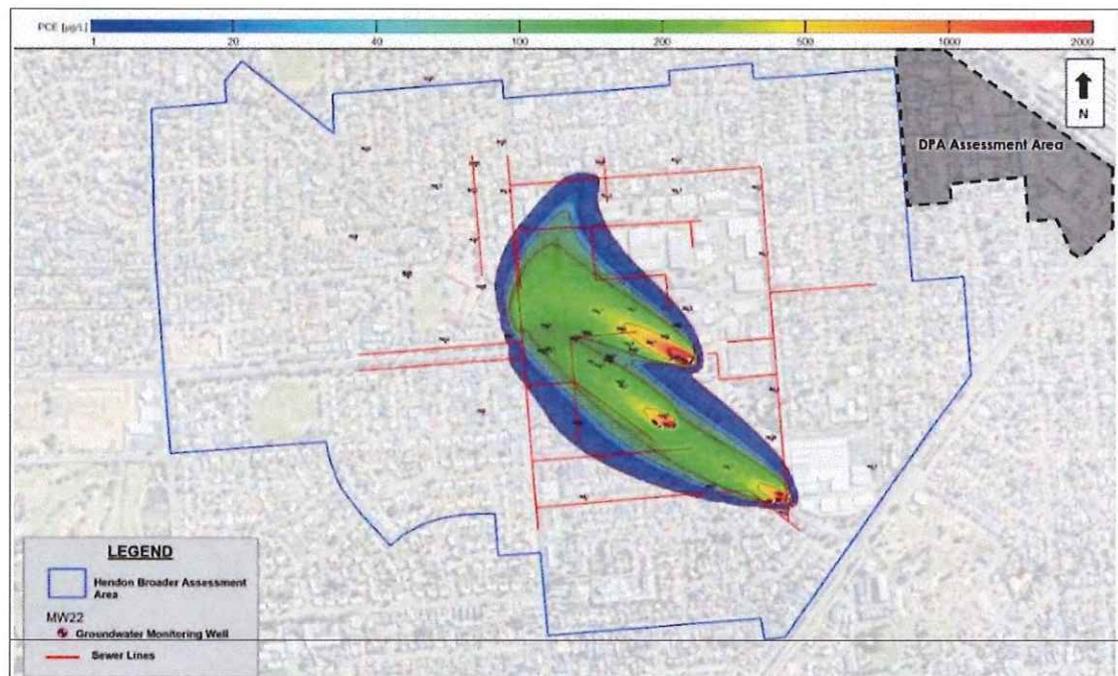
A full appraisal of each of the reports relating to the 14 source sites is outside of the scope of this assessment, however the following list of source sites referenced in the above report is provided:

- Hendon Industrial Area, Hendon (various addresses including 3-5 Phillips Crescent and 10, 12, 13, 15, 17, 24 and 31 Circuit Drive (former circuit board manufacturing))
- 169-170 Tapleys Hill Road, Seaton (former service station)
- 187 – 193 Tapleys Hill Road, Seaton (former market garden)
- 168 Tapleys Hill Road, Seaton (former service station, vehicle storage and maintenance yard)
- 150-152 Tapleys Hill Road, Royal Park (former commercial site (non-PCA) affected by groundwater impacted from offsite sources)
- 136-138 Tapleys Hill road, Royal Park (former service station)
- 110-120 Tapleys Hill Road, Royal Park (Hendon Hotel with underground fuel oil storage tank)
- 53-59, 67-69 Tapleys Hill Road, 4, 12 and Lot 100 Florence Street, Hendon (former electroplating facility)

- Corner of Davidson Avenue and De Haviland Avenue, Hendon (Queensbury Wastewater Pumping Station)
- 24-30 Murray Street, Albert Park (former tin can production and car assembly site)
- 5-7 Hawks Street and 10-16 Gordon Street, Albert Park (former tannery site)
- 51 Glyde Street and 40 Murray Street, Albert Park (former light industrial site and tow truck operation)
- 3 Dover Street, Royal Park (former orchard and mixed manufacturing)
- 12 George Street, 7-10 Dover Street and 3A Royal Terrace, Royal Park (1992 assessment did not identify soil contamination and groundwater assessment was not undertaken).

### 6.1.2 Groundwater Impacts

Diagram 1 has been taken from EPA (2019) and the DPA Assessment Area added for context. The tetrachloroethene (TCE) plume is shown to be remote from the DPA assessment area and moving in a north westerly direction. The groundwater impacts from the 24 Murray Street site within the DPA assessment area were not included on the plume figure.



**Diagram 3. DPA assessment area relative to Hendon assessment area PCE plume**

The EPA report provides methodology and justification for the derivation of the GPA. The EPA's GPA map is presented in Appendix D and Diagram 4 below has been prepared to show the DPA assessment area in relation to the GPA boundary.

As shown on Diagram 5, the eastern extent of the GPA includes the western portion of the DPA assessment area and is based on inferred groundwater contamination. There is therefore some uncertainty as to the nature and extent of groundwater impacts beneath the DPA assessment area.

Information held on the site contamination status of the former can manufacturing facility at 24-30 Murray Street is provided in Section 6.2.

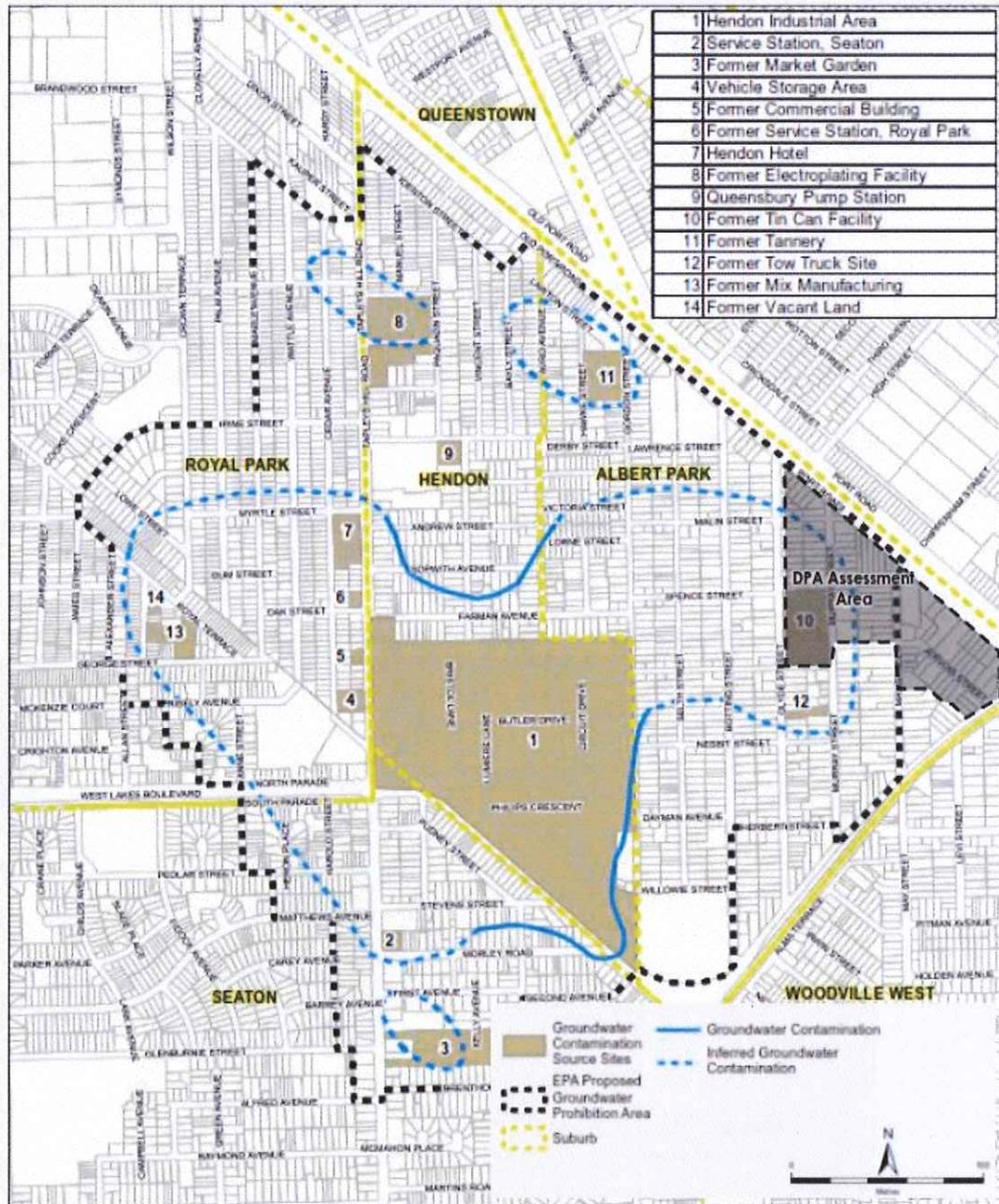


Diagram 4. Hendon GPA relative to DPA Assessment Area

### 6.1.3 Soil Vapour

A media release from the EPA dated 20 May 2016 stated that: "human health risk assessment indicated that predicted levels of TCE vapour in indoor air would not be detectable or would have less than 2 micrograms per cubic metre. These levels are considered safe and testing will not be required in private homes."

Based on this, given that the DPA assessment area is on the outer edge of the inferred maximum plume extent, TCE vapour in indoor air should also be considered to be safe relative to releases from the Hendon industrial area. Section 6.2 however discusses the presence of elevated soil vapour concentrations of chlorinated hydrocarbons in the central portion of the DPA assessment area derived from the site at 24-30 Murray Street.

A further media release from 9 May 2019 was listed on the EPA website, however access to the document was not possible via the provided link.

## 6.2 Albert Park Assessment Area

This assessment area comprises the proponent held land at 24-30 Murray Street, formerly a tin can manufacturing facility.

The assessment area is shown on Diagram 2 as ref 33. A more detailed plan of the area was obtained from the EPA website showing Stage 1 of the Assessment Area, which is indicated on Figure 3 in Appendix A, and on Diagram 5 below.

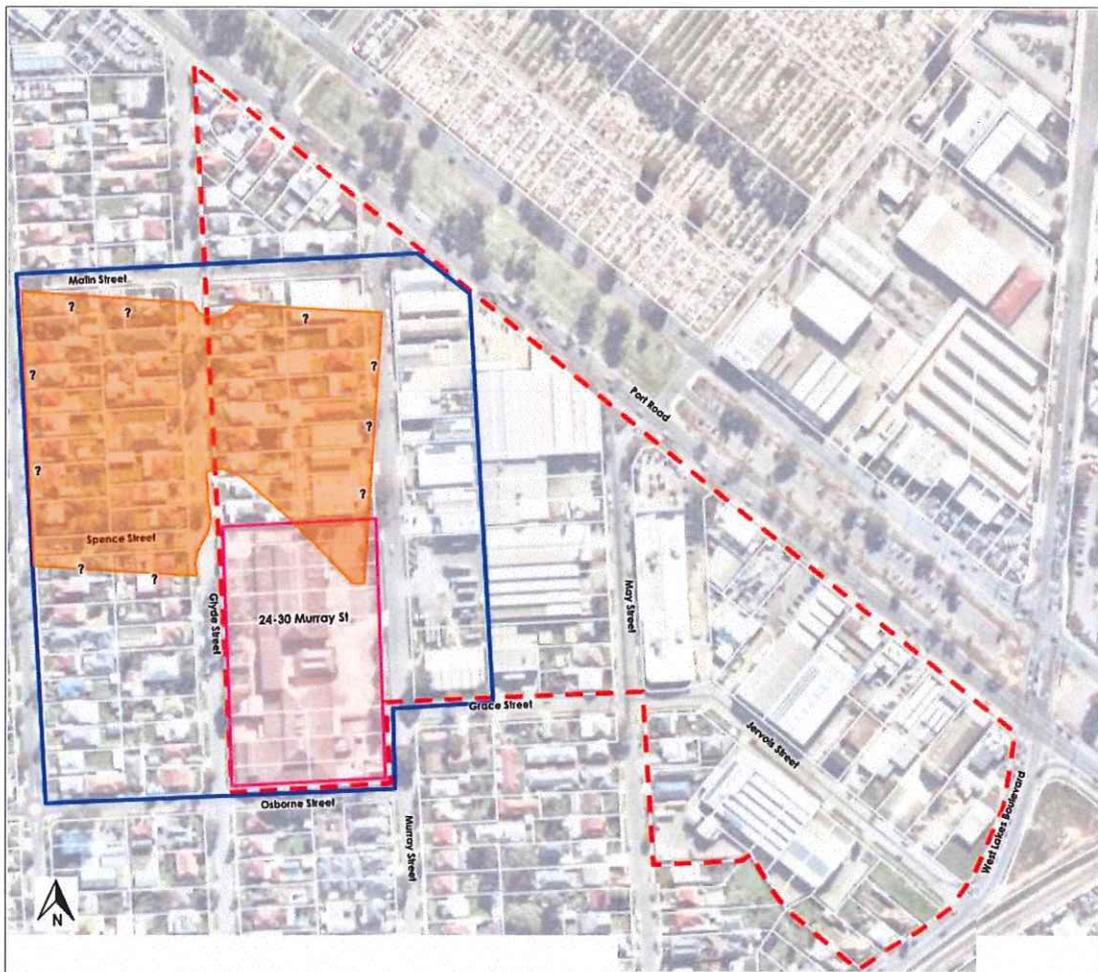


Diagram 5. Stage 1 EPA Albert Park Assessment Area and Plume Extent

### 6.2.1 Detailed Site Investigation of 24-30 Murray Street (2018)

Prior to the EPA's investigation work, the following Detailed Site Investigation (DSI) was carried out under audit on behalf of the proponent and was provided to LBWco by Jensen Plus.

- Land & Water Consulting (LWC), 2018. *Detailed Site Investigation, 24-30 Murray Street, Albert Park, South Australia* carried out for DFJ Holdings (ref: FR001, dated 6 July 2018)

The DSI was delivered under the review of SA EPA accredited Site Contamination Auditor Mr Graeme Miller of Senversa. The site contamination audit area is indicated on Diagram 5 and Figure 3, Appendix A.

Extracts of LWC 2018 DSI figures summarising key report findings are included within Appendix D

A summary review of the information contained in the report follows:

**Scope**

The report provided information on the historical ownership and a summary of PCAs on the site and presented the findings of soil, groundwater and vapour assessments undertaken between December 2017 and May 2018.

The 2017 scope of work was to address data gaps identified in the PSI, carry out 32 grid-based soil investigation bores, installation of five passive vapour samplers and the installation of six groundwater bores into the shallow aquifer.

The 2018 scope was the installation of a further 10 onsite and one offsite passive vapour samplers, gauging and sampling for five onsite groundwater bores, detailed inspection for the warehouse floor to identify the potential source zone and a Ground Penetrating radar (GPR) survey across the wider warehouse area.

Key findings are set out below:

**Historical Ownership Summary**

- 2009-present DFJ Holdings
  - Small scale motor vehicle repair and electrical substation in the southwest corner of the site
- 2006-2009 Andary Group
- 1988-2006 Wellclass (Holdings) Pty Ltd
  - Divided the site into two portions, one leased by Kirtland Pty Ltd (indoor cricket arena in northern portion) and DWN Distributors (refrigerated storage, southern portion)
- 1940-1984 J Gadsden Pty Ltd (tin can manufacture)
  - Metal coating, finishing or spray painting
  - Metal forging
  - Manufacture of motor vehicles in the northern building in the late 1960s (anecdotal information)
  - Fill importation (sitewide)

**Soil Results**

Copper, lead and zinc were elevated in fill material above health and ecological screening levels.

The GPR and detailed warehouse inspections were inconclusive with no subsurface features identified.

**Groundwater Results**

Chlorinated hydrocarbon concentrations (TCE) were identified in groundwater in the northern portion of the site up to 150 µg/L. The groundwater contamination was believed to have arisen from activities associated with the tin can manufacturing process, such as the degreasing of machinery and electroplating finishing of the final product.

Groundwater flow was inferred to be towards the northwest. The TCE plume was not delineated to the north, north west and north east.

### **Soil Vapour Results**

TCE reported as soil vapour at concentrations greater than tier 1 concentrations for commercial land use were reported on the site.

A formal notification of Hazardous Circumstance was lodged by the auditor (Graeme Miller or Senversa) on 24 January 2018 due to TCE in groundwater (up to 150 µg/L) and soil vapour beneath the site (exceeding ASC NEPM HSL-D for commercial / industrial land use) (up to 7,000 µg/m<sup>3</sup>)

### **Data Gaps and Conclusions**

The data gaps identified by LWC in the DSI report were:

- Potential TCE source beneath the northern portion of the northern building (Building C) based on soil vapour data)
- Potential risk to commercial on-site receptors, future residential receptors, offsite receptors
- Extent of groundwater contamination to north, north west and north east (reasonably delineated to the south)
- Potential risk to secondary aquifer (Q2) beneath and down hydraulic gradient of source
- Specific lateral and vertical extent of fill distribution

The key report conclusions were as follows:

- The site is currently unsuitable for a sensitive land use
- The northern portion of the site is not suitable for commercial land use
- Potential risk to offsite residential from TCE measured as vapour in soils originating from an unknown source on the site. TCE impacted groundwater also not delineated to the north
- Further investigations were recommended to fill the data gaps identified above

LWC noted in the DSI report that while the auditor has requested offsite investigations, communication from the EPA was that there is no legislative obligation for the current source site owner to characterise the nature and extent of off-site contamination as the current owner has not caused the contamination and is not responsible for the contamination beyond the site boundaries as part of the audit process.

As such, the EPA formally classified the site as a Level 1 regulatory priority on accordance with the *Site Contamination Regulatory and Orphan Management Framework* (EPA, 2017) and commenced assessment of the wider area in March 2019.

### **Additional Onsite Assessment**

Environmental assessment work at 24-30 Murray Street and the site contamination audit are still active with further onsite assessment work proposed in a Sampling and Analysis Quality Plan (SAQP) for TCE delineation works prepared by LWC, dated November 2018. The SAQP proposed additional onsite soil vapour investigation and vapour intrusion risk assessment as well as new groundwater wells in the Q1 aquifer and a well in the deeper Q2 aquifer.

The full delineation assessment proposed in the SAQP was still pending at the time of preparation of this report, however an Interim Assessment Summary dated July 2019 provided an update on the findings from new active vapour and groundwater sampling locations summarised as follows:

- A new groundwater well adjacent to the suspected source area in the northern warehouse (GW08) contained a groundwater concentration of 108 µg/L.
- Broadly, concentrations of TCE in groundwater from existing wells were in line with previous monitoring events

- 1,2 dichloroethane (1,2-DCA), cis-1,2-dichloroethene (cis-1,2-DCE), TCE, 1,2,4 and 1,3,5 trimethylbenzene (TMB) exceeded applied screening criteria for sensitive land use.
- The highest concentration of TCE in soil vapour was reported in the new active location AV2 at the northern boundary at 3 m depth.
- TCE in soil vapour is un delineated towards the northern boundary and is 250 times the adopted tier 1 screening level for residential land use.

### 6.2.2 EPA Assessment (2019) Albert Park

Further to the above DSI report and the notification of hazardous circumstances referenced above, since March 2019, the EPA has been assessing whether the impacts identified at 24-30 Murray Street might be a risk to offsite human health via soil vapour.

A soil vapour assessment was undertaken by JBS&G on behalf of the EPA for the area to the north and west (hydraulically down-gradient) of the source property in 2019 (Stage 1) and was obtained from the EPA's website.

- JBS&G, 2019. Environment Protection Authority, Albert Park Environmental Assessment. EPA Reference 05/24994, dated 23 August 2019.

Results confirmed the presence of TCE in soil vapour and computer modelling was used to identify areas that needed further testing. Elevated levels of TCE above health-based guidelines for residential properties with basements or of crawlspace construction, were identified to the maximum westward extent of the study. The assessment confirmed that soil vapour impacts, inferred to be associated with underlying groundwater contamination, had migrated from the source property in a west and north westerly direction.

The testing program is ongoing and includes drilling bores in road verges to help determine whether any work on private properties is needed. The assessment has been extended into a second stage (Stage 2) to the northwest and west in order to find the boundary of the vapour plume. The Stage 2 investigations were still ongoing at the time of preparing this report.

An extract of the JBS&G figure showing the TCE plume extent as reported for Stage 1 is included in Appendix A of this report and an overlay of the plume extent in comparison with the DPA assessment boundary is shown on Diagram 5 and Figure 3 in Appendix A.

The plume relates to soil vapour concentrations. The nature and extent of the associated impacted groundwater has not been assessed, or at least the assessment information was not published at the time of this report.

### 6.3 Site History Overview

The DPA assessment area lies within the Port Road corridor which has a long history of industrial and commercial land uses up to the present day. The first record of a business within the DPA assessment area was in 1930.

Records indicate mixed commercial / industrial and residential land uses within the area since development first occurred.

By 1940, tin can manufacturing was taking place at the J Gadsden site and motor car manufacturing was taking place at premises on May Street by 1950. Aerial photography shows that in 1949, less than one third of the DPA assessment area had been developed, however over the following two decades there was significant development of commercial and industrial premises with much of the building configuration similar to present day.

The area remains to this day, a mixture of industrial / commercial and residential land uses.

Relatively recent environmental assessment work has confirmed groundwater and soil vapour impacts from chlorinated hydrocarbons historically used within the DPA assessment area.

## 7 Site Reconnaissance and Interviews

Site inspections and interviews of key personnel were carried out relating to the proponent held land. Details are provided in the following sub-sections.

### 7.1 Interviews

In February 2020, LBWco personnel interviewed Mr Don Totino, Director of Festival City Wines & Spirits knowledgeable with respect to historic site developments. Information of note obtained from these interviews is summarised below:

- Mr Totino arrived in Australia in 1968 and settled in Adelaide in 1988, where he purchased property in Albert Park.
- Mr Totino is the Director of the companies Capri Cellars Pty Ltd and Torumare Pty Ltd, which owns various properties at 982-992 Port Road (LBWco refs: 2, 42, 86, 97,108) and 12 May Street (LBWco ref: 7, 22, 24, 30). The sites currently operate as a wholesaler with a showroom/commercial retail outlet and transport depot respectively. Mr Totino is also Director of the company DFJ Holdings Pty Ltd, which owns the property at 24-30 Murray Street (LBWco IDs 4, 9, 23, 26, 31, 40, 41, 53, 61, 74, 87, 98, 109)
- The land was formerly occupied by:
  - Vidale, which produced bulk margarine in the mid-1990s. The Vidale operations consisted of a tin shed, car yard and office.
  - C.H. Morrell Proprietary Limited, which operated as a sale yard for farming implements in the mid-1960s
  - Globe Products Limited operated as a caravan manufacturer in the 1960s, which potentially produced wheel rims.
- No known USTs or ASTs were present on the site.
- With the exception of 24-30 Murray Street, which was under investigation and site contamination audit by others, Mr Totino was not aware of any current or historical contamination or environmental harm associated with the site or nearby the site.

### 7.2 Site Reconnaissance

LBWco personnel undertook a reconnaissance of the site on 24-25 February 2020. Selected photographs along with information of note from the reconnaissance of both the proponent-held land and the balance land are presented in the following sections (7.2.1 and 7.2.2).

#### 7.2.1 Proponent-Held Land

The proponent-held land is concentrated in the central portion of the site bounded by Port Road, May Street, Grace Street and Murray Street. Specific locations are referenced via LBWco IDs presented on Figure 4 and listed on Figure 2A. Selected photographs from the reconnaissance as well as information of note are presented below:

- The site reconnaissance walkover was undertaken with LBWco personnel, Mr Totino and a member of the City of Charles Sturt Council.
- The land use was entirely commercial/industrial which consisted of large storage warehouses, show rooms/retail outlet, office space, car parking, distribution centres and a former vinegar plant.

- The land at LBWco ID 42 was occupied by the Festival City Wines and Spirits showroom/warehouse/café.
- The Murray Street side of the warehouse on LBWco ID 5 indicated the presence of a UST due to the suspected breather pipe noted.
- Groundwater and soil vapour wells were observed along Murray Street from previous environmental investigations by LWC (refer to Section 6.2.1).



**Photograph 1-** View of GW01 and SV13 on the verge along Murray Street.

- The industrial land at 12-23 Murray Street (LBWco ID 6) was used as a truck laydown area/distribution centre primarily consisting of a large, asphalt sealed hardstand area. Several patches of concrete pavement with circular, flush-mounted steel covers were evident in the central area of the hardstand, indicating subsurface infrastructure exists. Several USTs were suspected to be present beneath these concrete slabs. A rectangular section of steel plates adjacent to the suspected USTs, as shown in Photograph 2 below, may indicate an underground service pit for heavy vehicles or may have been a weighbridge.



**Photograph 2-** View of the large suspected service pit and UST.

- Warehouses at Lots 12 and 13 of 8-12 May Street (LBWco IDs 24 and 30, respectively) contained suspected underground service pits and a grease arrester. A suspected UST was evident at the eastern exterior of the warehouse (i.e. on the May Street side), as shown in

Photograph 3 below. The UST was disused. The former bowser pump location was evident nearby to the north, as a concrete plinth



**Photograph 3-** View of suspected grease arrestor with inspection cover.



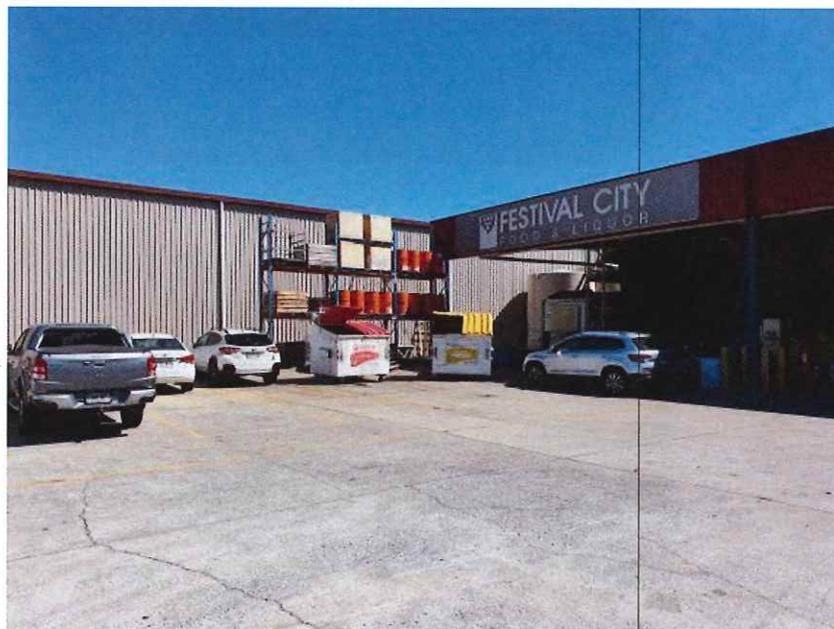
**Photograph 4-** View of the suspected UST with surface covers of the dip and fill points visible. Former bowser plinth is visible in the front right of the photo.

- Storage warehouses were present at 8-12 May Street (LBWco IDs 7, 22, 24 and 30). A suspected service pit was present within property ID 22. A suspected UST was evident at the eastern exterior of the warehouse (i.e. May Street side), as shown in photograph 5 below.



**Photograph 5-** View of the warehouse May Street entrance. The suspected UST was located to the left (south) of the roller door.

- Large warehouses on land at LBWco ID 24 and 30 contained suspected service pits and a grease arrester along with a suspected UST on the exterior of the warehouse on the May Street side.
- A transport depot was present as LBWco ID 86, 97 and 108 along May Street. LBWco ID 108 contained an elevated storage platform with twenty 44-gallon drums, labelled ethanol. There was no evidence of staining or releases to the sealed surface or nearby soil. The area consisted of a storage warehouses, truck bays/loading docks and a large open sealed surface.



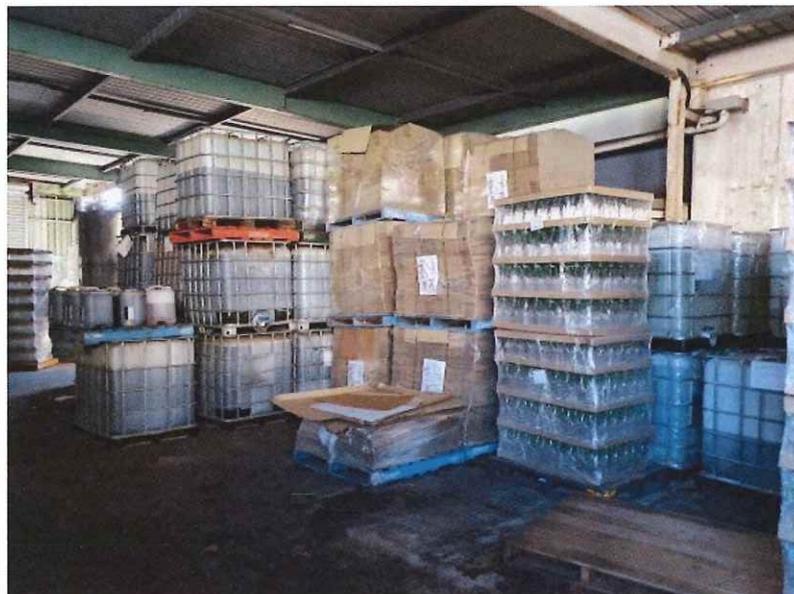
**Photograph 6-** View of the elevated storage of ethanol in 200 L steel drums, and concrete hardstand in the foreground.

- A former operating vinegar plant and storage warehousing occupied the majority of LBWco ID 13. The vinegar plant ceased producing vinegar on-site in the mid to late 2000s, shifting towards bottling bulk vinegar imported directly from Italy. The concrete surfaces beneath the bottling apparatus was heavily corroded in areas due to acetic acid release during operations, which also generated a significant vinegar odour.



**Photograph 7-** View of the vinegar plant storage tanks, pump and corroded concrete flooring.

- Land at LBWco ID 10, 73, 60 and 52 were occupied by warehouses storing alcohol, bulk food stuffs, bulk vinegar in 1,000 L cubic containers.



**Photograph 8-** View of stored vinegar, bulk food stuffs and liquids.

- No stored petroleum or diesel fuel was identified during the site reconnaissance.
- No evidence of spills, stained soils, or distressed vegetation was observed on any portion of the site.
- No PCAs were observed on adjacent properties near the proponent-held land through the course of the site reconnaissance.

**7.2.2 Balance Land**

The remaining land on the site separate from the proponent-held land shall be referred to as balance land. This constitutes the following areas:

- The north western portion of the site bounded by Port Road, Murray Street, Glynde Street and Malin Street.
- The western portion of the site bounded by Murray Street, Glynde Street, Osborne Street and Malin Street.
- The north eastern portion of the site bounded by Port Road, West Lakes Boulevard, Jervois Street and May Street.
- The south eastern portion of the site bounded by Jervois Street, West Lakes Boulevard and May Street.

Specific locations are referenced via LBWco IDs presented on Figure 4 and listed on Figure 2A. Selected photographs from the reconnaissance as well as information of note are presented below:

- Offsite, surrounding land about the DPA assessment area is largely residential to the immediate south and west. A cemetery occupies the majority of the to the north of the site across Port Road.
- On-site, a large portion of the land to the west of the site along Glynde and Murray Street is residential with some minor residential land occupying the southern central portion of the site on May Street.
- Several large allotments on the east of the site, adjacent to Port Road are commercial retail outlets, such as Spotlight, Tradelink, Eco Outdoor. They consist of large sheds/warehouses with customer car parking and office buildings.



**Photograph 9-** View looking north of the Spotlight building along May Street.



**Photograph 10-** View of the rear entrance to the blue Tradelink building along Jervis Street.

- A large portion of land along Jervis Street at LBWco ID 77 was utilised as a place of assembly for the Gateway Church.
- A Toyota service centre was observed at LBWco ID 36, which may be an auxiliary facility for CMI Portside Toyota (across Port Road).



**Photograph 11-** View of Toyota service centre between Spotlight and Tradelink on Port Road.

- An Isuzu dealership was observed at LBWco IDs 69-71 along Port Road, with a site office and carparking. A vacant lot at LBWco ID 82 may have been used for parking Isuzu vehicles.



**Photograph 12-** View southeast along Port Road of the Isuzu dealership.

- A vehicle service centre, City Radiators was located at LBWco ID 68. The land contained rear sealed carparking for customers and a workshop.



**Photograph 13-** View of City Radiators along Port Road.

- Two current businesses were located between proponent-held land along the eastern side of Murray Street, including Frontline Car Sales at LBWco ID 18-19 and SA Aluminium Windows & Doors at LBWco ID 20. Workshops and sealed customer carparking were at both locations.



**Photograph 14-** View of Frontline Car Sales along Murray Street.

- Several businesses were located along the western side of Murray Street, including Eddie's Tooling Service, Devil Race Karts and Switch Electronics. These consisted of sheds/workshops and sealed customer parking.
- Coast to Coast Services Pty Ltd is located on a large piece of land bounded by Osborne Street, Murray Street and Glynde Street. The land use is commercial, with large warehouses, sealed surfaces and truck docks/loading bays.



**Photograph 15-** View of the southern portion of Coast to Coast Services Pty Ltd.

- No fuel or chemical storage was identified during the site reconnaissance.
- No evidence of spills, stained soils, or distressed vegetation was observed on any portion of the site.
- No PCAs were observed on adjacent properties near the site.

## 8 Summary of PCAs

A summary of the PCAs identified to have taken place within the DPA assessment area is provided in Table 2. Other activities that are not prescribed PCAs have been excluded from this preliminary stage of assessment. Refer to Appendix B for a full list of the properties within the DPA assessment area and their PCA status.

Based upon the desktop assessment, a discussion of PCAs has been formulated for the identified PCAs to consider potential contaminated media within the assessment area and possible exposure pathways and risks to receptors. Refer to Table 2.

The following document categorises PCAs into Class 1 (highest potential risk) to Class 3 (lowest potential risk):

- State Planning Commission, 2019. *Practice Direction x. Site Contamination Assessment* (Draft for Consultation, dated 1 October 2019).

The potential risk and/or liability for future land use specified in Table 2 for each of the identified PCAs has been based on the classifications set out in the above document.

Please also refer to Figures 5 and 6 in Appendix A.

Figure 5 shows the land parcels that have been subject to a PCA either historically or currently.

Figure 6 shows the PCA risk classifications of each of the above. Where a site has been subject to more than one PCA with different risk classifications, the highest classification has been shown on Figure 6.

### Key for Table 2

- Y – Impacts to media/receptors known or likely
- U – Impacts to media/receptors unlikely, but cannot be precluded
- N – PCA not anticipated to affect media/receptor

**Table 2 Qualitative Assessment of Site Contamination Risk from PCAs**

LBWco Ref	PCA	Chemical substances of interest	Likely location	Relevant Onsite Media			Potential Onsite Receptors			Class 1, 2 or 3 as per State Planning Commission Draft Document (Potential risk and/or liability for future land use)
				Soil	Soil Vapour	Groundwater	Humans	Ecosystems	Built Environment	
2, 18, 19, 21, 38, 47, 67, 86, 97, 108	Metal processing, smelting, refining or metallurgical works	Various including: TRH, BTEX, PAH, solvents, metals,	982-986 Port Road, 13 Murray St & 19 Murray St (Morrell Pty Ltd CH Metal Merchants & Smelters) 974-976 Port Rd (Finecast Aluminium)	Y	Y	Y	Y	U	Y	<b>Class 1</b> This PCA has been carried out over a number of years at the site. In the event that leaks of stored chemicals, or releases during processing or waste disposal have occurred, there is potential that shallow soils, groundwater or soil vapour may have been impacted.
3, 4, 8, 9, 23, 26, 29, 31, 32, 33, 34, 36, 39, 40, 41, 45, 48, 53, 61, 74, 80, 81, 87, 96, 98, 107, 109	Metal forging	Various including: TRH, BTEX, PAH, solvents, metals,	24-30 Murray Street (Gadsden) 20 Jervois Street (KGF Precision Grinding) 30 Jervois Street, 16 Murray Street & 24-30 Murray Street (Gadsden) Jervois Street (FEV Pressed Metal) 952 Port Road (Galvasteel and Air Command Australia) 954-956 Port Road (V & F Pressed Metal Co, F&N Pressed Metal) 966-970 Port Road (Furnace & Combustion Engineers, Lakeside Engineering) 978-980 Port Rd (Altubes Steel Tube Fabrication) 21 Glyde St (Harvey WC Tinsmiths)	Y	Y	Y	Y	U	Y	<b>Class 2</b> This PCA has been carried out over a number of years at the site. In the event that leaks of stored chemicals, or releases during processing or waste disposal have occurred, there is potential that shallow soils groundwater or soil vapour may have been impacted. The northern extent of the Gadsden site at 24-30 Murray Street is known to be a source of groundwater and soil vapour impacts of chlorinated hydrocarbons. Underlying groundwater is known to be impacted and elevated concentrations of chlorinated hydrocarbons as soil vapour have been identified.

LBWco Ref	PCA	Chemical substances of interest	Likely location	Relevant Onsite Media			Potential Onsite Receptors			Class 1, 2 or 3 as per State Planning Commission Draft Document (Potential risk and/or liability for future land use)
				Soil	Soil Vapour	Groundwater	Humans	Ecosystems	Built Environment	
3, 4, 9, 20, 23, 26, 29, 31, 34, 39, 40, 41, 48, 53, 61, 74, 80, 87, 96, 98, 107, 109	Metal coating, finishing or spray painting	Various including: Volatile organic chemicals (VOC) including chlorinated hydrocarbons, solvents, TRH, BTEX, metals, per-fluoralkyl substances (PFAS)	954-956 Port Rd (V & F Pressed Metal Co, F&N Pressed Metal) 966-970 Port Road (Furnace & Combustion Engineers, Lakeside Engineering) Jervois Street (FEV Pressed Metal) 30 Jervois Street, 16 Murray Street & 24-30 Murray Street (Gadsden) 17 Murray Street (SA Aluminium Windows & Doors)	Y	Y	Y	Y	U	Y	<b>Class 1</b> This PCA has been carried out over a number of years at the site. Spray painting or finishing has the potential for site contamination during both application and storage. Paint thinners and other chemicals required to treat and clean metal prior to painting can cause contamination. Volatile chemicals pose particular risk of vapour contamination that can enter indoor air. The northern extent of the Gadsden site at 24-30 Murray Street is known to be a source of groundwater and soil vapour impacts of chlorinated hydrocarbons. Underlying groundwater is known to be impacted and elevated concentrations of chlorinated hydrocarbons as soil vapour have been identified.
7, 22, 24, 30, 68, 82, 111	Motor vehicle manufacture	Various including: Heavy metals, TRH, BTEX, PAH, VOCs including chlorinated hydrocarbons	8-12 May Street (Adelaide Motors Ltd) 996 Port Rd (City Radiators) 1004 Port Rd (Beale Instruments) 18 Murray St (Eddie's Tooling Service)	Y	Y	Y	Y	U	Y	<b>Class 1</b> If releases of chlorinated hydrocarbons have occurred, there is potential for shallow soils, underlying groundwater and soil vapour to be affected. If contamination is present in shallow soils, there may be a risk to future site users via direct contact, incidental ingestion, and dust inhalation of contaminated soils.
11, 36, 76, 85, 91, 95	Vehicle Repair or Maintenance	Various including: TRH, BTEX, heavy metals, PAH, VOCs including chlorinated hydrocarbons.	6 Jervois Street (Oldfields Bakery) 972 Port Road (Toyota Service Centre) 14 Jervois Street (Crash Repair)	Y	Y	Y	Y	U	Y	<b>Class 2</b> There is a high likelihood of the use and storage of fuels, oils and solvents associated with this land use. If significant loss of fuel containment has occurred, there is potential for shallow soils, underlying groundwater and soil vapour to be affected.

LBWco Ref	PCA	Chemical substances of interest	Likely location	Relevant Onsite Media						Potential Onsite Receptors	Class 1, 2 or 3 as per State Planning Commission Draft Document (Potential risk and/or liability for future land use)
				Soil	Soil Vapour	Groundwater	Humans	Ecosystems	Built Environment		
6, 7, 22, 24, 30, 43, 62, 86, 97, 108	Transport Depot	Various including: TRH, BTEX, heavy metals, PAH, VOCs including chlorinated hydrocarbons.	12-23 Murray Street 25 Murray Street 8-12 May Street (Finemore's Express) 962-964 Port Rd (Bull's Transport)	Y	Y	Y	Y	U	Y	<p><b>Class 2</b></p> <p>This PCA has been carried out over a number of years at the site. There is a high likelihood of above and / or below ground fuel storage to have historically taken place on these parts of the site. The presence of underground storage tanks (USTs) to still be present cannot be discounted.</p> <p>If significant loss of fuel containment has occurred in the past, there is potential for the underlying groundwater and soil vapour to be affected.</p>	
36	Fertiliser manufacture	Various including: Acids (nitric and phosphoric), alkalis (ammonium hydroxide), potassium compounds, nitrogen compounds, PAHs, heavy metals (from sewage sludge), bacteria.	972 Port Rd (Leggo AV & Co)	Y	N	Y	Y	U	U	<p><b>Class 1</b></p> <p>Historical records of fertiliser manufacturing on one part of the site exist (1955 and 1965). The exact nature and scale of the operations are unknown.</p> <p>Acids have the potential to attack below ground infrastructure such as concrete or service conduits.</p> <p>The possibility of disposal of waste / by products to ground cannot be discounted.</p>	
36	Scrap metal recovery	Various including: Heavy metals, TRH, PAH, chlorinated hydrocarbons	972 Port Rd (Ace Auto Wreckers)	Y	Y	Y	Y	U	Y	<p><b>Class 2</b></p> <p>Potential for leaks and spills of fuels and oils from vehicles. Also potential for releases of chlorinated hydrocarbons from storage / usage of these chemicals for cleaning / restoring parts. Potential for acid impacts and heavy metals in shallow soils from battery storage / leakage.</p> <p>Impacts expected to shallow soils. Groundwater and soil vapour impacts cannot be discounted in the event that a significant volume was released</p>	

LBWco Ref	PCA	Chemical substances of interest	Likely location	Relevant Onsite Media			Potential Onsite Receptors			Class 1, 2 or 3 as per State Planning Commission Draft Document (Potential risk and/or liability for future land use)
				Soil	Soil Vapour	Groundwater	Humans	Ecosystems	Built Environment	
52, 60, 73, 75	Furniture restoration	Various including: TRH, BTEX, phenols, VOCs, acids.	988-990 Port Rd (Smith A Ltd French Polishers) 9 May St (Mooney BW French Polishers)	Y	U	U	Y	U	U	<p><b>Class 2</b></p> <p>There is potential that various wood preserving chemicals such as creosotes and varnishes were used on the site. If this was the case, there is potential for shallow soil impacts. Volumes are unlikely to have been significant enough to have impacted groundwater and soil vapour although this cannot be discounted based on current information.</p>
67	Foundry / metal processing	Various including: Heavy metals, cyanides, phosphates, sulphates, sulphides, TRH, BTEX, PAHs, asbestos, PCBs, VOCs.	974-976 Port Rd (Finecast Aluminium)	Y	U	U	Y	U	Y	<p><b>Class 1 (High)</b></p> <p>The exact nature and scale of operations is unknown.</p> <p>There is potential for shallow soils to be impacted with the listed COIs. Significant releases are considered to be unlikely but cannot be discounted based on available data.</p>
68	Paint manufacture	Various including: Heavy metals, asbestos, TRH, BTEX, VOCs, plasticisers (phthalates and esters), acids, ammonia	996 Port Rd (Brolite)	Y	Y	Y	Y	U	Y	<p><b>Class 1</b></p> <p>If releases of chlorinated hydrocarbons or other VOCs have occurred, or larger scale releases of petroleum hydrocarbons, there is potential for underlying groundwater and soil vapour to be affected.</p> <p>If contamination is present in shallow soils, there may be a risk to future site users via direct contact, incidental ingestion, and dust inhalation of contaminated soils.</p>

LBWco Ref	PCA	Chemical substances of interest	Likely location	Relevant Onsite Media		Potential Onsite Receptors			Class 1, 2 or 3 as per State Planning Commission Draft Document (Potential risk and/or liability for future land use)	
				Soil	Soil Vapour	Groundwater	Humans	Ecosystems		Built Environment
3, 80	Iron or steel works	Various including: Heavy metals, cyanides, phosphates, sulphates, sulphides, TRH, BTEX, PAHs, asbestos, PCBs, VOCs.	966-970 Port Road & 30 Jervois St (Furnace & Combustion Engineers, Lakeside Engineering)	Y	U	U	Y	U	Y	<b>Class 1</b> The exact nature and scale of operations is unknown. There is potential for shallow soils to be impacted with the listed COIs. Significant releases are considered to be unlikely but cannot be discounted based on available data.
6, 7, 13, 10, 11, 13, 22, 24, 30, 76, 85, 91, 108	Storage of 500 L or more of a Listed Substance	Petroleum hydrocarbons, ethanol and acidic solutions	992 Port Road (suspected breather pipe noted) 6 Jervois Street (Oldfields Bakery) 8-12 May Street (2x USTs noted on site walkover) 992 Port Road (acidic solution storage) 982-986 Port Road (ethanol drums noted on site walkover) 21-23 Murray Street	Y	Y	Y	Y	U	Y	<b>Class 1</b> If releases of petroleum hydrocarbons or other stored chemicals have occurred, there is potential for underlying groundwater and soil vapour to be affected. If contamination is present in shallow soils, there may be a risk to future site users via direct contact, incidental ingestion, and dust inhalation of contaminated soils.

## 9 Conclusions and Recommendations

LBWco was commissioned by Jensen Plus to undertake a preliminary environmental assessment (PEA) of an area of land comprising 118 separate addresses in the suburb of Albert Park, South Australia.

Jensen Plus is providing services to the City of Charles Sturt (CCS) to undertake assessments and prepare a Development Plan Amendment (DPA) to rezone the land.

CCS required that a broad assessment of contamination issues is carried out to inform future constraints or otherwise on the location of public open space, under-croft parking, sensitive land uses and development plan / planning and design code policy.

The DPA assessment area comprises approximately 12.3 hectares of mixed-use land (commercial, industrial and residential).

The PEA was carried out to achieve the following objectives:

- Assess the current and historical land uses that have occurred within the assessment area to identify properties that have or may have been subject to a potentially contaminating activity (PCA)
- Provide a qualitative assessment of risk with respect to the likelihood that land uses could have caused site contamination
- Provide recommendations regarding which properties may require intrusive investigations and potentially remediation to make the land suitable for the range of land uses contemplated within the DPA.

Our conclusions are as follows:

- The majority of the assessment area included commercial / industrial land uses with PCAs inferred to have occurred at 65 of the 118 land parcels within the assessment area
- The investigation identified or inferred that 55 land parcels were subject to a Class 1 PCA and some of these were subject to multiple PCAs. 10 land parcels were identified or inferred to be have been subject to a Class 2 PCA only. No Class 3 PCAs were identified within the study area.
- The PCAs inferred to have taken place within parts of the DPA assessment area were as follows:
  - Metal processing, smelting, refining or metallurgical works
  - Metal forging / coating, finishing or spray painting
  - Motor vehicle manufacture
  - Motor vehicle repair or maintenance
  - Transport Depot
  - Fertiliser manufacture
  - Scrap metal recovery
  - Furniture restoration
  - Foundry / metal processing

- Paint manufacture
  - Iron or steel works
  - Storage of listed substances at volumes of greater than 500 L.
- With the exception of 24-30 Murray Street in the western portion of the area (LBWco IDs: 4, 9, 23, 26, 31, 40, 41, 53, 61, 74, 87, 98, 109), the contamination status of the DPA assessment area is unknown.
  - A relatively large proportion of the DPA assessment area has been subject to Class 1 and/or 2 PCAs, indicating a generally high risk posed by site contamination for the types of redevelopment contemplated for the re-zoning.
  - Areas where no PCAs have been recorded are more likely to be suitable for sensitive land uses relatively to sites directly subject to a PCA, but it is important to recognise that migration of contamination in the environment can pose risks to properties offsite relative to the source of contamination. Therefore, impacts to groundwater and soil vapour beneath these sites however cannot be discounted due to their proximity to known PCA sites.
  - Pending the results of ongoing assessments on behalf of the proponent, remediation of 24-30 Murray Street will be needed to make the site suitable for sensitive land use and remediation may be necessary to make the northern part of the site suitable for commercial land use.
  - EPA investigations into soil vapour impacts from 24-30 Murray Street have identified soil vapour across a significant portion of the western area of the DPA assessment area, including beneath both commercial and residential properties. EPA investigations are currently ongoing. Once complete, potential vapour risk to properties on this part of the site will be better understood and will help to define any future intrusive investigation scope and potential remediation needs to make sites suitable for their current use or to support change in land use.
  - Changing the land use of the existing industrial land to more sensitive land uses will require more comprehensive investigation and possibly remediation work. Site contamination audits will be required. Re-zoning of the land will likely need to precede such detailed site investigations and audits to give confidence to proponents of development that sensitive land uses are permitted and worthwhile pursuing via the detailed environmental investigations. However, the largely unknown contamination status of the DPA poses risks for regulators in contemplating re-zoning of land where it may not be viable due to site contamination risk.
  - Consideration should be given to identifying the areas within the DPA assessment area that appear to be of best fit for sensitive land uses from a planning and community perspective, then undertaking a preliminary investigation of site contamination status at a local area level for these best fit areas. The preliminary investigation may provide sufficient confidence for decision makers within the DPA assessment process to elect to proceed, if low risk is evident, or to require more detailed investigations of site contamination if higher risk is evident.

The information provided in this report is subject to the limitations expressed in Section 10. The reader should make themselves aware of the limitations and how they relate to the conclusions provided.

## 10 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 Jensen Plus and LBW co (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 Jensen Plus 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.

### Environmental Conclusions

In accordance with the scope of services, LBWco has relied upon the data and has conducted environmental field monitoring and/or testing in the preparation of the report. The nature and extent of monitoring and/or testing conducted is described in the report.

On all sites, varying degrees of non-uniformity of the vertical and horizontal soil or groundwater conditions are encountered. Hence no monitoring, common testing or sampling technique can eliminate the possibility that monitoring or testing results/samples are not totally representative of soil and/or groundwater conditions encountered. The conclusions are based upon the data and the environmental field monitoring and/or testing and are therefore merely indicative of the environmental condition of the site at the time of preparing the report, including the presence or otherwise of contaminants or emissions.

Also, it should be recognised that site conditions, including the extent and concentration of contaminants, can change with time.

Within the limitations imposed by the scope of services, the monitoring, testing, sampling 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 Jensen Plus

The report has been prepared for the benefit of Jensen Plus 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**  
Assessment Area

Development Plan Amendment  
Albert Park  
For  
Jensen Plus

**LEGEND**  
 Assessment area boundary

SCALE @ A3: 1:2500



PROJECTION: GDA1994 MGA Zone 54



Job No.	201162		
Drawing No.	LBW-001-F0001-Rev0.qgs		
Drawn	KB	Rev.	0
Checked	JB	Date	24/04/2020



**FIGURE 2**  
Properties within Assessment Area

**Development Plan Amendment**  
**Albert Park**  
For  
**Jensen Plus**

**LEGEND**  
 Parcel boundary with LBWco ID  
 Assessment area boundary

**SCALE @ A3: 1:2500**  
 0      50      100      150 m  
 PROJECTION: GDA1994 MGA Zone 54



Job No.	201162		
Drawing No.	LBW-001-F0002-Rev0.qgs		
Drawn	KB	Rev.	0
Checked	JB	Date	24/04/2020

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LBWco ID	Owners	Property Address	Legal Description	Valuation Number
1	Ms S Mashel	1/14 Murray Street Albert Park SA 5014	Lot 1 CP 22552 Val 5929 Fol 325	2527191084
2	Capri Celas Pty Ltd	982-986 Port Road Albert Park SA 5014	Lot 1 DP 2451 Val 5163 Fol 658	2527175009
3	F F & M B Zampese Nominees Pty Ltd	964-970 Port Road Albert Park SA 5014	Lot 1 DP 52007 Val 6137 Fol 663	2527171008
4	DFJ Holdings Pty Ltd	24-30 Murray Street Albert Park SA 5014	Lot 1 FP 108085 Val 5957 Fol 139	2527189056
5	Tourame Pty Ltd	992 Port Road Albert Park SA 5014	Lot 1 FP 121362 Val 5220 Fol 814	2527177004
6	Capri Celas Pty Ltd	21-23 Murray Street Albert Park SA 5014	Lot 1 FP 2844 Val 5912 Fol 237	2527199000
7	Capri Celas Pty Ltd	8-12 May Street Albert Park SA 5014	Lot 10 DP 2451 Val 5662 Fol 980	2527205001
8	Lafuna Property Fund Pty Ltd	952 Port Road Albert Park SA 5014	Lot 10 DP 833 Val 6137 Fol 542	2527148001
9	DFJ Holdings Pty Ltd	24-30 Murray Street Albert Park SA 5014	Lot 10 DP 108085 Val 5957 Fol 140	2527189056
10	Tourame Pty Ltd	992 Port Road Albert Park SA 5014	Lot 100 DP 628 Val 5708 Fol 180	2527177004
11	Galwey Baptist Church & Community Centre Inc	6 Jarvis Street Albert Park SA 5014	Lot 1001 FP 31226 Val 5808 Fol 726	2527221001
12	Ms J M Campbell	9 Glyde Street Albert Park SA 5014	Lot 101 DP 122735 Val 6231 Fol 743	2527367019
13	Tourame Pty Ltd	992 Port Road Albert Park SA 5014	Lot 101 DP 628 Val 5708 Fol 180	2527177004
14	Mr C K Marfisi & Ms D G Marfisi	13 May Street Albert Park SA 5014	Lot 101 DP 95229 Val 6151 Fol 395	2527207015
15	Ms J M Campbell	11 Malin Street Albert Park SA 5014	Lot 102 DP 122735 Val 6231 Fol 744	2527367115
16	Marvin Properties Pty Ltd	13 May Street Albert Park SA 5014	Lot 102 DP 628 Val 5694 Fol 263	2527198227
17	Mr S Rimando & Ms A Skatona	13A May Street Albert Park SA 5014	Lot 102 DP 95229 Val 6151 Fol 396	2527207103
18	Mr D V Scofi & Mr J A Scofi	13A May Street Albert Park SA 5014	Lot 103 DP 628 Val 5693 Fol 819	2527198420010
19	Mr D V Scofi & Mr J A Scofi	13 Murray Street Albert Park SA 5014	Lot 104 DP 628 Val 5693 Fol 820	2527198420010
20	Dichiera Super Fund Pty Ltd	17 Murray Street Albert Park SA 5014	Lot 105 DP 628 Val 5537 Fol 434	2527198809
21	Dichiera Super Fund Pty Ltd	19 Murray Street Albert Park SA 5014	Lot 106 DP 628 Val 5536 Fol 750	2527198905
22	Capri Celas Pty Ltd	8-12 May Street Albert Park SA 5014	Lot 11 DP 2451 Val 5662 Fol 979	2527205001
23	DFJ Holdings Pty Ltd	24-30 Murray Street Albert Park SA 5014	Lot 11 FP 108085 Val 5957 Fol 140	2527189056
24	Capri Celas Pty Ltd	8-12 May Street Albert Park SA 5014	Lot 12 DP 2451 Val 5662 Fol 979	2527205001
25	Mr J C Malthews	2 Murray Street Albert Park SA 5014	Lot 12 FP 107461 Val 5185 Fol 999	2527197005
26	DFJ Holdings Pty Ltd	24-30 Murray Street Albert Park SA 5014	Lot 12 FP 108085 Val 5957 Fol 507	2527189056
27	Opal Essence Pty Ltd	958-960 Port Road Albert Park SA 5014	Lot 124 DP 4004 Val 5368 Fol 773	2527170101
28	Opal Essence Pty Ltd	958-960 Port Road Albert Park SA 5014	Lot 125 DP 4004 Val 5368 Fol 721	2527170101
29	Lafuna Property Fund Pty Ltd	954-956 Port Road Albert Park SA 5014	Lot 126 DP 4004 Val 6137 Fol 539	2527149004
30	Capri Celas Pty Ltd	8-12 May Street Albert Park SA 5014	Lot 13 DP 2451 Val 5662 Fol 979	2527205001
31	DFJ Holdings Pty Ltd	24-30 Murray Street Albert Park SA 5014	Lot 13 FP 108085 Val 5957 Fol 507	2527189056
32	Mr B R N Manuel & Ms D M Manuel	20 Jarvis Street Albert Park SA 5014	Lot 130 DP 4004 Val 5711 Fol 112	2527213802
33	Mr B R N Manuel & Ms D M Manuel	20 Jarvis Street Albert Park SA 5014	Lot 131 DP 4004 Val 5717 Fol 987	2527213802
34	Lafuna Property Fund Pty Ltd	Jarvis Street Albert Park SA 5014	Lot 132 DP 4004 Val 6137 Fol 541	2527214004
35	Ms M A Caruana & Mr C V Caruana	14 May Street Albert Park SA 5014	Lot 14 DP 2451 Val 5632 Fol 901	2527204009
36	Zampese Holdings Pty Ltd	972 Port Road Albert Park SA 5014	Lot 17 DP 833 Val 5677 Fol 585	2527172000
37	Ms S E Bowle	2/14 Murray Street Albert Park SA 5014	Lot 2 CP 22552 Val 5929 Fol 326	2527191180
38	Capri Celas Pty Ltd	982-986 Port Road Albert Park SA 5014	Lot 2 DP 2451 Val 5163 Fol 658	2527175009
39	F F & M B Zampese Nominees Pty Ltd	30 Jarvis Street Albert Park SA 5014	Lot 2 DP 52007 Val 5709 Fol 137	2527210003
40	DFJ Holdings Pty Ltd	24-30 Murray Street Albert Park SA 5014	Lot 2 FP 108082 Val 5957 Fol 397	2527189056
41	DFJ Holdings Pty Ltd	24-30 Murray Street Albert Park SA 5014	Lot 2 FP 108085 Val 5957 Fol 139	2527189056
42	Tourame Pty Ltd	992 Port Road Albert Park SA 5014	Lot 2 FP 121362 Val 5220 Fol 814	2527177004
43	No 2 Murray Street Pty Ltd	25 Murray Street Albert Park SA 5014	Lot 2 FP 2844 Val 5912 Fol 238	2527200008
44	Mr P J Finn, Ms C D Finn, Mr S D Finn	998-1000 Port Road Albert Park SA 5014	Lot 22 FP 108092 Val 5191 Fol 485	2527178904
45	Lafuna Property Fund Pty Ltd	952 Port Road Albert Park SA 5014	Lot 25 DP 833 Val 6137 Fol 542	2527148001
46	Mr J E Bush & Ms B O Bush	3/14 Murray Street Albert Park SA 5014	Lot 3 CP 22552 Val 5929 Fol 327	2527191287
47	Capri Celas Pty Ltd	982-986 Port Road Albert Park SA 5014	Lot 3 DP 2451 Val 5163 Fol 658	2527175009
48	DFJ Holdings Pty Ltd	24-30 Murray Street Albert Park SA 5014	Lot 3 FP 108085 Val 5957 Fol 139	2527189056
49	Ms A Relios & AEG 3 Generation Pty Ltd	7 Glyde Street Albert Park SA 5014	Lot 31 DP 65133 Val 5924 Fol 70	2527188045
50	Ms J A Nichols	10 Malin Street Albert Park SA 5014	Lot 32 DP 65133 Val 5924 Fol 71	2527188299
51	Ms S Mashel	1/14 Murray Street Albert Park SA 5014	Lot 4 CP 22552 Val 5929 Fol 325	2527191084
52	Capri Celas Pty Ltd	988-990 Port Road Albert Park SA 5014	Lot 4 DP 2451 Val 5232 Fol 676	2527176001
53	DFJ Holdings Pty Ltd	24-30 Murray Street Albert Park SA 5014	Lot 4 FP 108085 Val 5957 Fol 139	2527189056
54	Mr A P Caruana & Ms P M Caruana	1 Grace Street Albert Park SA 5014	Lot 41 DP 28806 Val 5313 Fol 959	2527202054
55	Mr A P Caruana & Ms P M Caruana	16 May Street Albert Park SA 5014	Lot 42 DP 28806 Val 5405 Fol 663	2527202150
56	Estate Of D B Godfrey	18 May Street Albert Park SA 5014	Lot 43 DP 28806 Val 5085 Fol 512	252720210*
57	Trevjey Super Pty Ltd	4-6 Murray Street Albert Park SA 5014	Lot 45 FP 118327 Val 5978 Fol 89	2527195018
58	Trevjey Super Pty Ltd	4-6 Murray Street Albert Park SA 5014	Lot 46 FP 118328 Val 5978 Fol 90	2527195018
59	Ms S E Bowle	2/14 Murray Street Albert Park SA 5014	Lot 5 CP 22552 Val 5929 Fol 326	2527191180
60	Capri Celas Pty Ltd	988-990 Port Road Albert Park SA 5014	Lot 5 DP 2451 Val 5232 Fol 668	2527176001
61	DFJ Holdings Pty Ltd	24-30 Murray Street Albert Park SA 5014	Lot 5 FP 108085 Val 5957 Fol 139	2527189056
62	Opal Essence Pty Ltd	962-964 Port Road Albert Park SA 5014	Lot 51 DP 83300 Val 6047 Fol 575	2527170523
63	Mr J M Slater & Ms A S Crabb	5 Glyde Street Albert Park SA 5014	Lot 52 FP 118334 Val 5553 Fol 286	252718700*
64	Opal Essence Pty Ltd & Mr A M Pettinau	978-980 Port Road Albert Park SA 5014	Lot 52 FP 17473 Val 6167 Fol 911	2527174006
65	Mr G Louilo	3 Glyde Street Albert Park SA 5014	Lot 53 FP 118335 Val 5553 Fol 431	252718620*
66	Capcam Pty Ltd	1 Glyde Street Albert Park SA 5014	Lot 54 FP 118336 Val 5728 Fol 469	2527186015
67	Mr M A Calabro	974-976 Port Road Albert Park SA 5014	Lot 54 FP 17473 Val 5989 Fol 969	252717310*
68	Joki Pty Ltd	996 Port Road Albert Park SA 5014	Lot 55 FP 118337 Val 6085 Fol 49	2527178007
69	Capcam Pty Ltd	1010 Port Road Albert Park SA 5014	Lot 56 FP 118338 Val 5528 Fol 108	2527185004
70	Capcam Pty Ltd	1006-1008 Port Road Albert Park SA 5014	Lot 57 FP 118339 Val 5528 Fol 107	2527184001
71	Capcam Pty Ltd	1006-1008 Port Road Albert Park SA 5014	Lot 58 FP 118340 Val 5728 Fol 468	2527184001
72	City Of Charles Sturt	Port Road Albert Park SA 5014	Lot 59 FP 118341 Val 5750 Fol 672	2527177506

LBWco ID	Owners	Property Address	Legal Description	Valuation Number
73	Capri Celas Pty Ltd	988-990 Port Road Albert Park SA 5014	Lot 6 DP 2451 Val 5232 Fol 668	2527176001
74	DFJ Holdings Pty Ltd	24-30 Murray Street Albert Park SA 5014	Lot 6 FP 108085 Val 5957 Fol 141	2527189056
75	Ms L Jolly	9 May Street Albert Park SA 5014	Lot 40 FP 118242 Val 5343 Fol 743	2527209002
76	Galwey Baptist Church & Community Centre Inc	6 Jarvis Street Albert Park SA 5014	Lot 61 FP 118243 Val 5548 Fol 527	2527221001
77	Galwey Baptist Church & Community Centre Inc	6 Jarvis Street Albert Park SA 5014	Lot 62 FP 118244 Val 5548 Fol 827	2527221001
78	Galwey Baptist Church & Community Centre Inc	6 Jarvis Street Albert Park SA 5014	Lot 63 FP 118245 Val 5718 Fol 662	2527221001
79	Galwey Baptist Church & Community Centre Inc	6 Jarvis Street Albert Park SA 5014	Lot 64 FP 118246 Val 5728 Fol 720	2527221001
80	F F & M B Zampese Nominees Pty Ltd	30 Jarvis Street Albert Park SA 5014	Lot 66 FP 118248 Val 5989 Fol 971	2527210003
81	Opal Essence Pty Ltd & Mr A M Pettinau	978-980 Port Road Albert Park SA 5014	Lot 67 FP 118249 Val 5989 Fol 970	2527174006
82	Capcam Pty Ltd	1004 Port Road Albert Park SA 5014	Lot 68 DP 628 Val 6118 Fol 417	2527182006
83	Commissioner of Highways	12 West Lakes Boulevard Albert Park SA 5014	Lot 68 FP 118250 Val 5803 Fol 196	2527217002
84	Capcam Pty Ltd	1002 Port Road Albert Park SA 5014	Lot 69 DP 628 Val 5181 Fol 415	2527181003
85	Galwey Baptist Church & Community Centre Inc	6 Jarvis Street Albert Park SA 5014	Lot 69 FP 118251 Val 5711 Fol 508	2527221001
86	Capri Celas Pty Ltd	982-986 Port Road Albert Park SA 5014	Lot 7 DP 2451 Val 5163 Fol 659	2527175009
87	DFJ Holdings Pty Ltd	24-30 Murray Street Albert Park SA 5014	Lot 7 FP 108085 Val 5957 Fol 141	2527189056
88	Commissioner of Highways	6 West Lakes Boulevard Albert Park SA 5014	Lot 70 FP 118252 Val 5801 Fol 549	2527220009
89	Commissioner of Highways	8 West Lakes Boulevard Albert Park SA 5014	Lot 71 FP 118253 Val 5805 Fol 534	2527219008
90	Commissioner of Highways	10 West Lakes Boulevard Albert Park SA 5014	Lot 72 FP 118254 Val 5864 Fol 371	2527218005
91	Galwey Baptist Church & Community Centre Inc	6 Jarvis Street Albert Park SA 5014	Lot 73 FP 118255 Val 5722 Fol 187	2527221001
92	Commissioner of Highways	950 Port Road Albert Park SA 5014	Lot 74 FP 118256 Val 5808 Fol 449	2527167009
93	Mr G J Dolphin & Ms R A Dolphin	11 May Street Albert Park SA 5014	Lot 741 DP 69112 Val 5954 Fol 669	2527208018
94	Mr R P Abraham & Ms B Roy	11A May Street Albert Park SA 5014	Lot 742 DP 69112 Val 5954 Fol 670	2527221802
95	Commissioner of Highways	14 Jarvis Street Albert Park SA 5014	Lot 75 FP 118257 Val 5802 Fol 323	2527215007
96	Lafuna Property Fund Pty Ltd	954-956 Port Road Albert Park SA 5014	Lot 76 FP 118258 Val 6137 Fol 540	2527149004
97	Capri Celas Pty Ltd	982-986 Port Road Albert Park SA 5014	Lot 8 DP 2451 Val 5163 Fol 659	2527175009
98	DFJ Holdings Pty Ltd	24-30 Murray Street Albert Park SA 5014	Lot 8 FP 108085 Val 5957 Fol 141	2527189056
99	Mr M Tamshewsky	11 Glyde Street Albert Park SA 5014	Lot 80 DP 628 Val 5251 Fol 385	2527348003
100	A Venuvad & H Narayana	8 Murray Street Albert Park SA 5014	Lot 81 DP 628 Val 5445 Fol 236	2527194007
101	Ms A E Hall	13 Glyde Street Albert Park SA 5014	Lot 82 DP 628 Val 5250 Fol 984	2527369006
102	Mr A P Briater	10 Murray Street Albert Park SA 5014	Lot 83 DP 628 Val 5711 Fol 593	2527193004
103	Mr S J Siffing	15 Glyde Street Albert Park SA 5014	Lot 84 DP 628 Val 5287 Fol 587	2527370007
104	Ms S C Tsamaldis	12 Murray Street Albert Park SA 5014	Lot 85 DP 628 Val 5272 Fol 404	2527192001
105	Mr M P Hill & M F Hill	17 Glyde Street Albert Park SA 5014	Lot 86 DP 628 Val 5743 Fol 950	252737100*
106	Mr D R Morgan & Ms M C Morgan	19 Glyde Street Albert Park SA 5014	Lot 88 DP 628 Val 5743 Fol 951	2527372002
107	Mr R F Brennan & Ms M Brennan	16 Murray Street Albert Park SA 5014	Lot 89 DP 628 Val 6118 Fol 833	2527190006
108	Capri Celas Pty Ltd	982-986 Port Road Albert Park SA 5014	Lot 9 DP 2451 Val 5163 Fol 659	2527175009
109	DFJ Holdings Pty Ltd	24-30 Murray Street Albert Park SA 5014	Lot 9 FP 108085 Val 5957 Fol 141	2527189056
110	Ms A M Daniel	21 Glyde Street Albert Park SA 5014	Lot 90 DP 628 Val 5254 Fol 949	2527373005
111	RWSK Pty Ltd	18 Murray Street Albert Park SA 5014	Lot 91 DP 628 Val 5285 Fol 737	2527189507
112	Mr C M Dunstan	23 Glyde Street Albert Park SA 5014	Lot 92 DP 628 Val 5631 Fol 543	2527374008
113	RWSK Pty Ltd	20-22 Murray Street Albert Park SA 5014	Lot 93 DP 628 Val 5285 Fol 738	2527189451
114	Ms D A McInyre	25 Glyde Street Albert Park SA 5014	Lot 94 DP 628 Val 5743 Fol 952	2527375000
115	RWSK Pty Ltd	20-22 Murray Street Albert Park SA 5014	Lot 95 DP 628 Val 5285 Fol 739	2527189451
116	Ms A M Femia	27 Glyde Street Albert Park SA 5014	Lot 96 DP 628 Val 5194 Fol 89	2527375107
117	Tourame Pty Ltd	992 Port Road Albert Park SA 5014	Lot 99 DP 628 Val 5709 Fol 940	2527177004
118	Community Corporation No 22552 Inc	14 Murray Street Albert Park SA 5014	Lot C1 CP 22552 Val 5929 Fol 328	2527191041

# FIGURE 2A

## List of Properties within Assessment Area

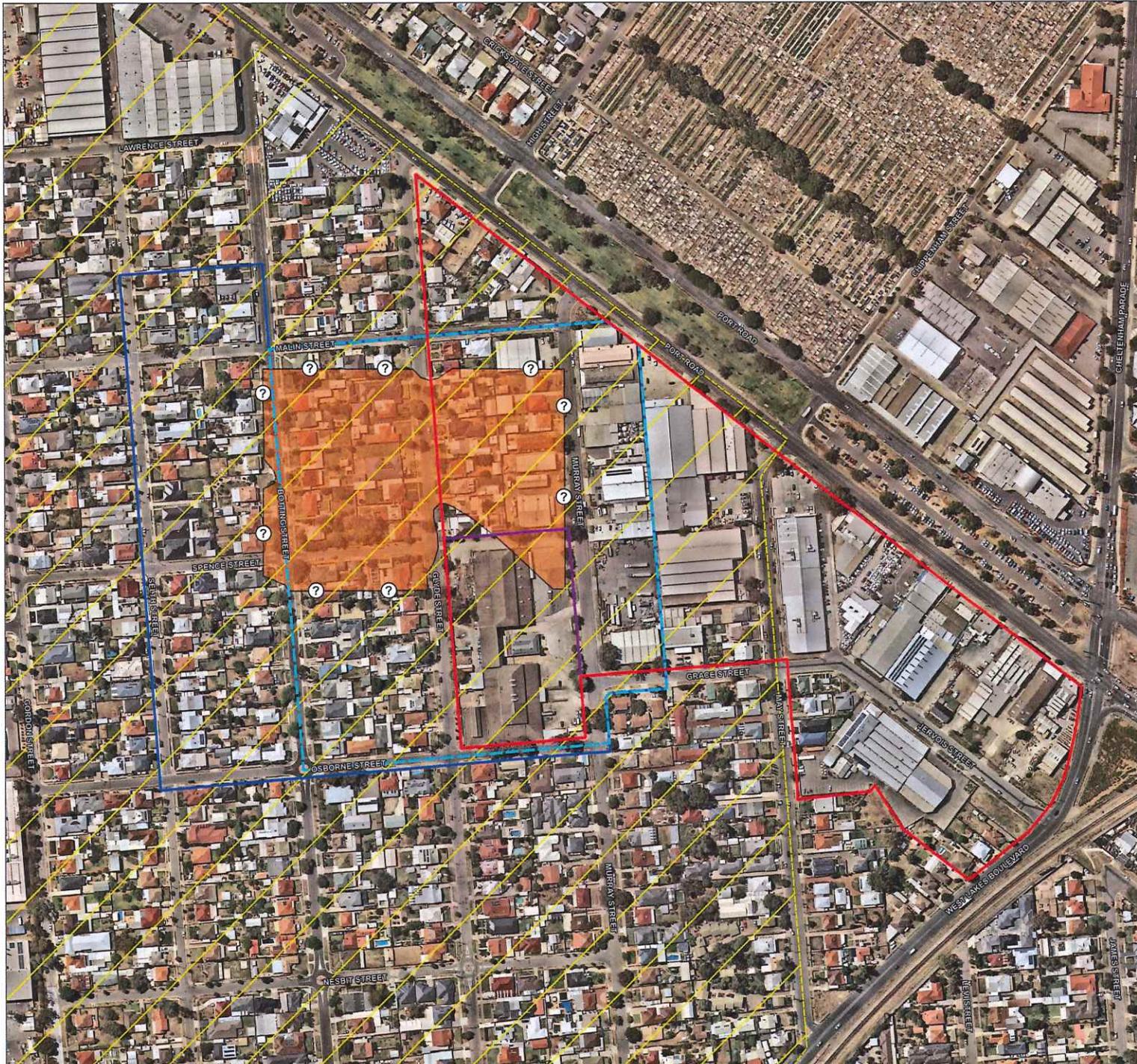
### Development Plan Amendment

### Albert Park

For

### Jensen Plus

		<b>DELIVERING ENVIRONMENTAL SOLUTIONS</b>	
Job No.	201162		
Drawing No.	LBW-001-F0002A-Rev0.qgs		
Drawn	KB	Rev.	0
Checked	JB	Date	24/04/2020



**FIGURE 3**  
EPA Public Register Records

**Development Plan Amendment**  
**Albert Park**  
For  
**Jensen Plus**

**LEGEND**

- Albert Park Assessment Area (Stage 1)
- Albert Park Assessment Area (Stage 2)
- Groundwater Prohibition Area – Hendon, Royal Park, Seaton and Albert Park copy
- Inferred TCE soil vapour plume
- Site Contamination Audit Area – 24-30 Murray Street
- Assessment area boundary

SCALE @ A3: 1:3000

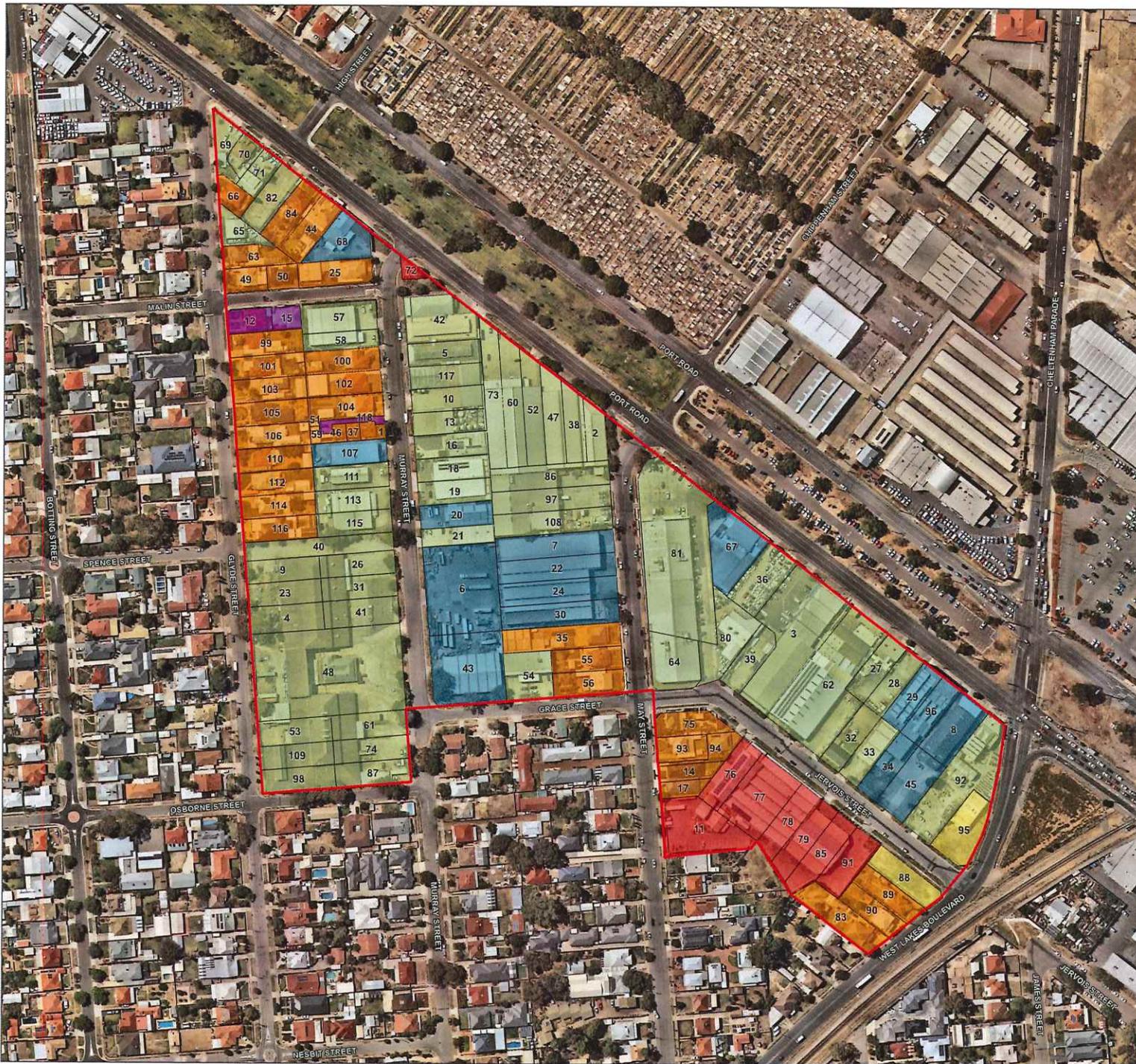


PROJECTION: GDA1994 MGA Zone 54



Job No.	201162		
Drawing No.	LBW-001-F0003-Rev0.dwg		
Drawn	KB	Rev.	0
Checked	JB	Date	24/04/2020

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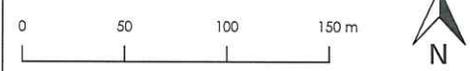
**FIGURE 4**  
Existing land use

**Development Plan Amendment**  
**Albert Park**  
For  
**Jensen Plus**

**LEGEND**

- Land Use
- Residential
  - Commercial
  - Industrial
  - Place of assembly
  - Vacant
  - Unknown
  - Parcel boundary with LBWco ID
  - Assessment area boundary

SCALE @ A3: 1:2500

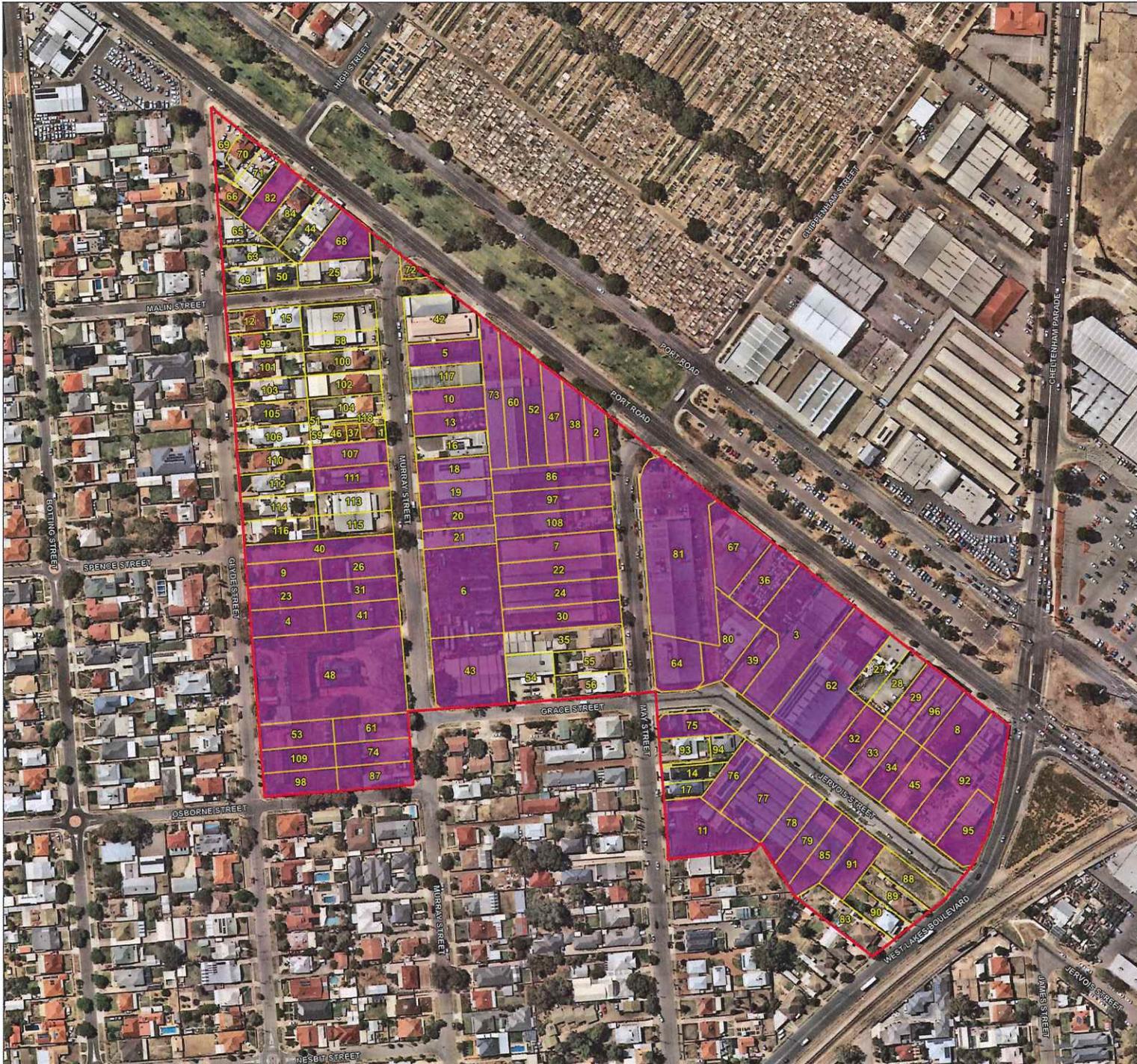


PROJECTION: GDA1994 MGA Zone 54



Job No.	201162		
Drawing No.	LBW-001-F004-Rev0.ags		
Drawn	KB	Rev.	0
Checked	JB	Date	24/04/2020

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**FIGURE 5**  
Properties subject to a PCA

Development Plan Amendment  
Albert Park  
For  
Jensen Plus

- LEGEND**
- Properties subject to a PCA
  - Parcel boundary with LBWco ID
  - Assessment area boundary

SCALE @ A3: 1:2500

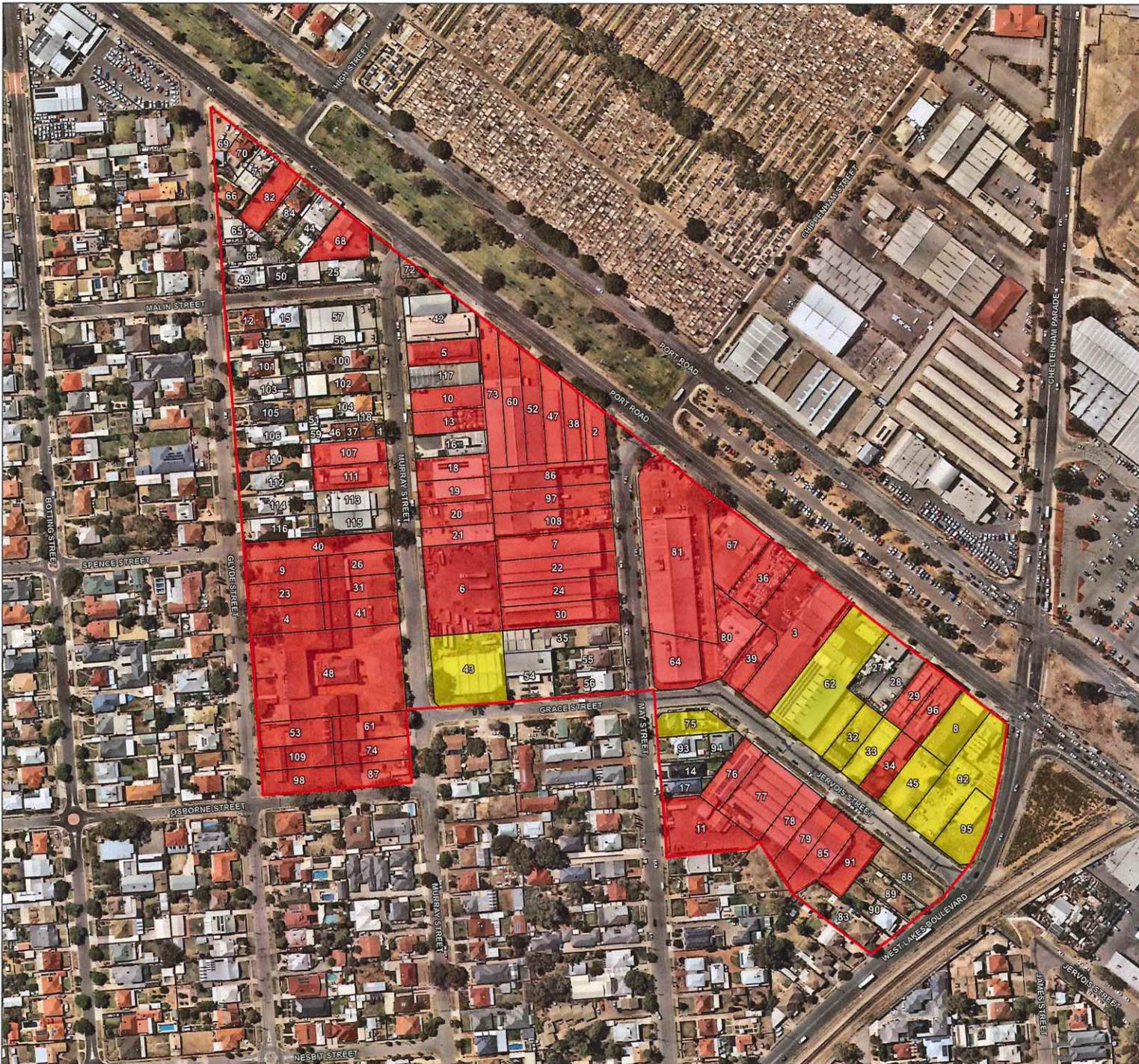


PROJECTION: GDA1994 MGA Zone 54



Job No.	201162		
Drawing No.	LBW-001-F0005-Rev0.dwg		
Drawn	KB	Rev.	0
Checked	JB	Date	29/04/2020

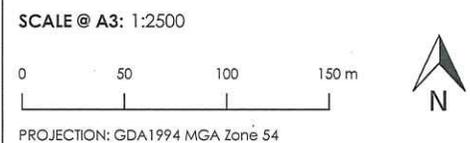
COPYRIGHT: 1. Aerial imagery sourced from NeoMap, aerial dated 04.02.2020, issued 06.03.2020. 2. Road data sourced from Data SA <http://data.sa.gov.au/>, sourced March 2020. 3. Parcel boundaries digitised by LBW co., boundary information sourced from Lisharew (reference L5011079 EP) and South Australian Property and Planning Atlas (<http://map.s.a.gov.au/SAPPA>), sourced March 2020.



**FIGURE 6**  
Relative risk for site contamination  
from a PCA

Development Plan Amendment  
Albert Park  
For  
Jensen Plus

- LEGEND**  
PCA Risk Class
- Class 1 - High Risk
  - Class 2 - Moderate Risk
  - Class 3 - Low Risk
  - Parcel boundary with LBWco ID
  - Assessment area boundary



Job No.	201162		
Drawing No.	LBW-001-F0006-Rev1.dwg		
Drawn	KB	Rev.	1
Checked	JB	Date	07/05/2020

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# **Appendix B**

## Land use and PCA Summary

Albert Park DPA Property List and PCAs

LBWco ID	Property Address	LegalDesc	Current Land Use - CCS Database	Historical Land Use or Activity of Interest re site contamination	PCA?	Class 1, 2 or 3 activity
1	1/14 Murray Street ALBERT PARK SA 5014	Lot 1 CP 22552 Vol 5929 Fol 325	1310 - Ground Floor Units Only		N	
2	982-986 Port Road ALBERT PARK SA 5014	Lot 1 DP 2451 Vol 5163 Fol 658	2020 - Food & Drink	Metal processing, smelting, refining or metallurgical works (Morrell CH Pty Ltd Metal Merchants & Smelters)	Y	1
3	966-970 Port Road ALBERT PARK SA 5014	Lot 1 DP 52007 Vol 6122 Fol 663	2830 - Plumbing Heating & Airconditioning	Metal forging/metal coating, finishing or spray painting/iron or Steel Works (Furnace & Combustion Engineers, Lakeside Engineering)	Y	1, 2
4	24-30 Murray Street ALBERT PARK SA 5014	Lot 1 FP 108085 Vol 5957 Fol 139	2090 - Wholesale Trade NEC	Metal forging/metal coating, finishing or spray painting (Gadsden J Pty Ltd canister makers)	Y	1, 2
5	992 Port Road ALBERT PARK SA 5014	Lot 1 FP 121362 Vol 5220 Fol 814	2020 - Food & Drink	Suspected breather pipe noted on site walkover	Y	1
6	21-23 Murray Street ALBERT PARK SA 5014	Lot 1 FP 2844 Vol 5912 Fol 237	6540 - Truck Freight Terminal	Storage of ≥500 L of liquid listed substance (petroleum fuel in USTs)	Y	1
7	8-12 May Street ALBERT PARK SA 5014	Lot 10 DP 2451 Vol 5662 Fol 980	6540 - Truck Freight Terminal	Transport depot (Finemore's Express)	Y	2
8	952 Port Road ALBERT PARK SA 5014	Lot 10 DP 833 Vol 6137 Fol 542	3839 - Electrical Apparatus/Suppl NEC	Motor vehicle manufacture (Adelaide Motors Ltd), Storage of ≥500 L of liquid listed substance (petroleum fuel in USTs) (UST noted on site walkover)	Y	1
9	24-30 Murray Street ALBERT PARK SA 5014	Lot 10 FP 108085 Vol 5957 Fol 140	2090 - Wholesale Trade NEC	Transport depot (Finemore's Express)	Y	2
10	992 Port Road ALBERT PARK SA 5014	Lot 100 DP 628 Vol 5708 Fol 180	2020 - Food & Drink	Metal forging (Galvasteel Ltd)	Y	2
11	6 Jervois Street ALBERT PARK SA 5014	Lot 1001 FP 31226 Vol 5808 Fol 726	5690 - Places of Assembly Other NEC	Metal forging (Air Command Australia)	Y	2
12	9 Glyde Street ALBERT PARK SA 5014	Lot 101 DP 122735 Vol 6231 Fol 743	Not advised	Metal forging/metal coating, finishing or spray painting (Gadsden J Pty Ltd canister makers)	Y	2
13	992 Port Road ALBERT PARK SA 5014	Lot 101 DP 628 Vol 5708 Fol 180	2020 - Food & Drink	Storage of ≥500 L of liquid listed substance (acid, vinegar production)	Y	1, 2
14	13 May Street ALBERT PARK SA 5014	Lot 101 DP 95229 Vol 6151 Fol 395	1100 - House	Metal forging/metal coating, finishing or spray painting (acid, vinegar production)	Y	1
15	11 Malin Street ALBERT PARK SA 5014	Lot 102 DP 122735 Vol 6231 Fol 744	Not advised	Inferred storage of ≥500 L of liquid listed substance (fuel, Oldfields Bakery)	Y	1
16	11 Murray Street ALBERT PARK SA 5014	Lot 102 DP 628 Vol 5694 Fol 263	2600 - Office Warehouse	Motor Vehicle Repair or Maintenance (Oldfields Bakery)	Y	2
17	13A May Street ALBERT PARK SA 5014	Lot 102 DP 95229 Vol 6151 Fol 396	1100 - House		N	
18	13 Murray Street ALBERT PARK SA 5014	Lot 103 DP 628 Vol 5693 Fol 819	2600 - Office Warehouse		N	
19	13 Murray Street ALBERT PARK SA 5014	Lot 104 DP 628 Vol 5693 Fol 820	2600 - Office Warehouse	Metal processing, smelting, refining or metallurgical works (Morrell CH Pty Ltd Metal Merchants & Smelters)	Y	1
20	17 Murray Street ALBERT PARK SA 5014	Lot 105 DP 628 Vol 5537 Fol 434	2900 - Repair Services Workshop	Metal processing, smelting, refining or metallurgical works (Morrell CH Pty Ltd Metal Merchants & Smelters)	Y	1
21	19 Murray Street ALBERT PARK SA 5014	Lot 106 DP 628 Vol 5536 Fol 750	2600 - Office Warehouse	Metal coating, finishing or spray painting (S.A. Aluminium Windows & Doors)	Y	1
22	8-12 May Street ALBERT PARK SA 5014	Lot 11 DP 2451 Vol 5662 Fol 979	6540 - Truck Freight Terminal	Metal processing, smelting, refining or metallurgical works (Morrell CH Pty Ltd Metal Merchants & Smelters)	Y	1
23	24-30 Murray Street ALBERT PARK SA 5014	Lot 11 FP 108085 Vol 5957 Fol 140	2090 - Wholesale Trade NEC	Motor vehicle manufacture (Adelaide Motors Ltd), Storage of ≥500 L of liquid listed substance (petroleum fuel in USTs) (UST noted on site walkover)	Y	1
24	8-12 May Street ALBERT PARK SA 5014	Lot 12 DP 2451 Vol 5662 Fol 979	6540 - Truck Freight Terminal	Transport depot (Finemore's Express)	Y	2
25	2 Murray Street ALBERT PARK SA 5014	Lot 12 FP 107461 Vol 5185 Fol 999	1100 - House	Motor vehicle manufacture (Adelaide Motors Ltd), Storage of ≥500 L of liquid listed substance (petroleum fuel in USTs) (UST noted on site walkover)	Y	1
26	24-30 Murray Street ALBERT PARK SA 5014	Lot 12 FP 108085 Vol 5191 Fol 507	2090 - Wholesale Trade NEC	Transport depot (Finemore's Express)	Y	2
27	958-960 Port Road ALBERT PARK SA 5014	Lot 124 DP 4004 Vol 5368 Fol 773	2605 - Showroom- Beechmont	Metal forging/metal coating, finishing or spray painting (Gadsden J Pty Ltd canister makers)	Y	1, 2
28	958-960 Port Road ALBERT PARK SA 5014	Lot 125 DP 4004 Vol 5368 Fol 721	2605 - Showroom		N	
29	954-956 Port Road ALBERT PARK SA 5014	Lot 126 DP 4004 Vol 6137 Fol 539	3810 - Metal Products not Machinery		N	
30	8-12 May Street ALBERT PARK SA 5014	Lot 13 DP 2451 Vol 5662 Fol 979	6540 - Truck Freight Terminal	Metal forging/metal coating, finishing or spray painting (V & F Pressed Metal Co)	Y	1, 2
31	24-30 Murray Street ALBERT PARK SA 5014	Lot 13 FP 108085 Vol 5191 Fol 507	2090 - Wholesale Trade NEC	Motor vehicle manufacture (Adelaide Motors Ltd), Storage of ≥500 L of liquid listed substance (petroleum fuel in USTs) (UST noted on site walkover)	Y	1
32	20 Jervois Street ALBERT PARK SA 5014	Lot 130 DP 4004 Vol 5711 Fol 112	2100 - Retail Trade	Transport depot (Finemore's Express)	Y	2
33	20 Jervois Street ALBERT PARK SA 5014	Lot 131 DP 4004 Vol 5717 Fol 987	2100 - Retail Trade	Metal forging/metal coating, finishing or spray painting (Gadsden J Pty Ltd canister makers)	Y	1, 2
34	Jervois Street ALBERT PARK SA 5014	Lot 132 DP 4004 Vol 6137 Fol 541	3830 - Electrical Mach. Apparatus	Metal forging (KGF Precision Grinding)	Y	2
35	14 May Street ALBERT PARK SA 5014	Lot 14 DP 2451 Vol 5632 Fol 901	1113 - House With Man & Service Indus	Metal forging/metal coating, finishing or spray painting (FEV Pressed Metal)	Y	1, 2
36	972 Port Road ALBERT PARK SA 5014	Lot 17 DP 833 Vol 5677 Fol 585	2180 - Motor Vehicles & Accessories	Fertiliser manufacture (Leggo AV & Co)	Y	1
37	2/14 Murray Street ALBERT PARK SA 5014	Lot 2 CP 22552 Vol 5929 Fol 326	1310 - Ground Floor Units Only	Scrap metal recovery (Ace Auto Wreckers)	Y	1
38	982-986 Port Road ALBERT PARK SA 5014	Lot 2 DP 2451 Vol 5163 Fol 658	2020 - Food & Drink	Vehicle Repair or Maintenance (Toyota Service Centre)	Y	2
39	30 Jervois Street ALBERT PARK SA 5014	Lot 2 DP 52007 Vol 5709 Fol 137	2600 - Office Warehouse		N	
40	24-30 Murray Street ALBERT PARK SA 5014	Lot 2 FP 108082 Vol 5191 Fol 397	2090 - Wholesale Trade NEC	Metal processing, smelting, refining or metallurgical works (Morrell CH Pty Ltd Metal Merchants & Smelters)	Y	1
41	24-30 Murray Street ALBERT PARK SA 5014	Lot 2 FP 108085 Vol 5957 Fol 139	2090 - Wholesale Trade NEC	Metal forging/metal coating, finishing or spray painting (Gadsden J Pty Ltd canister makers)	Y	1, 2
42	992 Port Road ALBERT PARK SA 5014	Lot 2 FP 121362 Vol 5220 Fol 814	2020 - Food & Drink	Metal forging/metal coating, finishing or spray painting (Gadsden J Pty Ltd canister makers)	Y	1, 2
43	25 Murray Street ALBERT PARK SA 5014	Lot 2 FP 2844 Vol 5912 Fol 238	6540 - Truck Freight Terminal		N	
44	998-1000 Port Road ALBERT PARK SA 5014	Lot 22 FP 108092 Vol 5191 Fol 485	1100 - House	Transport depot	Y	2
45	952 Port Road ALBERT PARK SA 5014	Lot 25 DP 833 Vol 6137 Fol 542	3839 - Electrical Apparatus/Suppl NEC		N	
46	3/14 Murray Street ALBERT PARK SA 5014	Lot 3 CP 22552 Vol 5929 Fol 327	1310 - Ground Floor Units Only	Metal forging (Galvasteel Ltd)	Y	2
47	982-986 Port Road ALBERT PARK SA 5014	Lot 3 DP 2451 Vol 5163 Fol 658	2020 - Food & Drink	Metal forging (Air Command Australia)	Y	2
48	24-30 Murray Street ALBERT PARK SA 5014	Lot 3 FP 108085 Vol 5957 Fol 139	2090 - Wholesale Trade NEC		N	
49	7 Glyde Street ALBERT PARK SA 5014	Lot 31 DP 65133 Vol 5924 Fol 70	1100 - House	Metal processing, smelting, refining or metallurgical works (Morrell CH Pty Ltd Metal Merchants & Smelters)	Y	1
50	10 Malin Street ALBERT PARK SA 5014	Lot 32 DP 65133 Vol 5924 Fol 71	1100 - House	Metal forging/metal coating, finishing or spray painting (Gadsden J Pty Ltd canister makers)	Y	1, 2
51	1/14 Murray Street ALBERT PARK SA 5014	Lot 4 CP 22552 Vol 5929 Fol 325	1310 - Ground Floor Units Only		N	
52	988-990 Port Road ALBERT PARK SA 5014	Lot 4 DP 2451 Vol 5232 Fol 676	2020 - Food & Drink	Caravan manufacture (Globe Products)	Y	1
53	24-30 Murray Street ALBERT PARK SA 5014	Lot 4 FP 108085 Vol 5957 Fol 139	2090 - Wholesale Trade NEC	Furniture restoration (Smith A Ltd French Polishers)	Y	2
54	1 Grace Street ALBERT PARK SA 5014	Lot 41 DP 28806 Vol 5133 Fol 959	2600 - Office Warehouse	Metal forging/metal coating, finishing or spray painting (Gadsden J Pty Ltd canister makers)	Y	1, 2
55	15 May Street ALBERT PARK SA 5014	Lot 42 DP 28806 Vol 5405 Fol 663	1100 - House		N	
56	18 May Street ALBERT PARK SA 5014	Lot 43 DP 28806 Vol 5085 Fol 512	1100 - House		N	
57	4-6 Murray Street ALBERT PARK SA 5014	Lot 45 FP 118327 Vol 5978 Fol 89	2600 - Office Warehouse	None identified (Vidale)	N	
58	4-6 Murray Street ALBERT PARK SA 5014	Lot 46 FP 118328 Vol 5978 Fol 90	2600 - Office Warehouse	None identified (Vidale)	N	
59	2/14 Murray Street ALBERT PARK SA 5014	Lot 5 CP 22552 Vol 5929 Fol 326	1310 - Ground Floor Units Only		N	
60	988-990 Port Road ALBERT PARK SA 5014	Lot 5 DP 2451 Vol 5232 Fol 668	2020 - Food & Drink	Caravan manufacture (Globe Products)	Y	1
61	24-30 Murray Street ALBERT PARK SA 5014	Lot 5 FP 108085 Vol 5957 Fol 139	2090 - Wholesale Trade NEC	Furniture restoration (Smith A Ltd French Polishers)	Y	2
62	962-964 Port Road ALBERT PARK SA 5014	Lot 51 DP 83300 Vol 6067 Fol 575	2600 - Office Warehouse	Metal forging/metal coating, finishing or spray painting (Gadsden J Pty Ltd canister makers)	Y	1, 2
63	5 Glyde Street ALBERT PARK SA 5014	Lot 52 FP 118334 Vol 5553 Fol 286	1100 - House	Transport Depot (Bull's Transport)	Y	2
64	978-980 Port Road ALBERT PARK SA 5014	Lot 52 FP 17473 Vol 6167 Fol 911	2600 - Office Warehouse		N	
65	3 Glyde Street ALBERT PARK SA 5014	Lot 53 FP 118335 Vol 5553 Fol 431	2600 - Office Warehouse	Electrical component manufacture (Sun Lighting)	Y	1
66	1 Glyde Street ALBERT PARK SA 5014	Lot 54 FP 118336 Vol 5728 Fol 469	1100 - House		N	

Albert Park DPA Property List and PCAs

67	974-976 Port Road ALBERT PARK SA 5014	Lot 54 FP 17473 Vol 5989 Fol 969	3810 - Metal Products not Machinery	Foundry/metal processing (Finecast Aluminium)		Y	1
68	996 Port Road ALBERT PARK SA 5014	Lot 55 FP 118937 Vol 6085 Fol 49	3521 - Paints/Varnishes/Lacquers	Paint manufacture (Brolite S.A.)		Y	1
69	1010 Port Road ALBERT PARK SA 5014	Lot 56 FP 118338 Vol 5528 Fol 108	2141 - Delicatessen	Motor vehicle manufacturers (Site walkover identified service centre) (City Radiators)		Y	1
70	1006-1008 Port Road ALBERT PARK SA 5014	Lot 57 FP 118339 Vol 5528 Fol 107	2183 - Secondhand Motor Vehicle Sales			N	
71	1006-1008 Port Road ALBERT PARK SA 5014	Lot 58 FP 118340 Vol 5728 Fol 468	2183 - Secondhand Motor Vehicle Sales			N	
72	Port Road ALBERT PARK SA 5014	Lot 59 FP 118341 Vol 5750 Fol 872	4530 - Median Strips/Plantations			N	
73	988-990 Port Road ALBERT PARK SA 5014	Lot 6 DP 2451 Vol 5232 Fol 668	2020 - Food & Drink	Caravan manufacture (Globe Products)		Y	1
74	24-30 Murray Street ALBERT PARK SA 5014	Lot 6 FP 108085 Vol 5957 Fol 141	2090 - Wholesale Trade NEC	Furniture restoration (Smith A Ltd French Polishers)		Y	2
75	9 May Street ALBERT PARK SA 5014	Lot 60 FP 118242 Vol 5343 Fol 73	1100 - House	Metal forging/metal coating, finishing or spray painting (Gadsden J Pty Ltd canister makers)		Y	1,2
76	6 Jervois Street ALBERT PARK SA 5014	Lot 61 FP 118243 Vol 5548 Fol 527	5690 - Places of Assembly Other NEC	Furniture Restoration (Mooney B W French Polishers)		Y	2
77	6 Jervois Street ALBERT PARK SA 5014	Lot 62 FP 118244 Vol 5548 Fol 827	5690 - Places of Assembly Other NEC	Inferred storage of ≥500 L of liquid listed substance (fuel, Oldfields Bakery)		Y	1,2
78	6 Jervois Street ALBERT PARK SA 5014	Lot 63 FP 118245 Vol 5718 Fol 662	5690 - Places of Assembly Other NEC	Motor Vehicle Repair or Maintenance (Oldfields Bakery)			
79	6 Jervois Street ALBERT PARK SA 5014	Lot 64 FP 118246 Vol 5728 Fol 720	5690 - Places of Assembly Other NEC				
80	30 Jervois Street ALBERT PARK SA 5014	Lot 66 FP 118248 Vol 5989 Fol 971	2600 - Office Warehouse	Metal forging/metal coating, finishing or spray painting/iron or steel works (Lakeside Engineering)		Y	1,2
81	978-980 Port Road ALBERT PARK SA 5014	Lot 67 FP 118249 Vol 5989 Fol 970	2600 - Office Warehouse	Electrical component manufacture (Sun Lighting) Metal forging (Altubes Ltd Steel Tube Fabrication)		Y	1,2
82	1004 Port Road ALBERT PARK SA 5014	Lot 68 DP 628 Vol 6118 Fol 417	2500 - Office (Buildings)	Metal forging (Altubes Ltd Steel Tube Fabrication)		Y	2
83	12 West Lakes Boulevard ALBERT PARK SA 5014	Lot 68 FP 118250 Vol 5803 Fol 196	1100 - House	Motor vehicle manufacturers - parts (Beale Instrument Sales & Service)		Y	1
84	1002 Port Road ALBERT PARK SA 5014	Lot 69 DP 628 Vol 5181 Fol 415	1100 - House			N	
85	6 Jervois Street ALBERT PARK SA 5014	Lot 69 FP 118251 Vol 5711 Fol 508	5690 - Places of Assembly Other NEC	Inferred storage of ≥500 L of liquid listed substance (fuel, Oldfields Bakery)		Y	1
86	982-986 Port Road ALBERT PARK SA 5014	Lot 7 DP 2451 Vol 5163 Fol 659	2020 - Food & Drink	Motor Vehicle Repair or Maintenance (Oldfields Bakery)		Y	2
87	24-30 Murray Street ALBERT PARK SA 5014	Lot 7 FP 108085 Vol 5957 Fol 141	2090 - Wholesale Trade NEC	Metal processing, smelting, refining or metallurgical works (Morrell CH Pty Ltd Metal Merchants & Smelters)		Y	1
88	6 West Lakes Boulevard ALBERT PARK SA 5014	Lot 70 FP 118252 Vol 5801 Fol 549	4100 - Vacant Land-Urban	Transport Depot (Festival City freight loading area)		Y	2
89	8 West Lakes Boulevard ALBERT PARK SA 5014	Lot 71 FP 118253 Vol 5805 Fol 534	1100 - House	Metal forging/metal coating, finishing or spray painting (Gadsden J Pty Ltd canister makers)		Y	1,2
90	10 West Lakes Boulevard ALBERT PARK SA 5014	Lot 72 FP 118254 Vol 5864 Fol 371	1100 - House			N	
91	6 Jervois Street ALBERT PARK SA 5014	Lot 73 FP 118255 Vol 5722 Fol 187	5690 - Places of Assembly Other NEC	Inferred storage of ≥500 L of liquid listed substance (fuel, Oldfields Bakery)		Y	1
92	950 Port Road ALBERT PARK SA 5014	Lot 74 FP 118256 Vol 5808 Fol 449	2131 - Basic Bldg Materials/Hardware	Motor Vehicle Repair or Maintenance (Oldfields Bakery)		Y	2
93	11 May Street ALBERT PARK SA 5014	Lot 741 DP 69112 Vol 5954 Fol 669	1100 - House	Vessel Construction, repair or maintenance (City State Marine)		Y	2
94	11A May Street ALBERT PARK SA 5014	Lot 742 DP 69112 Vol 5954 Fol 670	1100 - House			N	
95	14 Jervois Street ALBERT PARK SA 5014	Lot 75 FP 118257 Vol 5802 Fol 33	4100 - Vacant Land-Urban	Vehicle Repair or Maintenance (Crash Repair)		Y	2
96	954-956 Port Road ALBERT PARK SA 5014	Lot 76 FP 118258 Vol 6137 Fol 540	3810 - Metal Products not Machinery	Metal forging/metal coating, finishing or spray painting (F&N Pressed Metal)		Y	1,2
97	982-986 Port Road ALBERT PARK SA 5014	Lot 8 DP 2451 Vol 5163 Fol 659	2020 - Food & Drink	Metal processing, smelting, refining or metallurgical works (Morrell CH Pty Ltd Metal Merchants & Smelters)		Y	1
98	24-30 Murray Street ALBERT PARK SA 5014	Lot 8 FP 108085 Vol 5957 Fol 141	2090 - Wholesale Trade NEC	Transport Depot (Festival City freight loading area)		Y	2
99	11 Glyde Street ALBERT PARK SA 5014	Lot 80 DP 628 Vol 5251 Fol 385	1100 - House	Metal forging/metal coating, finishing or spray painting (Gadsden J Pty Ltd canister makers)		Y	1,2
100	8 Murray Street ALBERT PARK SA 5014	Lot 81 DP 628 Vol 5445 Fol 236	1100 - House			N	
101	13 Glyde Street ALBERT PARK SA 5014	Lot 82 DP 628 Vol 5250 Fol 984	1100 - House			N	
102	10 Murray Street ALBERT PARK SA 5014	Lot 83 DP 628 Vol 5711 Fol 593	1100 - House			N	
103	15 Glyde Street ALBERT PARK SA 5014	Lot 84 DP 628 Vol 5287 Fol 587	1100 - House			N	
104	12 Murray Street ALBERT PARK SA 5014	Lot 85 DP 628 Vol 5272 Fol 404	1100 - House			N	
105	17 Glyde Street ALBERT PARK SA 5014	Lot 86 DP 628 Vol 5743 Fol 950	1100 - House			N	
106	19 Glyde Street ALBERT PARK SA 5014	Lot 88 DP 628 Vol 5743 Fol 951	1100 - House			N	
107	16 Murray Street ALBERT PARK SA 5014	Lot 89 DP 628 Vol 6118 Fol 833	3810 - Metal Products not Machinery	Metal forging/metal coating, finishing or spray painting (Gadsden J Pty Ltd canister makers)		Y	1,2
108	982-986 Port Road ALBERT PARK SA 5014	Lot 9 DP 2451 Vol 5163 Fol 659	2020 - Food & Drink	Storage of ≥500 L of liquid listed substance (ethanol) [Ethanol drums noted on site walkover]		Y	1
109	24-30 Murray Street ALBERT PARK SA 5014	Lot 9 FP 108085 Vol 5957 Fol 141	2090 - Wholesale Trade NEC	Metal processing, smelting, refining or metallurgical works (Morrell CH Pty Ltd Metal Merchants & Smelters)		Y	1
110	21 Glyde Street ALBERT PARK SA 5014	Lot 90 DP 628 Vol 5254 Fol 949	1100 - House	Transport Depot (Festival City freight loading area)		Y	2
111	18 Murray Street ALBERT PARK SA 5014	Lot 91 DP 628 Vol 5285 Fol 737	2600 - Office Warehouse	Metal forging/metal coating, finishing or spray painting (Gadsden J Pty Ltd canister makers)		Y	1,2
112	23 Glyde Street ALBERT PARK SA 5014	Lot 92 DP 628 Vol 5631 Fol 543	1100 - House			N	
113	20-22 Murray Street ALBERT PARK SA 5014	Lot 93 DP 628 Vol 5285 Fol 738	2600 - Office Warehouse	Motor vehicle manufacturers - go-karts (Eddie's Tooling Service)		Y	1
114	25 Glyde Street ALBERT PARK SA 5014	Lot 94 DP 628 Vol 5743 Fol 952	1100 - House			N	
115	20-22 Murray Street ALBERT PARK SA 5014	Lot 95 DP 628 Vol 5285 Fol 739	2600 - Office Warehouse			N	
116	27 Glyde Street ALBERT PARK SA 5014	Lot 96 DP 628 Vol 5194 Fol 89	1100 - House			N	
117	992 Port Road ALBERT PARK SA 5014	Lot 99 DP 628 Vol 5709 Fol 940	2020 - Food & Drink			N	
118	14 Murray Street ALBERT PARK SA 5014	Lot C1 CP 22552 Vol 5929 Fol 328	Not advised			N	

# Appendix C

## Lotsearch Report



# LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

**Address: Port Road, Albert Park, SA 5014**

**Date: 11 Feb 2020 16:20:35**

**Reference: LS011079 EP**

**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 Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	PSMA Australia Limited	11/02/2020	11/02/2020	Quarterly	-	-	-	-
EPA Site Contamination Index	EPA South Australia	10/01/2020	10/01/2020	Monthly	1000	3	8	94
EPA Environmental Protection Orders	EPA South Australia	10/01/2020	10/01/2020	Monthly	1000	3	3	6
EPA Environmental Authorisations	EPA South Australia	10/01/2020	10/01/2020	Monthly	1000	0	5	20
EPA Assessment Areas	EPA South Australia	10/01/2020	10/01/2020	Quarterly	1000	2	2	4
Defence PFAS Investigation & Management Program	Department of Defence	04/11/2019	04/11/2019	Monthly	2000	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	20/01/2020	12/12/2019	Monthly	2000	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	21/01/2020	21/01/2020	Monthly	2000	0	0	0
National Waste Management Facilities Database	Geoscience Australia	05/11/2019	07/03/2017	Quarterly	1000	0	0	0
EPA Collection Depots	EPA South Australia	06/11/2019	06/11/2019	Quarterly	1000	0	0	0
UBD Business Directory 1991 (Premise & Intersection Matches)	Hardie Grant			Not Required	150	59	107	128
UBD Business Directory 1991 (Road & Area Matches)	Hardie Grant			Not Required	150	-	1	7
UBD Business Directory 1984 (Premise & Intersection Matches)	Hardie Grant			Not Required	150	42	54	64
UBD Business Directory 1984 (Road & Area Matches)	Hardie Grant			Not Required	150	-	1	3
Sands & McDougall's Directory 1973 (Premise & Intersection Matches)	Sands & McDougall			Not Required	150	26	54	65
Sands & McDougall's Directory 1973 (Road & Area Matches)	Sands & McDougall			Not Required	150	-	5	8
Sands & McDougall's Directory 1965 (Premise & Intersection Matches)	Sands & McDougall			Not Required	150	30	59	71
Sands & McDougall's Directory 1965 (Road & Area Matches)	Sands & McDougall			Not Required	150	-	9	12
Sands & McDougall's Directory 1955 (Premise & Intersection Matches)	Sands & McDougall			Not Required	150	20	46	59
Sands & McDougall's Directory 1955 (Road & Area Matches)	Sands & McDougall			Not Required	150	-	4	7
UBD Business Directory 1950 (Premise & Intersection Matches)	Hardie Grant			Not Required	150	5	6	26
UBD Business Directory 1950 (Road & Area Matches)	Hardie Grant			Not Required	150	-	35	37
Sands & McDougall's Directory 1940 (Premise & Intersection Matches)	Sands & McDougall			Not Required	150	0	2	4

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Sands & McDougall's Directory 1940 (Road & Area Matches)	Sands & McDougall			Not Required	150	-	12	14
Sands & McDougall's Directory 1930 (Premise & Intersection Matches)	Sands & McDougall			Not Required	150	0	0	0
Sands & McDougall's Directory 1930 (Road & Area Matches)	Sands & McDougall			Not Required	150	-	26	30
Sands & McDougall's Directory 1920 (Premise & Intersection Matches)	Sands & McDougall			Not Required	150	0	0	0
Sands & McDougall's Directory 1920 (Road & Area Matches)	Sands & McDougall			Not Required	150	-	5	6
Sands & McDougall's Directory 1910 (Premise & Intersection Matches)	Sands & McDougall			Not Required	150	0	0	0
Sands & McDougall's Directory 1910 (Road & Area Matches)	Sands & McDougall			Not Required	150	-	0	0
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	500	0	8	29
UBD Business Directory Drycleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	500	-	8	15
Mines and Mineral Deposits	Department for Energy and Mining	07/01/2020	07/01/2020	Quarterly	1000	0	0	0
Groundwater Aquifers	Department for Environment and Water	09/04/2018	01/01/2008	As required	1000	1	1	1
Drillholes	Department for Environment and Water	07/01/2020	19/12/2019	Quarterly	2000	12	19	917
Surface Geology 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000	1	1	4
Geological Linear Structures 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000	0	0	0
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	As required	1000	2	2	2
Soil Types	Department for Environment and Water	12/07/2018	01/07/2009	As required	1000	1	1	1
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000	1	1	2
Acid Sulfate Soil Potential	Department for Environment and Water	09/04/2018	03/06/2016	As required	1000	1	1	1
Soil Salinity - Watertable Induced	Department for Environment and Water	12/07/2018	01/07/2009	As required	1000	1	1	1
Soil Salinity - Non-watertable	Department for Environment and Water	12/07/2018	01/07/2009	As required	1000	1	1	1
Soil Salinity - Non-watertable (magnesia patches)	Department for Environment and Water	12/07/2018	01/07/2009	As required	1000	1	1	1
Land Development Zones	Department of Planning, Transport and Infrastructure	07/01/2020	07/01/2020	Quarterly	1000	2	6	45
Land Use Generalised 2018	Department of Planning, Transport and Infrastructure	19/06/2019	15/06/2019	Annually	1000	17	18	23
Commonwealth Heritage List	Australian Government Department of the Environment and Energy - Heritage Branch	04/02/2020	31/07/2018	Quarterly	1000	0	0	0
National Heritage List	Australian Government Department of the Environment and Energy - Heritage Branch	04/02/2020	20/11/2019	Quarterly	1000	0	0	0
State Heritage Areas	Department for Environment and Water	12/07/2018	10/11/2004	As required	1000	0	0	0
SA Heritage Places	Department for Environment and Water	07/01/2020	22/11/2018	Quarterly	1000	0	0	372

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Aboriginal Land	Department for Energy and Mining	09/04/2018	08/04/2018	As required	1000	0	0	0
Bushfire Protection Areas	Department of Planning, Transport and Infrastructure	04/09/2018	20/02/2018	As required	1000	0	0	0
Bushfires and Prescribed Burns History	Department for Environment and Water	04/09/2018	26/05/2018	As required	1000	0	0	0
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000	0	0	0
Ramsar Wetland Areas	Department for Environment and Water	30/01/2017	30/01/2013	As required	1000	0	0	0

# Site Diagram

Port Road, Albert Park, SA 5014



<b>Legend</b> Site Boundary Internal Parcel Boundaries	<b>Total Area:</b> 123692m <sup>2</sup> <b>Total Perimeter:</b> 1876m	<b>Scale:</b> 
	<b>Data Sources:</b> Aerial Imagery: © Aerometrex Pty Ltd	<b>Coordinate System:</b> GDA 1994 MGA Zone 54
<b>Disclaimers:</b> 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.		

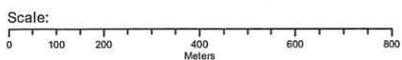
# Topographic Features

Port Road, Albert Park, SA 5014



### Legend

- |   |   |  |
|---|---|--|
|  Site Boundary     |  Major Road    |  Watercourse          |
|  Report Buffer     |  Road          |  Waterbody            |
|  Property Boundary |  Track/Pathway |  Biosphere Reserve    |
|   |  Railway Track |  Conservation Reserve |
|   |  Levee Bank    |  |



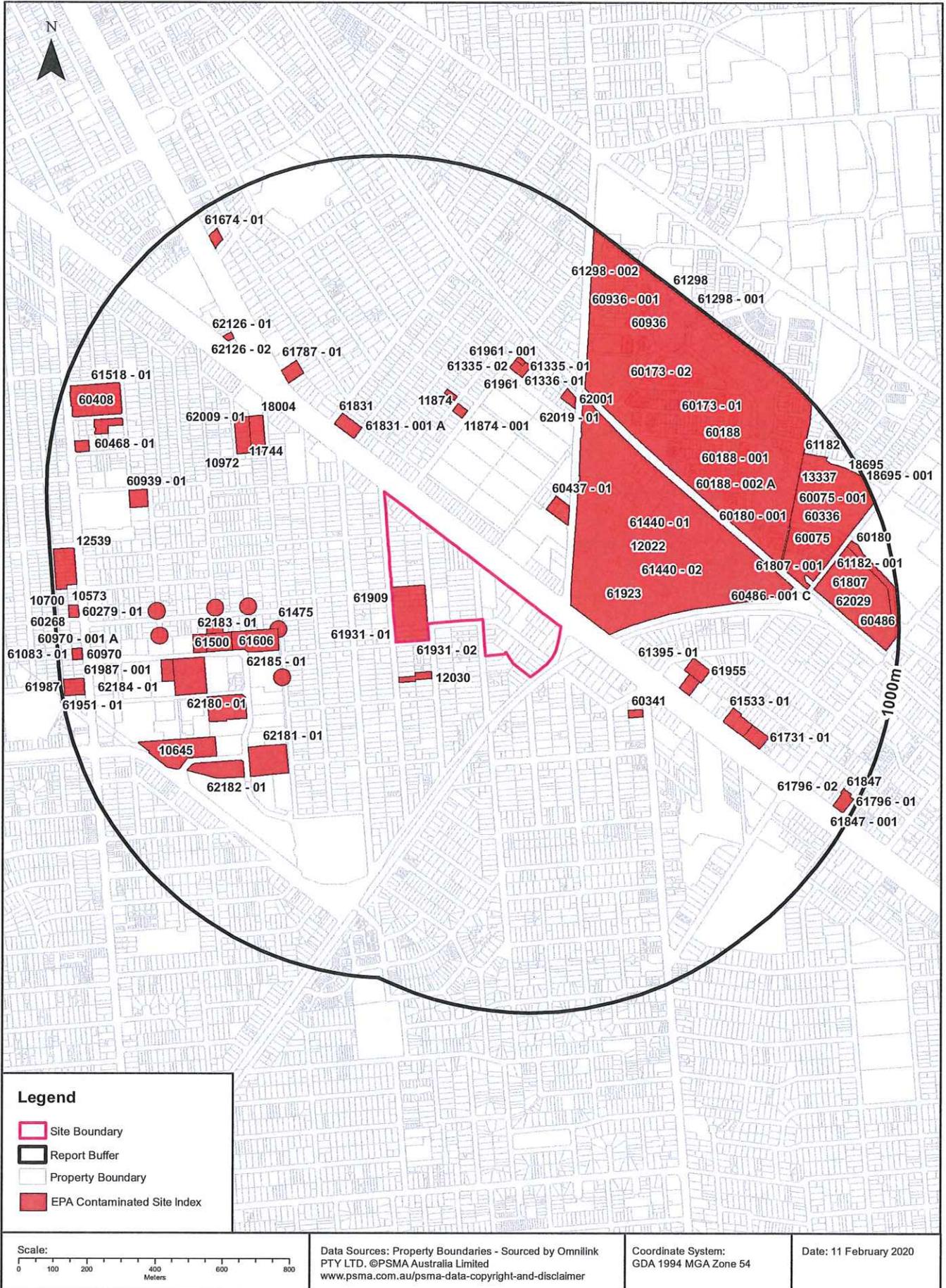
Data Sources: Property Boundaries - Sourced by Omniflink PTY LTD. ©PSMA Australia Limited  
[www.psm.com.au/psma-data-copyright-and-disclaimer](http://www.psm.com.au/psma-data-copyright-and-disclaimer)

Coordinate System:  
 GDA 1994 MGA Zone 54

Date: 11 February 2020

# EPA Site Contamination Index

Port Road, Albert Park, SA 5014



# EPA Contaminated Land

Port Road, Albert Park, SA 5014

## EPA Site Contamination Index

Sites on the EPA Contamination Index within the dataset buffer:

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
61909	Audit Notification	24 Murray Street ALBERT PARK SA 5014	Fill or soil importation; Metal coating, finishing or spray painting; Motor vehicle repair or maintenance	Current EPA List	Premise Match	0m	Onsite
61931 - 01	S83A Notification	24 Murray Street ALBERT PARK SA 5014	Fill or soil importation; Metal coating, finishing or spray painting; Motor vehicle repair or maintenance	Current EPA List	Premise Match	0m	Onsite
61931 - 02	S83A Notification	24 Murray Street ALBERT PARK SA 5014	Metal processing, smelting, refining or metallurgical works	Current EPA List	Premise Match	0m	Onsite
61923	Audit Notification	853-867 Port Road WOODVILLE SA 5011	Fill or soil importation; Metal coating, finishing or spray painting; Wastewater storage, treatment or disposal	Current EPA List	Premise Match	69m	East
61440 - 01	S83A Notification	853-867 Port Road WOODVILLE SA 5011	Not recorded	Current EPA List	Premise Match	69m	East
61440 - 02	S83A Notification	853-867 Port Road WOODVILLE SA 5011	Not recorded	Current EPA List	Premise Match	69m	East
12022	109 Notification	853-867 Port Road WOODVILLE SA 5011	Not recorded	Current EPA List	Premise Match	69m	East
12030	SAHC	Lot 264 Glyde St & Lots 261 & 263 Murray St 51 & 40 Glyde & Murray Streets ALBERT PARK SA 5014	Not recorded	Current EPA List	Premise Match	95m	South West
61831	Audit Notification	963-967 & 969 Port Road CHELTENHAM SA 5014	Fill or soil importation; Motor vehicle repair or maintenance	Current EPA List	Premise Match	183m	North West
61831	Audit Termination	963-967 & 969 Port Road CHELTENHAM SA 5014	Not recorded	Current EPA List	Premise Match	183m	North West
61831 - 001 A	Audit Report	963-967 & 969 Port Road CHELTENHAM SA 5014	Fill or soil importation; Motor vehicle repair or maintenance	Current EPA List	Premise Match	183m	North West
60437 - 01	S83A Notification	21-23 Cheltenham Parade CHELTENHAM SA 5014	Motor vehicle manufacture	Current EPA List	Premise Match	252m	North East
60341	SAHC	4 Findon Road WOODVILLE WEST SA 5011	Fire stations	Current EPA List	Premise Match	275m	South East
11874	Pre 1 July 2009 Audit Notification	Allotments 19, 20 & 23 Third Avenue CHELTENHAM SA 5014	Liquid organic chemical substances-storage	Current EPA List	Premise Match	313m	North
11874 - 001	Pre 1 July 2009 Audit Report	Allotments 19, 20 & 23 Third Avenue CHELTENHAM SA 5014	Liquid organic chemical substances-storage	Current EPA List	Premise Match	313m	North
61475	109 Notification	Numerous Circuit Drive HENDON SA 5014	Electrical or electronics component manufacture	Current EPA List	Premise Match	319m	West
62185 - 01	S83A Notification	17 Circuit Drive HENDON SA 5014	Electrical or electronics component manufacture	Current EPA List	Premise Match	346m	West
61500	Audit Notification	10, 12, 13, 15, 17, 24 & 31 Circuit Drive HENDON SA 5014	Electrical or electronics component manufacture	Current EPA List	Premise Match	347m	South West
61606	Voluntary Proposal	Various HENDON SA 5014	Electrical or electronics component manufacture	Current EPA List	Premise Match	347m	South West
10972	SAHC	Gordon & Hawke Streets ALBERT PARK SA 5014	Tannery, fellmongery or hide curing	Current EPA List	Premise Match	372m	North West
18004	109 Notification	Hawke Street ALBERT PARK SA 5014	Tannery, fellmongery or hide curing	Current EPA List	Premise Match	372m	North West
62009 - 01	S83A Notification	Lot 8 and 10-16 Gordon Street ALBERT PARK SA 5014	Tannery, fellmongery or hide curing	Current EPA List	Premise Match	372m	North West
61395 - 01	S83A Notification	Lots 92-93 & 106-108 Port Road WOODVILLE SA 5011	Service stations	Current EPA List	Premise Match	382m	East

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
61955	Audit Notification	Lots 106-108 and 2 Bower Street WOODVILLE SA 5011	Fill or soil importation; Listed Substances (storage)	Current EPA List	Premise Match	383m	East
11744	Pre 1 July 2009 Audit Notification	10-16 Gordon Street ALBERT PARK SA 5014	Not recorded	Current EPA List	Premise Match	385m	North West
11744	Pre 1 July 2009 Audit Termination	10-16 Gordon Street ALBERT PARK SA 5014	Not recorded	Current EPA List	Premise Match	385m	North West
61787 - 01	S83A Notification	983 Port Road CHELTENHAM SA 5014	Not recorded	Current EPA List	Premise Match	428m	North West
62181 - 01	S83A Notification	31 Circuit Drive HENDON SA 5014	Electrical or electronics component manufacture	Current EPA List	Premise Match	443m	South West
62183 - 01	S83A Notification	15 Circuit Drive HENDON SA 5014	Electrical or electronics component manufacture	Current EPA List	Premise Match	484m	West
61961	Audit Notification	3A & 3B Woodstock Street and 4 & 4A High Street CHELTENHAM SA 5014	Fill or soil importation; Foundry; Metal forging	Current EPA List	Premise Match	517m	North
61961 - 001	Audit Report	3A & 3B Woodstock Street and 4 & 4A High Street CHELTENHAM SA 5014	Fill or soil importation; Foundry; Metal forging	Current EPA List	Premise Match	517m	North
61335 - 01	S83A Notification	3A Woodstock St and 4, 4A & 6 High St CHELTENHAM SA 5014	Iron or steel works	Current EPA List	Premise Match	517m	North
61335 - 02	S83A Notification	3A Woodstock St and 4, 4A & 6 High St CHELTENHAM SA 5014	Iron or steel works	Current EPA List	Premise Match	517m	North
61336 - 01	S83A Notification	3A Woodstock St and 4, 4A & 6 High St CHELTENHAM SA 5014	Iron or steel works	Previous EPA List	Premise Match	517m	North
61533 - 01	S83A Notification	809 & 811-813 Port Road WOODVILLE SA 5011	Listed Substances (storage)	Current EPA List	Premise Match	539m	South East
62019 - 01	S83A Notification	39A Cheltenham Parade CHELTENHAM SA 5014	Fill or soil importation	Current EPA List	Premise Match	540m	North East
62001	Audit Notification	39A Cheltenham Parade CHELTENHAM SA 5014	Fill or soil importation	Current EPA List	Premise Match	540m	North East
60173 - 01	S83A Notification	Lot 1007 & 1008 Torrens Road CHELTENHAM SA 5014	Not recorded	Current EPA List	Premise Match	567m	North East
60173 - 02	S83A Notification	Lot 1040 Torrens Road & Lot 1110 Masterdale Court ST CLAIR SA 5011	Not recorded	Current EPA List	Premise Match	567m	North East
60188	Audit Notification	Cnr Torrens Road and Cheltenham Parade CHELTENHAM SA 5014	Animal burial; Defence works; Listed Substances (storage)	Current EPA List	Premise Match	567m	North East
60188	Audit Termination	Cnr Torrens Road and Cheltenham Parade CHELTENHAM SA 5014	Not recorded	Current EPA List	Premise Match	567m	North East
60188 - 001	Audit Report	Cnr Torrens Road and Cheltenham Parade CHELTENHAM SA 5014	Animal burial; Defence works; Fill or soil importation	Current EPA List	Premise Match	567m	North East
60188 - 002 A	Audit Report	Cnr Torrens Road and Cheltenham Parade CHELTENHAM SA 5014	Not recorded	Current EPA List	Premise Match	567m	North East
62180 - 01	S83A Notification	12 Circuit Drive HENDON SA 5014	Electrical or electronics component manufacture	Current EPA List	Premise Match	570m	West
60936	Audit Notification	Piece 1021 St Clair Avenue & Lot 92 Cheltenham Parade CHELTENHAM SA 5014	Not recorded	Current EPA List	Premise Match	571m	North East
60936	Audit Termination	Piece 1021 St Clair Avenue & Lot 92 Cheltenham Parade CHELTENHAM SA 5014	Not recorded	Current EPA List	Premise Match	571m	North East
60936 - 001	Audit Report	Piece 1021 St Clair Avenue & Lot 92 Cheltenham Parade CHELTENHAM SA 5014	Not recorded	Current EPA List	Premise Match	571m	North East
62182 - 01	S83A Notification	24 Circuit Drive HENDON SA 5014	Electrical or electronics component manufacture	Current EPA List	Premise Match	574m	South West
10645	109 Notification	3-5 Philips Crescent HENDON SA 5014	Defence works; Electrical or electronics component manufacture; Metal coating, finishing or spray painting	Current EPA List	Premise Match	605m	South West
61731 - 01	S83A Notification	801 Port Road WOODVILLE SA 5011	Service stations	Current EPA List	Premise Match	612m	South East
62126 - 01	S83A Notification	1-7 Port Road QUEENSTOWN SA 5014	Listed Substances (storage)	Current EPA List	Premise Match	639m	North West
62126 - 02	S83A Notification	1-7 Port Road QUEENSTOWN SA 5014	Listed Substances (storage)	Current EPA List	Premise Match	639m	North West
62184 - 01	S83A Notification	10 Circuit Drive HENDON SA 5014	Metal coating, finishing or spray painting	Current EPA List	Premise Match	664m	West

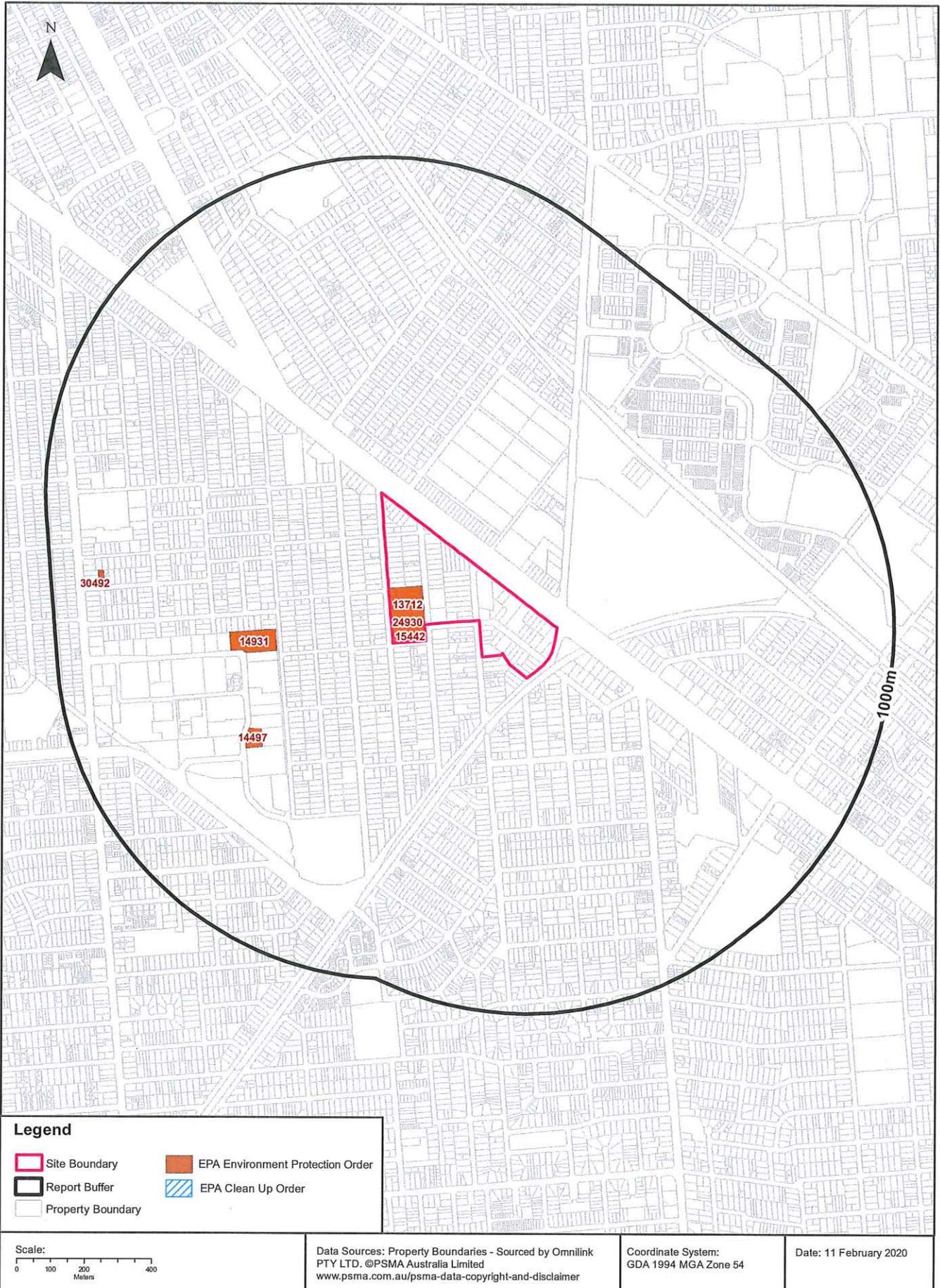
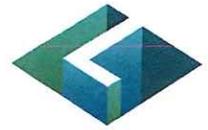
Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
61182	Audit Notification	Actil Avenue WOODVILLE SA 5011	Fill or soil importation; Textile operations	Current EPA List	Premise Match	677m	East
61182 - 001	Audit Report	Actil Avenue WOODVILLE SA 5011	Fill or soil importation; Textile operations	Current EPA List	Premise Match	677m	East
60180	Pre 1 July 2009 Audit Notification	Allotments 12, 701 and 702 Actil Avenue WOODVILLE SA 5011	Textile operations	Current EPA List	Premise Match	677m	East
60180 - 001	Pre 1 July 2009 Audit Report	Allotments 12, 701 and 702 Actil Avenue WOODVILLE SA 5011	Textile operations	Current EPA List	Premise Match	677m	East
13337	Pre 1 July 2009 Audit Notification	Lots 12 & 702 ACTIL Ave and Lot 701 Torrens Rd WOODVILLE SA 5011	Not recorded	Current EPA List	Premise Match	677m	East
13337	Pre 1 July 2009 Audit Termination	Lots 12 & 702 ACTIL Ave and Lot 701 Torrens Rd WOODVILLE SA 5011	Not recorded	Current EPA List	Premise Match	677m	East
60075	Audit Notification	Actil Avenue WOODVILLE SA 5011	Not recorded	Current EPA List	Premise Match	677m	East
60075 - 001	Audit Report	Actil Avenue WOODVILLE SA 5011	Electrical substations; Railway operations; Textile operations; Wastewater storage, treatment or disposal	Current EPA List	Premise Match	677m	East
60336	Audit Notification	Stage 5 Actil Avenue WOODVILLE SA 5011	Electrical substations; Railway operations; Textile operations; Wastewater storage, treatment or disposal	Current EPA List	Premise Match	677m	East
60336	Audit Termination	Stage 5 Actil Avenue WOODVILLE SA 5011	Not recorded	Current EPA List	Premise Match	677m	East
60939 - 01	S83A Notification	Lot 2 Tapleys Hill Road HENDON SA 5014	Wastewater storage, treatment or disposal	Current EPA List	Premise Match	703m	West
60486	Audit Notification	Lot 1 Woodville Road WOODVILLE SA 5011	Fill or soil importation	Current EPA List	Premise Match	758m	East
60486 - 001 C	Audit Report	Lot 1 Woodville Road WOODVILLE SA 5011	Fill or soil importation	Current EPA List	Premise Match	758m	East
61807	Audit Notification	Lot 1 Woodville Road ST CLAIR SA 5011	Fill or soil importation	Current EPA List	Premise Match	758m	East
61807 - 001	Audit Report	Lot 1 Woodville Road ST CLAIR SA 5011	Fill or soil importation	Current EPA List	Premise Match	758m	East
62029	Audit Notification	Portion Lot 1000 Woodville Road ST CLAIR SA 5011	Fill or soil importation	Current EPA List	Premise Match	758m	East
60468 - 01	S83A Notification	4, 12 & Lot 100 Florence St HENDON SA 5014	Listed Substances (storage); Waste depots	Current EPA List	Premise Match	802m	North West
60408	109 Notification	53 - 59, 67 - 69 Tapleys Hill Road HENDON SA 5014	Surface Coating	Current EPA List	Premise Match	815m	North West
61518 - 01	S83A Notification	53 - 59 Tapleys Hill Rd & 24, 26 - 32 Paqualin St HENDON SA 5014	Metal coating, finishing or spray painting	Current EPA List	Premise Match	815m	North West
61674 - 01	S83A Notification	40 Port Road ALBERTON SA 5014	Listed Substances (storage)	Current EPA List	Premise Match	881m	North West
61298	Audit Notification	Lot 1033 Torrens Road ST CLAIR SA 5011	Not recorded	Current EPA List	Premise Match	919m	North East
61298 - 001	Audit Report	Lot 1033 Torrens Road ST CLAIR SA 5011	Fill or soil importation; Listed Substances (storage)	Current EPA List	Premise Match	919m	North East
61298 - 002	Audit Report	Lot 1033 Torrens Road ST CLAIR SA 5011	Fill or soil importation	Current EPA List	Premise Match	919m	North East
12539	109 Notification	120 Tapleys Hill Road ROYAL PARK SA 5014	Listed Substances (storage)	Current EPA List	Premise Match	928m	West
10700	Pre 1 July 2009 Audit Notification	Cnr Oak Street & Tapleys Hill Road ROYAL PARK SA 5014	Not recorded	Current EPA List	Premise Match	929m	West
10700	Pre 1 July 2009 Audit Termination	Cnr Oak Street & Tapleys Hill Road ROYAL PARK SA 5014	Not recorded	Current EPA List	Premise Match	929m	West
60970	Audit Notification	150-152 Tapleys Hill Road ROYAL PARK SA 5014	Not recorded	Current EPA List	Premise Match	929m	West
60970 - 001 A	Audit Report	150-152 Tapleys Hill Road ROYAL PARK SA 5014	Not recorded	Current EPA List	Premise Match	929m	West
61083 - 01	S83A Notification	150-152 Tapleys Hill Road ROYAL PARK SA 5014	Agricultural activities	Current EPA List	Premise Match	929m	West
60268	Audit Notification	136-138 Tapleys Hill Road ROYAL PARK SA 5014	Motor vehicle repair or maintenance; Service stations	Current EPA List	Premise Match	929m	West

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
60279 - 01	S83A Notification	136-138 Tapleys Hill Road ROYAL PARK SA 5014	Motor vehicle repair or maintenance; Service stations	Current EPA List	Premise Match	929m	West
10573	109 Notification	136-138 Tapleys Hill Road ROYAL PARK SA 5014	Service stations	Current EPA List	Premise Match	929m	West
61987	Audit Notification	162-168 Tapleys Hill Road ROYAL PARK SA 5014	Fill or soil importation; Motor vehicle repair or maintenance	Current EPA List	Premise Match	929m	West
61987 - 001	Audit Report	162-168 Tapleys Hill Road ROYAL PARK SA 5014	Fill or soil importation; Motor vehicle repair or maintenance	Current EPA List	Premise Match	929m	West
61951 - 01	S83A Notification	162-168 Tapleys Hill Road ROYAL PARK SA 5014	Fill or soil importation; Motor vehicle repair or maintenance	Current EPA List	Premise Match	929m	West
61847 - 001	Audit Report	767 & 769 Port Road WOODVILLE SA 5011	Metal coating, finishing or spray painting	Current EPA List	Premise Match	940m	South East
61796 - 01	S83A Notification	767 & 769 Port Road WOODVILLE SA 5011	Metal coating, finishing or spray painting	Current EPA List	Premise Match	940m	South East
61796 - 02	S83A Notification	767 & 769 Port Road WOODVILLE SA 5011	Metal coating, finishing or spray painting	Current EPA List	Premise Match	940m	South East
61847	Audit Notification	767 & 769 Port Road WOODVILLE SA 5011	Metal forging; Motor vehicle repair or maintenance	Current EPA List	Premise Match	942m	South East
18695	Pre 1 July 2009 Audit Notification	Separable Portion 1 Portion of Allotment 702 Actil Avenue WOODVILLE SA 5011	Textile operations	Current EPA List	Premise Match	991m	East
18695 - 001	Pre 1 July 2009 Audit Report	Separable Portion 1 Portion of Allotment 702 Actil Avenue WOODVILLE SA 5011	Textile operations	Current EPA List	Premise Match	991m	East

Site Contamination Index Data Source: EPA South Australia

# EPA Environment Protection and Clean Up Orders

Port Road, Albert Park, SA 5014



# EPA Public Register

Port Road, Albert Park, SA 5014

## EPA Environment Protection and Clean Up Orders

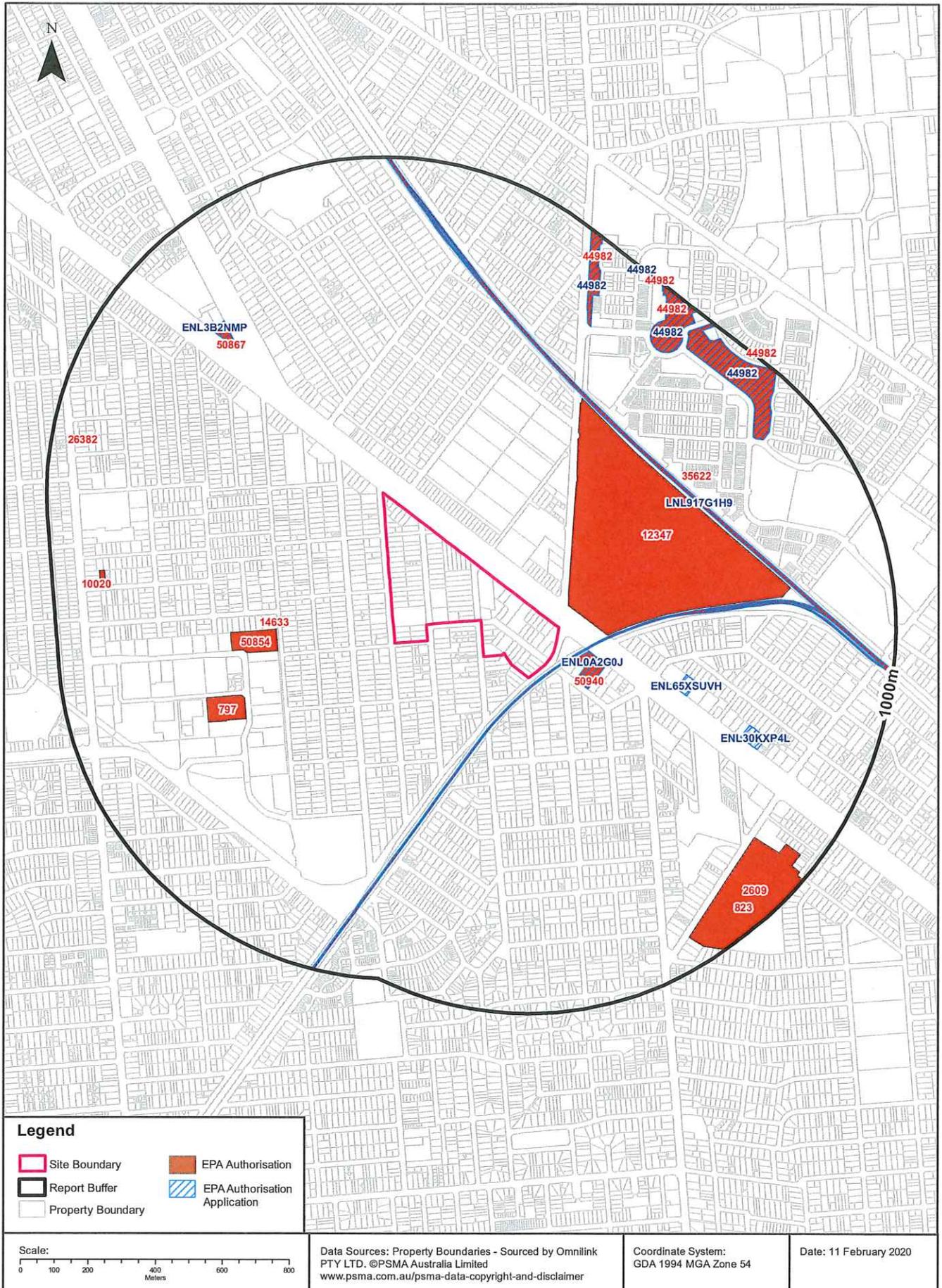
EPA Environment Protection and Clean Up Orders, within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
15442	ENVIRONMENT PROTECTION ORDER	ISSUED	DWN Distributors Pty Ltd	Murray Street, Albert Park SA 5014	Failed to submit a noise monitoring plan as required by a licence condition.	Current EPA Register	Premise Match	0m	Onsite
13712	ENVIRONMENT PROTECTION ORDER	ISSUED	DWN Distributors Pty Ltd	Murray Street, Albert Park SA 5014	Recorded complaints about noise from adjoining residents, and noise measurements taken found noise from the loading operations at night to exceed the night time criteria.	Current EPA Register	Premise Match	0m	Onsite
24930	ENVIRONMENT PROTECTION ORDER	ISSUED	Fridge It Logistics Pty Ltd	Murray Street, Albert Park SA 5014	Failed to submit a noise monitoring plan as required by a licence condition.	Current EPA Register	Premise Match	0m	Onsite
14931	ENVIRONMENT PROTECTION ORDER	COMPLIED	LAI INDUSTRIES PTY LTD	Circuit Court, Hendon SA 5014	Failed to submit a noise monitoring plan as required by a licence condition.	Current EPA Register	Premise Match	346 m	West
14497	ENVIRONMENT PROTECTION ORDER	ISSUED	The Tool Chrome Co Pty Ltd	Circuit Court, Hendon SA 5014	Deposited lead stored in open containers, in an open uncovered area of the yard. As a result, this lead waste had the potential to deposit on the soil and to subsequently enter into the stormwater system. Failed to comply with a licence condition in that these containers were not marked to identify the waste contained within them.	Current EPA Register	Premise Match	468 m	South West
30492	ENVIRONMENT PROTECTION ORDER	ISSUED	ADELAIDE ANODIZING PTY LTD	Tapleys Hill Road, Hendon SA 5014	Failed to comply with a licence condition. In particular, failed to construct an appropriate bund for the wastewater treatment plant and chemical storage at the site as required by the Environment Improvement Program.	Current EPA Register	Premise Match	843 m	West

Authorisations Data Source: EPA South Australia

# EPA Authorisations and Applications

Port Road, Albert Park, SA 5014



# EPA Public Register

Port Road, Albert Park, SA 5014

## EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

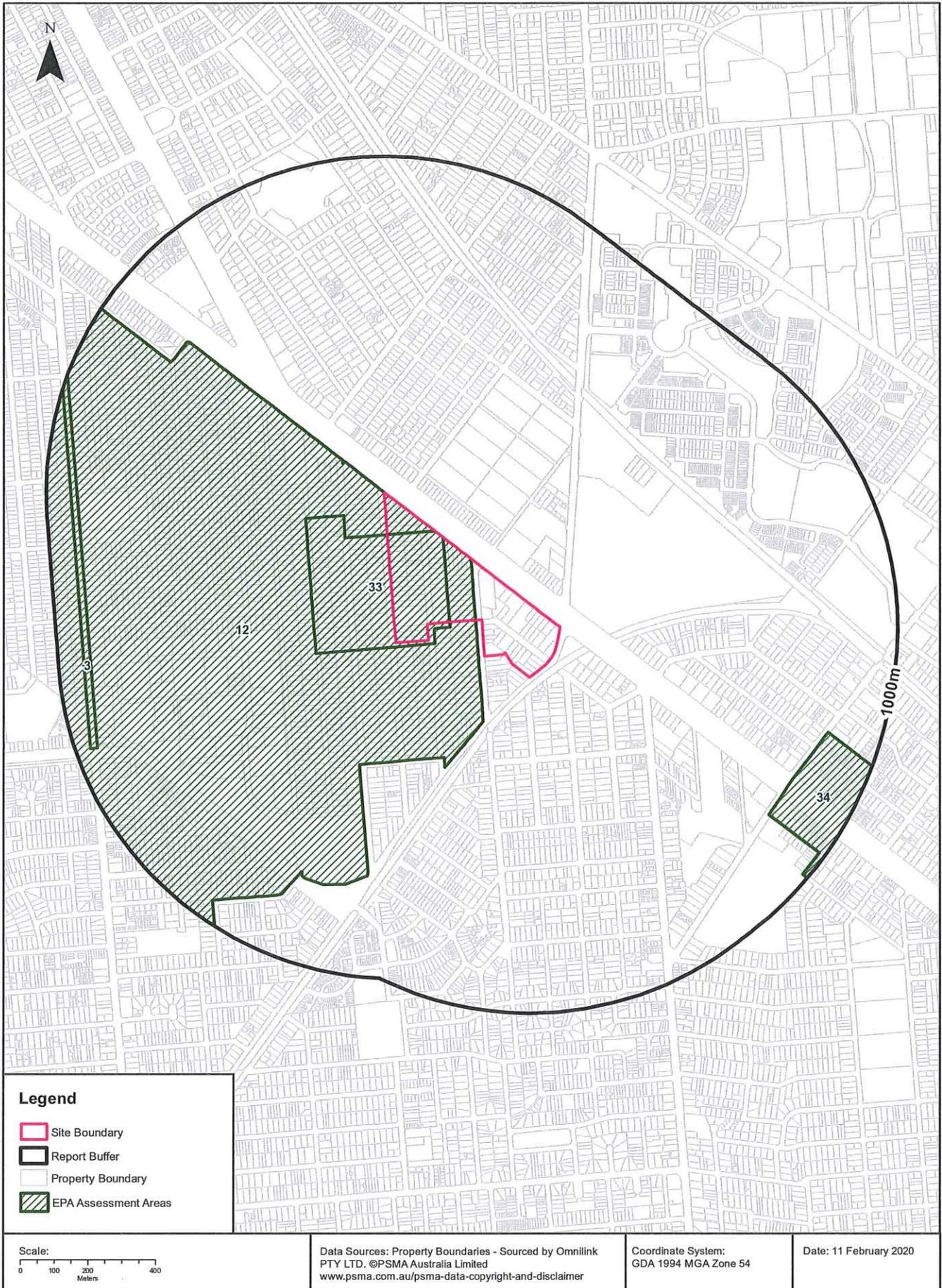
Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
35622	LICENCE	Issued	LAING O'ROURKE AUSTRALIA CONSTRUCTION PTY LTD	Various Locations Along The Adelaide Metropolitan Rail Network, SA	Railway operations	Current EPA Register	Network of Features	21m	South East
LNL917 G1H9	LICENCE APPLICATION	Authorisation Updated	BOWMANS RAIL PTY LTD	Various Locations across Inner and Outer Harbour of the Port of Adelaide	Railway operations	Current EPA Register	Network of Features	21m	South East
ENL0A 2G0J	LICENCE APPLICATION	Authorisation Updated	SHAHIN ENTERPRISES PTY. LTD.	938-942 Port Road, WOODVILLE WEST SA 5011	Petrol stations	Current EPA Register	Premise Match	67m	South East
50940	LICENCE	Issued	SHAHIN ENTERPRISES PTY. LTD.	938-942 Port Road, WOODVILLE WEST SA 5011	Petrol stations	Current EPA Register	Premise Match	67m	South East
12347	LICENCE	Surrendered	AI AUTOMOTIVE PTY LTD (RECEIVERS & MANAGERS APPOINTED)(IN LIQUIDATION)	853-867 Port Road, WOODVILLE SA 5011	Activities producing listed wastes, Fuel burning comprising the burning of fuel to stove enamel or to bake or dry substances releasing dust or air impurities, Surface coating works - metal finishing	Current EPA Register	Premise Match	69m	East
50854	LICENCE	Issued	BETTA POWDER COATING PTY LTD	17 Circuit Drive, HENDON SA 5014	Surface coating works (spray painting or powder coating)	Current EPA Register	Premise Match	344m	West
14633	LICENCE	Transferred	LAI INDUSTRIES PTY LTD	17 Circuit Drive, HENDON SA 5014	Surface coating works (spray painting or powder coating)	Current EPA Register	Premise Match	346m	West
ENL65 XSUVH	LICENCE APPLICATION	Processing	EUREKA OPERATIONS PTY LTD	827 Port Road, WOODVILLE SA 5011	Petrol stations	Current EPA Register	Premise Match	382m	East
797	LICENCE	Issued	HENDON SEMICONDUCTORS PTY LTD	Lot 31, 1 Butler Drive, HENDON SA 5014	Activities producing listed wastes	Current EPA Register	Premise Match	475m	South West
ENL30 KXP4L	LICENCE APPLICATION	Processing	LIBERTY OIL CONVENIENCE PTY LTD	801 Port Road, WOODVILLE SA 5011	Petrol stations	Current EPA Register	Premise Match	612m	South East
ENL3B 2NMP	LICENCE APPLICATION	Processing	UNITED PETROLEUM PTY LTD	1-9 Port Road, QUEENSTOWN SA 5014	Petrol stations	Current EPA Register	Premise Match	617m	North West
50867	LICENCE	Issued	UNITED PETROLEUM PTY LTD	1-9 Port Road, QUEENSTOWN SA 5014	Petrol stations	Current EPA Register	Premise Match	617m	North West
44982	LICENCE	Issued	CITY OF CHARLES STURT	Cooke Crescent and Crown Terrace Royal Park, Lochside Drive West Lakes and Torrens Road St. Clair, SA	Discharge during the licence period of stormwater to underground aquifers from a stormwater drainage system situated in metropolitan Adelaide -	Current EPA Register	Premise Match	768m	West
44982	LICENCE APPLICATION	Proceed To Authorisation	City of Chales Sturt	see below	Discharge during the licence period of stormwater to underground aquifers from a stormwater drainage system situated in metropolitan Adelaide -	Current EPA Register	Premise Match	768m	West

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
2609	LICENCE	Issued	SA PATHOLOGY	10-42 Woodville Road, WOODVILLE SOUTH SA 5011	Activities producing listed wastes	Current EPA Register	Premise Match	808m	South East
823	LICENCE	Issued	CENTRAL ADELAIDE LOCAL HEALTH CENTRAL ADELAIDE LOCAL HEALTH NETWORK	10-42 Woodville Road, WOODVILLE SA 5011	Activities producing listed wastes, Fuel burning not coal or wood	Current EPA Register	Premise Match	808m	South East
10020	LICENCE	Issued	ADELAIDE ANODIZING PTY LTD	97 Tapleys Hill Road, HENDON SA 5014	Activities producing listed wastes	Current EPA Register	Premise Match	843m	West
26382	LICENCE	Issued	LAUFAN PTY LTD	4 / 61-63 Tapleys Hill Road, HENDON SA	Produce processing works (deep fat frying, roasting or drying)	Current EPA Register	Premise Match	890m	North West
22103	LICENCE	Issued	CITY OF CHARLES STURT	Various Locations Within The City of Chales Sturt, SA	Dredging - for each day on which dredging occurs during the licence period, Earthworks drainage - for each day on which earthworks drainage takes place during the licence period	Current EPA Register	General Area/ Suburb Match	-	-
25322	LICENCE	Issued	CITY OF PORT ADELAIDE ENFIELD	Various Locations Within City of Port Adelaide Enfield, PORT ADELAIDE, SA	Earthworks drainage - for each day on which earthworks drainage takes place during the licence period	Current EPA Register	General Area/ Suburb Match	-	-

Authorisations Data Source: EPA South Australia

# EPA Assessment Areas

Port Road, Albert Park, SA 5014



## EPA Assessment Areas

Port Road, Albert Park, SA 5014

## EPA Assessment Areas

EPA Assessment Areas within the dataset buffer:

Map Id	Supplied Ref	Area Name	Map Link	Status	Location Confidence	Distance	Direction
12	11778	Hendon Industrial Area	<a href="http://www.epa.sa.gov.au/data_and_publications/site_contamination_monitoring/assessment_areas/hendon_industrial_area">http://www.epa.sa.gov.au/data_and_publications/site_contamination_monitoring/assessment_areas/hendon_industrial_area</a>	Current	Premise Match	0m	Onsite
33		Albert Park	<a href="https://www.epa.sa.gov.au/data_and_publications/site_contamination_monitoring/assessment_areas/albert-park">https://www.epa.sa.gov.au/data_and_publications/site_contamination_monitoring/assessment_areas/albert-park</a>	Current	Premise Match	0m	Onsite
34		Woodville	<a href="https://www.epa.sa.gov.au/data_and_publications/site_contamination_monitoring/assessment_areas/woodville">https://www.epa.sa.gov.au/data_and_publications/site_contamination_monitoring/assessment_areas/woodville</a>	Current	Premise Match	793m	South East
3	4771138	Athelstone, Dernancourt and Royal Park	<a href="http://www.epa.sa.gov.au/files/4771138_media_6jul2012.pdf">http://www.epa.sa.gov.au/files/4771138_media_6jul2012.pdf</a>	Past	Road Match	904m	East

Assessment Areas Data Source: EPA South Australia

## PFAS Investigation Sites

Port Road, Albert Park, SA 5014

### Defence PFAS Investigation & Management Program

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

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

Defence PFAS 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	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

## Defence Sites

Port Road, Albert Park, SA 5014

### 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 Facilities

Port Road, Albert Park, SA 5014

### 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  
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### 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					

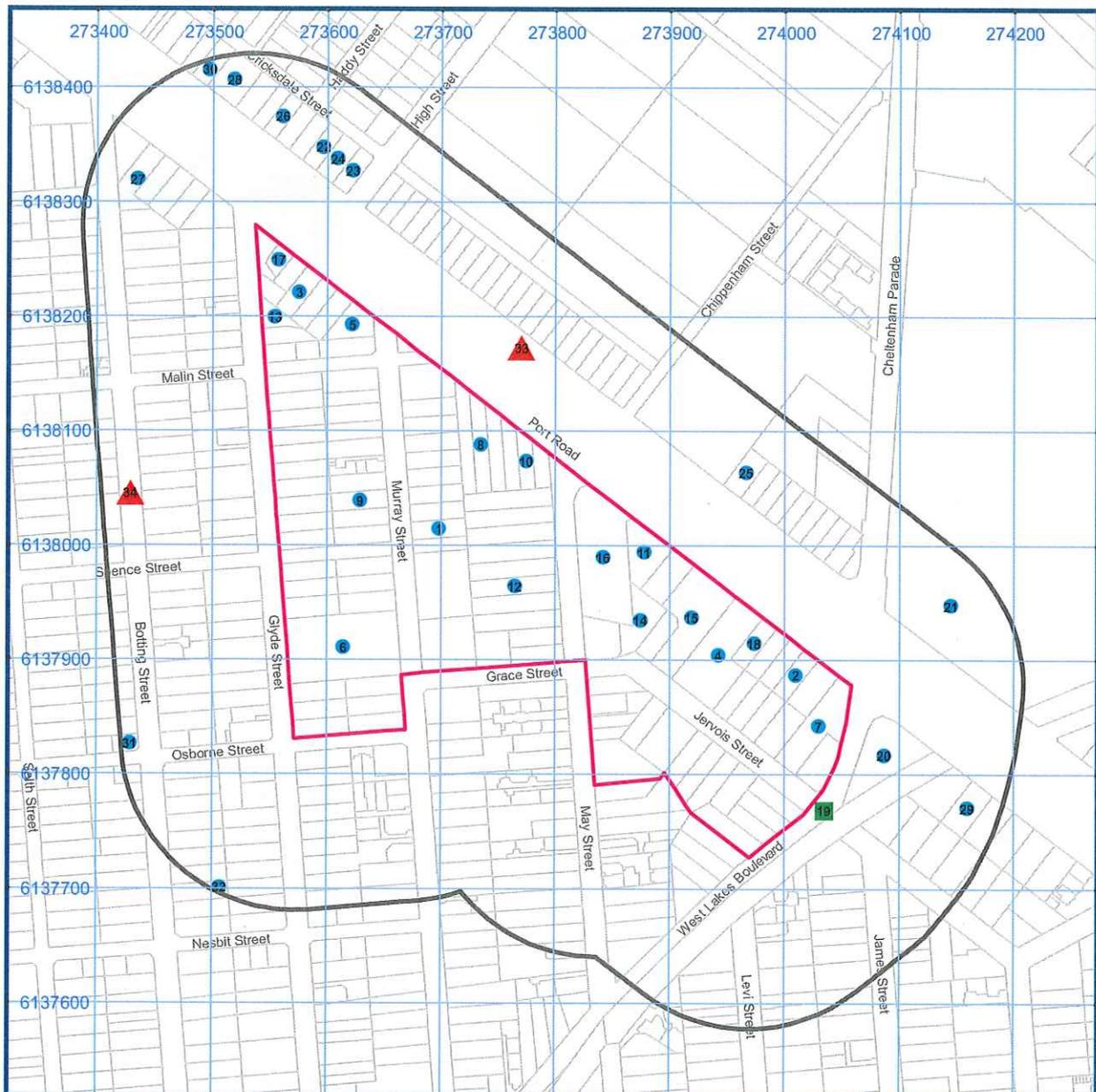
Collection Depot Data Source: EPA South Australia

# Historical Business Directories

Port Road, Albert Park, SA 5014



## 1991 Business to Business Directory Records



	Site Boundary		Business directory records mapped to a specific premise	 N
	Buffer 150m		Business directory records mapped to a road intersection	
	Property Boundaries		Business directory records mapped to a road corridor	
			Business directory records mapped to a general area	

Projected Coordinate System:  
GDA94 MGA Zone 54

Data Sources: Universal Business Directories (UBD), derived data, licensed from Hardie Grant.  
Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited 2020  
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# Historical Business Directories

Port Road, Albert Park, SA 5014

## 1991 Business Directory Records Premise or Road Intersection Matches

Records from the 1991 UBD Business to Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Shower Screen Mfrs &/or Dists	SA Aluminium Windows & Doors, 17 Murray St, Albert Park 5014	33585	Premise Match	0m	On-site
	Security Doors &/or Windows &/or Grilles	SA Aluminium Windows & Doors 17 Murray St, Albert Park 5014	33138	Premise Match	0m	On-site
	Window Frame Mfrs &/Or Dists - Aluminium	SA Aluminium Windows & Doors, 17 Murray St, Albert Park, 5014	36523	Premise Match	0m	On-site
2	Air Conditioning - Automotive	Aircommand Australia Pty Ltd, 954 Port Rd, Albert Park 5014	37067	Premise Match	0m	On-site
	Air Conditioning Equipment & Parts Mfrs &/or Imps &/or Dists	Aircommand Australia Pty Ltd, 954 Port Rd, Albert Park 5014	37133	Premise Match	0m	On-site
	Caravan Accessories &/or Spare Parts Mfrs &/or Dists	Aircommand Australia Pty. Ltd.954 Port Rd. Albert Park. 5014.	39766	Premise Match	0m	On-site
3	Instrument - Automotive - Mfrs &/Or Imps &/Or Dists.	Beale Instrument Sales & Service, 1004 Port Rd, Albert Park, 5014	24080	Premise Match	0m	On-site
	Instrument - Industrial - Mfrs &/Or Imps &/Or Dists.	Beale Instrument Sales & Service, 1004 Port Rd, Albert Park, 5014	24108	Premise Match	0m	On-site
	Instrument - Marine - Mfrs &/Or Imps &/Or Dists.	Beale Instrument Sales & Service, 1004 Port Rd, Albert Park, 5014	24124	Premise Match	0m	On-site
	Instrument Repairers	Seale Instrument Sales & Service, 1004 Port Rd, Albert Park, 5014	24158	Premise Match	0m	On-site
4	Carriers &/or Cartage Contractors	Bull's Transport Pty. Ltd 962 Port Rd., Albert Park. 5014.	40023	Premise Match	0m	On-site
	Road Transport Services - Interstate	Bulls Transport Pty Ltd, 962 Port Rd, Albert Park 5014	32447	Premise Match	0m	On-site
5	Motor Radiator Specialists &/or Repairers	City Radiators, 996 Port Rd, Albert Park, 5014	28427	Premise Match	0m	On-site
6	Fruit Juice Processors &/or Merchants	City Role Pty Ltd., 24 Murray St. Albert Park., 5014.	21989	Premise Match	0m	On-site
	Food Products Mfrs &/or Processors	D.W.N. Distributors Pty. Ltd., 24 Murray St., Albert Park. 5014.	21739	Premise Match	0m	On-site
	Cold Stores	D.W.N. Distributors Pty. Ltd., 24 Murray St., Albert Park. 5014.	40861	Premise Match	0m	On-site
	Warehousemen	DWN Distributors Pty Ltd, 24 Murray St, Albert Park, 5014	36118	Premise Match	0m	On-site
	Food Products Mfrs &/or Processors	Watts Distributors Pty. Ltd., 24 Murray St., Albert Park. 5014.	21772	Premise Match	0m	On-site
7	Outboard Motor Sales &/or Service	City State Marine, 950 Port Rd, Albert Park, 5014	29519	Premise Match	0m	On-site
	Boat, Launch &/or Yacht Builders &/or Designers &/or Repairers	City State Marine, 950 Port Rd., Albert Park, 5014.	38597	Premise Match	0m	On-site
	Boat, Launch &/or Yacht Equipment	City State Marine, 950 Port Rd., Albert Park. 5014.	38621	Premise Match	0m	On-site
	Boat, Launch &/or Yacht Sales &/or Service	City State Marine, 950 Port Rd., Albert Park. 5014.	38650	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
8	Cleaning Equipment Supplies &/or Repairs	E.O.I. Food Service Pty. Ltd., 988 Port Rd., Albert Park. 5014.	40619	Premise Match	0m	On-site
	Canners &/or Preservers - Processed Foods	EOI Pty. Ltd., 992 Port Rd., Albert Park. 5014.	39713	Premise Match	0m	On-site
	Margarine Mfrs &/or Dists	EOI Food Service Pty Ltd, 988 Port Rd, Albert Park, 5014	25624	Premise Match	0m	On-site
	Oil - Edible - Mfrs &/Or Merchants	EOI Food Service Pty Ltd, 988 Port Rd, Albert Park, 5014	29424	Premise Match	0m	On-site
	Food Products Mfrs &/or Processors	EOI Pty. Ltd., 992 Port Rd., Albert Park 5014.	21741	Premise Match	0m	On-site
	Dairy Product Mfrs &/or W/salers	EOI Pty Ltd 992 Port Rd Albert Park 5014	42165	Premise Match	0m	On-site
	Margarine Mfrs &/or Dists	EOI Pty Ltd, 992 Port Rd, Albert Park, 5014	25625	Premise Match	0m	On-site
	Grocers - Mfrg &/or W/sale	EOI Pty. Ltd., 992 Port Rd., Albert Park 5014.	23289	Premise Match	0m	On-site
	Grocers - Mfrg &/or W/sale	Unilever (Australia) Ltd., 992 Port Rd., Albert Park. 5014.	23305	Premise Match	0m	On-site
9	Go-Kart Mfrs &/or Dists	Eddies Tooling Service. 18 Murray St , Albert Park. 5014.	23160	Premise Match	0m	On-site
10	Hotel &/or Motel Equipment &/or Supplies	Festival Equipment Suppliers. 982 Port Rd.. Albert Park. 5014	23798	Premise Match	0m	On-site
11	Aluminium Fabricators	Finecast Aluminium 974 Port Rd Albert Park 5014	37429	Premise Match	0m	On-site
	Aluminium Products Mfrs &/or Dists	Finecast Aluminium 974 Port Rd, Albert Park 5014	37456	Premise Match	0m	On-site
	Founders - Non-Ferrous	Finecast Aluminium., 974 Port Rd Albert Park. 5014.	21865	Premise Match	0m	On-site
12	Carriers &/or Cartage Contractors	Finemores Express Pty Ltd., Rear, 12 May St., Albert Park 5014.	40058	Premise Match	0m	On-site
	Carriers - Cars &/Or Trucks	Finemores Vehicle Transport Pty. Ltd., 12 May St., Albert Park. 5014	39968	Premise Match	0m	On-site
	Carriers - Cars &/Or Trucks	FINEMORES VEHICLE TRANSPORT PTY. LTD., 12 May Street, Albert Park, 5014, PO Box 104	39961	Premise Match	0m	On-site
	Parcel Delivery Services	Finemores Express Pty Ltd, Rear, 12 May St, Albert Park, 5014	29853	Premise Match	0m	On-site
13	Motor Trimmers	Harris Motors, 3 Glyde St, Albert Park, 5014	28749	Premise Match	0m	On-site
	Canopy And Cabin Mfrs &/or Dists	Harris Motors, 3 Glyde St., Albert Park, 5014.	39720	Premise Match	0m	On-site
14	Steel Fabricators	Lakeside Engineering Pty Ltd, 30 Jervois St Albert Park 5014	34255	Premise Match	0m	On-site
	Engineers - Fabricating	Lakeside Engineering Pty Ltd, 30 Jervois St, Albert Park 5014	20244	Premise Match	0m	On-site
	Metal Pressers &/Or Stompers	Lakeside Engineering Pty Ltd, 30 Jervois St, Albert Park, 5014	25861	Premise Match	0m	On-site
	Welders	Lakeside Engineering Pty Ltd, 30 Jervois St, Albert Park, 5014	36295	Premise Match	0m	On-site
	Engineers - General	Lakeside Engineering Pty. Ltd., 30 Jervois St., Albert Park. 5014	20413	Premise Match	0m	On-site
	Engineers - Structural	Lakeside Engineering Pty. Ltd., 30 Jervois St., Albert Park. 5014	20886	Premise Match	0m	On-site
	Boilermakers	Lakeside Engineering Pty. Ltd., 30 Jervois St., Albert Park. 5014.	38685	Premise Match	0m	On-site
	Engineers - Welding	Lakeside Engineering Pty. Ltd., 30 Jervois St., Albert Park., 5014.	20945	Premise Match	0m	On-site
15	Bathroom Equipment &/or Fittings Mfrs &/or Dists	Mcllwraith Plumbing Supplies, 966 Port Rd, Albert Park 5014	38305	Premise Match	0m	On-site
	Builders Hardware Mfrs &/or Imps &/or Dists	Mcllwraith Plumbing Supplies, 966 Port Rd., Albert Park. 5014	39084	Premise Match	0m	On-site
	Hardware Mfrs &/or Dists &/or W/salers	Mcllwraith Plumbing Supplies. 966 Port Rd., Albert Park, 5014.	23390	Premise Match	0m	On-site
	Electrical Supplies &/Or Appliances - Mfrs &/Or W/salers	Mcllwraith Plumbing Supplies, 966 Port Rd Albert Park 5014	19683	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
15	Hot Water Systems &/or Fittings Mfrs &/or Dists	Mclwraith Plumbing Supplies, 966 Port Rd. Albert Park 5014.	23755	Premise Match	0m	On-site
	Plumbers Supplies	Mclwraith Plumbing Supplies, 966 Port Rd., Albert Park. 5014.	30879	Premise Match	0m	On-site
16	Fluorescent Lighting Equip Mfrs &/or Dists	Sun Lighting Industries Ltd., 978 Port Rd., Albert Park. 5014.	21679	Premise Match	0m	On-site
17	Motor Car Dealers - New &/or Used	Watkins, Doug Motors. 1008 Port Rd.. Albert Park. 5014.	26634	Premise Match	0m	On-site
18	Grinders - Precision	Watkins. E H. (Engineers), 960 Port Rd., Albert Park. 5014.	23279	Premise Match	0m	On-site
19	Crash Repair Specialists	Raines Crash Repairs 4 West Lakes Blvde Albert Park 5014	42004	Road Intersection	12m	South East
	Motor Panel Beaters &/or Spray Painters	Raines Crash Repairs, 4 West Lakes Blvde, Albert Park, 5014	28313	Road Intersection	12m	South East
20	Motor Gas (LPG) Conversions	Australian Auto Gas Conversions (SA) Pty Ltd, 948 Port Rd, Albert Park, 5014	27972	Premise Match	17m	South East
21	Plastic Mfrs Material Supplies	Absan, 853 Port Rd., Woodville. 5011.	30684	Premise Match	69m	East
	Computer Consultants	ACADS (Assn. For Computer Aided Design), 853 Port Rd., Woodville. 5011	40994	Premise Match	69m	East
	Management Consultants	Bates J L & Associates, 853 Port Rd, Woodville, 5011	25448	Premise Match	69m	East
	Motor Spare Parts Mfrs &/or Imps &/or W/salers	Bliss Manufacturing, 853 Port Rd, Woodville, 5011	28522	Premise Match	69m	East
	Pump & Pumping Equipment Mfrs &/or Dists	HARLAND PUMP SALES & SERVICE 853 Port Rd., Woodville 5011	31761	Premise Match	69m	East
	Seals - Oil &/or Mechanical	Harland Pumps Sales & Services, 853 Port Rd, Woodville 5011	33054	Premise Match	69m	East
	Pump & Pumping Equipment Mfrs &/or Dists	Harland Pumps Sales & Services, 853 Port Rd., Woodville. 5011.	31787	Premise Match	69m	East
	Pump Repair Specialists	Harland Pumps Sales & Services, 853 Port Rd., Woodville. 5011.	31838	Premise Match	69m	East
	Shipping Companies & Agents	Lloyd's Register of Shipping, 853 Port Rd, Woodville 5011	33476	Premise Match	69m	East
	Warehousemen	Messenger Bras, 853 Part Rd, Woodville, 5011	36121	Premise Match	69m	East
	Storage &/or Distribution Centres	Messenger Bras, 853 Port Rd, Woodville 5011	34467	Premise Match	69m	East
	Parcel Delivery Services	Messenger Bros, 853 Port Rd, Woodville, 5011	29857	Premise Match	69m	East
	Carriers &/or Cartage Contractors	Messenger Bros., 853 Port Rd., Woodville. 5011.	40120	Premise Match	69m	East
	Storage &/or Distribution Centres	MESSENGER BROTHERS, 853 Port Road, Woodville 5011	34443	Premise Match	69m	East
	Steel Products Mfrs &/Or Dists.	Mitex Rigidized Metals Pty Ltd, Plant 16/853 Port Rd Woodville 5011	34384	Premise Match	69m	East
	Stainless Steel Products &/or Equipment Mfrs &/or Dists	Mitex Rigidized Metals Pty Ltd, Plant 16/853 Port Rd, Woodville 5011	34088	Premise Match	69m	East
	Metal Polishers &/or Grinders	Mitex Rigidized Metals Pty Ltd, Plant 16/853 Port Rd, Woodville, 5011	25838	Premise Match	69m	East
	Inspection &/or Testing Services	National Association of Testing Authorities Australia, 853 Port Rd, Woodville, 5011	24070	Premise Match	69m	East
	Laboratories	National Association of Testing Authorities Australia, 853 Port Rd, Woodville, 5011	24953	Premise Match	69m	East
	Concrete Testing Laboratories	National Association of Testing Authorities Australia, 853 Port Rd., Woodville. 5011	41484	Premise Match	69m	East
Management Consultants	NIES, 853 Port Rd, Woodville, 5011	25467	Premise Match	69m	East	
Bathroom Equipment &/or Fittings Mfrs &/or Dists	Parbury's Building Products, Unit 10/853 Port Rd, Woodville 5011	38313	Premise Match	69m	East	
Laminated Materials &/or Products Mfrs &/or Dists	Parbury's Building Products, Unit 10/853 Port Rd, Woodville, 5011	25007	Premise Match	69m	East	

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
21	Plywood Mfrs &/or Dist. &/or Merchants	Parbury's Building Products, Unit 10/853 Port Rd. Woodville. 5011	30923	Premise Match	69m	East
	Timber Exporters &/or Importers	Parbury's Building Products., Unit 10/853 Port Rd, Woodville, 5011	35008	Premise Match	69m	East
	Management Consultants	SA Centre For Manufacturing Pty Ltd, 853 Port Rd, Woodville, 5011	25477	Premise Match	69m	East
	Computer Software	Software Export Centre, 853 Port Rd.. Woodville. 5011.	41272	Premise Match	69m	East
	Publishers	Standards Australia, 853 Port Rd., Woodville. 5011.	31740	Premise Match	69m	East
	Tape - Adhesive - Mfrs &/Or Imps &/Or Dist.	Tape Pacific Pty. Ltd., Unit 2A/853 Port Rd., Woodville. 5011	34719	Premise Match	69m	East
	Engineers - Consulting	Vipac Pty Ltd, 853 Port Rd, Woodville 5011	20125	Premise Match	69m	East
	Exhibition Organisers	XPO Exhibitions Pty Ltd., 853 Port Rd., Woodville 5011	20993	Premise Match	69m	East
22	Saw &/or Saw Blade Mfrs &/or Dist.	AA Saw Works 939 Port Rd, Cheltenham 5014	32865	Premise Match	70m	North West
	Saw &/or Knife &/or Tool Sharpener	AA Saw Works, 939 Port Rd, Cheltenham 5014	32848	Premise Match	70m	North West
	Saw &/or Knife &/or Tool Sharpener	Moores Saw Sharpening Service, 939 Port Rd, Cheltenham 5014	32856	Premise Match	70m	North West
	Saw &/or Saw Blade Mfrs &/or Dist.	Moores Saw Sharpening Service, 939 Port Rd, Cheltenham 5014	32875	Premise Match	70m	North West
	Lawn Mower Repairers &/or Sharpeners	Moores Saw Sharpening Service, 939 Port Rd, Cheltenham, 5014	25184	Premise Match	70m	North West
23	Stone Masons	Jordan H L Memorials, 935 Port Rd, Cheltenham, 5014	34436	Premise Match	70m	North
	Monumental Masons	Jordan, H L Memorials, 935 Port Rd, Cheltenham, 5014	26020	Premise Match	70m	North
24	Glass Tinting	Sola Seal Pty. Ltd., 937 Port Rd., Cheltenham. 5014.	23108	Premise Match	70m	North
25	Storage &/or Distribution Centres	National Mini Storage, 871 Port Rd, Cheltenham 5014	34469	Premise Match	71m	North East
	Trailer Renting	National Mini Storage, 871 Port Rd, Cheltenham 5014	35363	Premise Match	71m	North East
	Furniture Removalists &/or Storage	National Mini Storage, 871 Port Rd., Cheltenham. 5014.	22720	Premise Match	71m	North East
26	Boat, Launch &/or Yacht Builders &/or Designers &/or Repairers	Ab-Craft, 945 Port Rd., Cheltenham. 5014	38590	Premise Match	77m	North West
27	Motor Panel Beaters &/or Spray Painters	Portside Mitsubishi, 1032 Port Rd, Albert Park, 5014	28300	Premise Match	92m	North West
	Motor Car Dealers - New &/or Used	Portside Mitsubishi, 1032 Port Rd.. Albert Park. 5014.	26568	Premise Match	92m	North West
28	Motor Brake Specialists	Checkpoint Automatics Brake & Clutch, 953 Port Rd., Cheltenham 5014.	26314	Premise Match	104m	North West
	Motor Clutch Specialists	Checkpoint Automatics Brake & Clutch, 953 Port Rd., Cheltenham. 5014.	26810	Premise Match	104m	North West
29	Semi-Trailer Mfrs &/Or Dist.	Premier Trailers Pty Ltd, 938 Port Rd, Woodville West 5011	33239	Premise Match	104m	South East
	Trailer &/or Trailer Equipment Mfrs &/or Dist.	Premier Trailers Pty Ltd, 938 Port Rd, Woodville West 5011	35409	Premise Match	104m	South East
	Trailer Renting	Premier Trailers Pty Ltd, 938 Port Rd, Woodville West 5011	35364	Premise Match	104m	South East
	Trailer Repairers	Premier Trailers Pty Ltd, 938 Port Rd, Woodville West 5011	35386	Premise Match	104m	South East
30	Furniture Mfrs &/or W/salers - Custom Built	Whitehead Fine Furniture., 955 Port Rd., Cheltenham. 5014.	22318	Premise Match	128m	North West
31	Chain Block Mfrs &/or Dist.	DAVID A. SCHILLING (DASCO), 58 Botting St., Albert Park, 5014.	40395	Premise Match	135m	South West
	Rope, Cordage &/or Twine Mfrs &/Or Dist.	Schilling, David A (Dasco) 58 Botting St, Albert Park 5014	32637	Premise Match	135m	South West
	Lifting Gear	Schilling, David A (Dasco), 58 Botting St, Albert Park 5014	25276	Premise Match	135m	South West
	Webbing Mfrs &/Or Dist.	Schilling, David A (Dasco), 58 Botting St, Albert Park, 5014	36211	Premise Match	135m	South West

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
31	Wire Rope &/or Accessories Mfrs &/or Dists	Schilling, David A (Dasco), 58 Botting St, Albert Park, 5014	36677	Premise Match	135m	South West
	Material Handling Equipment Mfrs &/or Imps &/or Dists	Schilling, David A(Dasco), 58 Botting St, Albert Park, 5014	25702	Premise Match	135m	South West
	Chain Mfrs &/or Dists	Schilling, David A. (Dasco), 58 Botting St., Albert Park. 5014,	40410	Premise Match	135m	South West
	Chain Block Mfrs &/or Dists	Schilling, David A. (Dasco), 58 Botting St., Albert Park. 5014.	40401	Premise Match	135m	South West
	Pulley Mfrs &/or Dists	Schilling, David A. (Dasco), 58 Botting St., Albert Park. 5014.	31755	Premise Match	135m	South West
32	Plastic Coating Specialists	Heatshrink (S.A.), 69 Botting St., Albert Park. 5014.	30571	Premise Match	137m	South West
	Heating Equipment &/or Systems Mfrs &/or Dists &/or Installers	Inzix Neil Pty Ltd., 69 Botting St, Albert Park, 5014.	23493	Premise Match	137m	South West
	Incinerator Mfrs &/or Dists	Menzies, Neil Pty Ltd, 69 Botting St, Albert Park, 5014	24016	Premise Match	137m	South West
	Fireplace &/Or Accessory Mfrs &/Or Dists.	Menzies, Neil Pty Ltd., 69 Botting St. Albert Park, 5014	21562	Premise Match	137m	South West
	Plastic Coating Specialists	Menzies, Neil Pty. Ltd., 69 Botting St., Albert Park. 5014.	30572	Premise Match	137m	South West

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## 1991 Business Directory Records Road or Area Matches

Records from the 1991 UBD Business to Business Directory, 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.	Location Confidence	Approx. Dist. to Road Corridor or Area	Direction
33	Motor Car Dealers - New &/or Used	Old Port Toyota. Port Rd., Cheltenham. 5014.	26560	Road Match	54m	North
34	Swimming Pool Equipment & Supplies	Finsbury Pumps., (Division of Saboo), Botting St, Albert Park 5014.	34585	Road Match	123m	West
	Mop Mfrs &/or W/sales	Sabco Limited, Botting St, Albert Park, 5014	26030	Road Match	123m	West
	Broom &/Or Brush - Domestic &/Or Industrial - Mfrs &/Or Imps &/Or Dists.	Sabco Limited, Botting St., Albert Park. 5014.	38859	Road Match	123m	West
	Plastic Goods Mfrs &/or Imps &/or Dists	Sabco Limited, Botting St., Albert Park. 5014.	30677	Road Match	123m	West
	Garden Supplies &/or Equipment Mfrs &/or Dists &/or W/salers	Sabco Limited., Botting St. Albert Park 5014.	22843	Road Match	123m	West
	Pump & Pumping Equipment Mfrs &/or Dists	Sbury Pumps, (Division of Sabco). Botting St., Albert Park. 5014.	31781	Road Match	123m	West

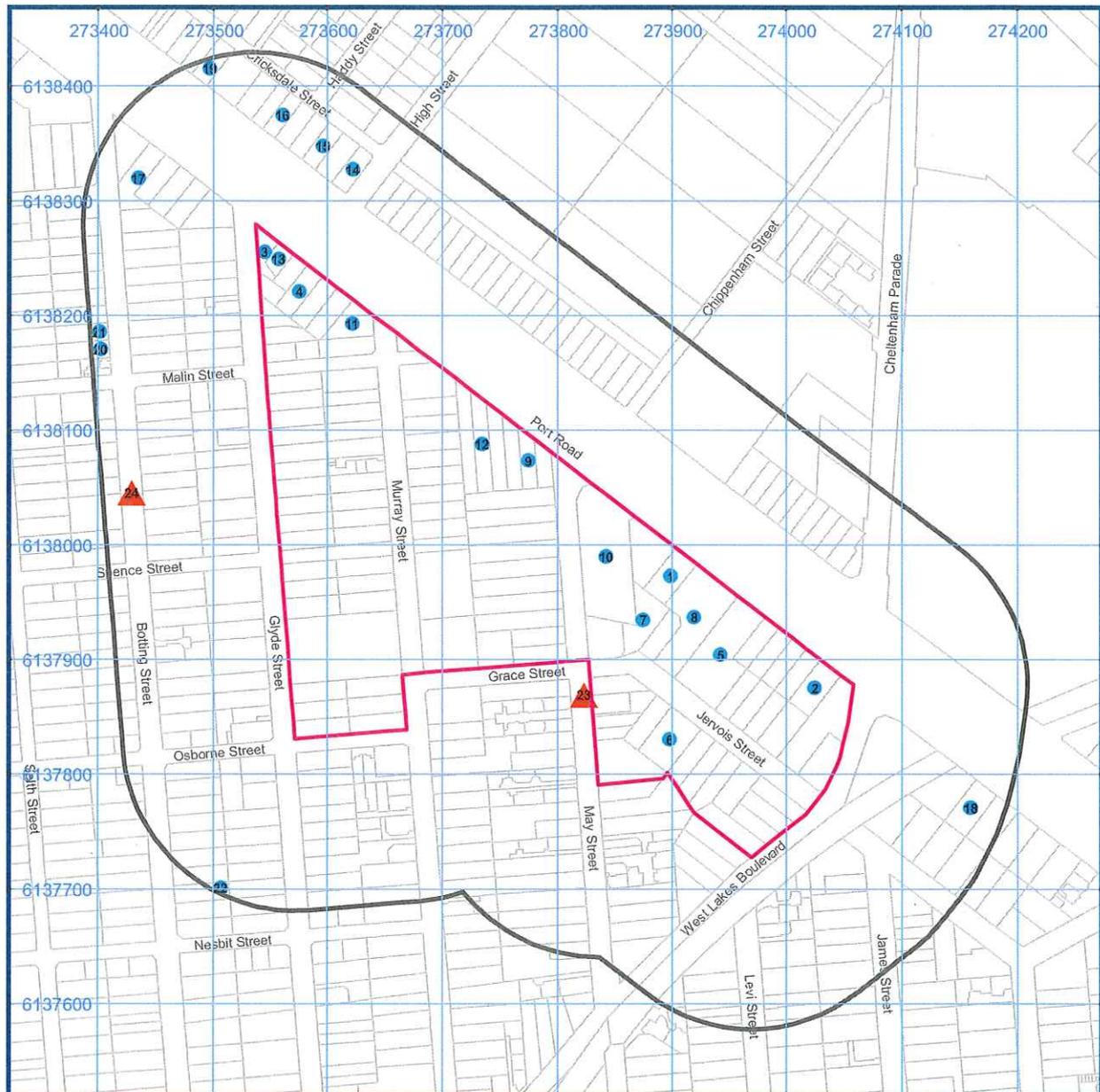
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# Historical Business Directories

Port Road, Albert Park, SA 5014



## 1984 Business Directory Records



	Site Boundary		Business directory records mapped to a specific premise	 N
	Buffer 150m		Business directory records mapped to a road intersection	
	Property Boundaries		Business directory records mapped to a road corridor	
			Business directory records mapped to a general area	

Projected Coordinate System:  
GDA94 MGA Zone 54

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# Historical Business Directories

Port Road, Albert Park, SA 5014

## 1984 Business Directory Records Premise or Road Intersection Matches

Records from the 1984 UBD Business to Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Concrete Workers	A 1 Concrete Enterprise Pty Ltd, 972 Port Rd, Albert Park 5014	6142	Premise Match	0m	On-site
	Terrazzo Workers &/Or Specialists	A 1 Concrete Enterprise Pty Ltd, 972 Port Rd, Albert Park 5014	24809	Premise Match	0m	On-site
	Paving Contractors	A 1 Concrete Enterprise Pty. Ltd., 972 Port Rd., Albert Park. 5014	20100	Premise Match	0m	On-site
	Concrete Pumping Services	Concrete Enterprise Pty Ltd, 972 Port Rd, Albert Park 5014	6129	Premise Match	0m	On-site
2	Air Conditioning Automotive	Air Command Australia Pty Ltd, 952 Port Rd, Albert Park 5014	437	Premise Match	0m	On-site
	Air Conditioning Equipment Mfrs &/or Dists	Air Command Australia Pty Ltd, 952 Port Rd, Albert Park 5014	459	Premise Match	0m	On-site
	Metal Pressers &/or Stampers	Air Command Australia Pty Ltd, 952 Port Rd, Albert Park 5014	17068	Premise Match	0m	On-site
	Tool Jig &/Or Die Makers	Air Command Australia Pty, Ltd, 952 Port Rd, Albert Park, 5014	25071	Premise Match	0m	On-site
	Engineers - Production	Air Command Australia Pty, Ltd., 952 Port Rd Albert Park. 5014	10954	Premise Match	0m	On-site
	Engineers - Pressed Metal	Air Command Australia Pty, Ltd., 952 Port Rd., Albert Park. 5014.	10932	Premise Match	0m	On-site
	Engineers - Precision	Air Command Australia Pty. Ltd., 952 Port Rd., Albert Park. 5014.	10888	Premise Match	0m	On-site
3	Delicatessens &/Or Mixed Businesses	Albert Park Deli 1010 Port Rd Albert Park 5014	6508	Premise Match	0m	On-site
4	Instruments - Marine &/Or Navigational	Beale Instrument Sales & Service, 1004 Port Rd., Albert Park. 5014	15523	Premise Match	0m	On-site
	Instruments - Industrial - Mfrs. &/or Dists	Beale Instrument Sales & Service, 1004 Port Rd., Albert Park. 5014.	15507	Premise Match	0m	On-site
	Instrument Repair, Specialists	Beale Instrument Sales & Service. 1004 Port Rd., Albert Park. 5014.	15485	Premise Match	0m	On-site
	Motor Speedometer Specialists	Beale Instrument Sales &. Service 1004 Port Rd. Albert Park. 5014	18878	Premise Match	0m	On-site
5	Motor Bus Charter Services	Bull's Tourist Service 962 Port Rd Albert Park 5014	17655	Premise Match	0m	On-site
6	Bakers	Lion Bakery, 6 Jervois St, Albert Park 5014	1439	Premise Match	0m	On-site
7	Heating Appliances - Oil	Major Furnace & Combustion Engineers (S.A.) Pty. Ltd 32 Jervois St., Albert Park. 5014.	14625	Premise Match	0m	On-site
	Oil Burners &/Or Equipment	Major Furnace & Combustion Engineers (S.A.) Pty. Ltd., 32 Jervois St., Albert Park. 5014.	19574	Premise Match	0m	On-site
	Boilers - Steam Mfrs &/Or Dists.	Major Furnace & Combustion Engineers (SA) Pty Ltd, 32 Jervois St, Albert Park 5014	2305	Premise Match	0m	On-site
	Heat Treatment Equipment &/or Supplies	Major Furnace & Combustion Engineers (SA.) Pty. Ltd., 32 Jervois St. Albert Park. 5014.	14611	Premise Match	0m	On-site
8	Plumbers Equipment &/Or Material Dists.	Mcllwrath Distributors Pty. Ltd., 966 Port Rd., Albert Park. 5014.	20769	Premise Match	0m	On-site
	Plumbers Supplies - Mfrs. &/Or W/Salers	Mcllwrath Distributors Pty. Ltd., 966 Port Rd., Albert Park. 5014.	20818	Premise Match	0m	On-site
9	Machinery Merchants &/or Importers	Morrell, C H Pty Ltd, 982 Port Rd, Albert Park 5014	16652	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
9	Engineers Supplies	Morrell, C. H. Pty. Ltd., 982 Port Rd., Albert Park. 5014.	11095	Premise Match	0m	On-site
	Secondhand Dealers	Morrell, C. H. Pty. Ltd., 982 Port Rd., Albert Park. 5014,	22924	Premise Match	0m	On-site
10	Fluorescent Lighting Equip. Mfrs. &/or Dist.	Sun Lighting Industries Ltd., 978 Port Rd., Albert Park, 5014.	11785	Premise Match	0m	On-site
11	Paint - Industrial Protective Coating	Triton Paints (S.A.) Pty. Ltd., 996 Port Rd., Albert Park. 5014.	19750	Premise Match	0m	On-site
	Paint - Marine - Mfrs. &/or Dist.	Triton Paints (S.A.) Pty. Ltd., 996 Port Rd., Albert Park. 5014.	19774	Premise Match	0m	On-site
	Paint - Solvent Thinner - Mfrs. &/or W/Salers	Triton Paints (S.A.) Pty. Ltd., 996 Port Rd., Albert Park. 5014.	19818	Premise Match	0m	On-site
	Rust Proofing Materials	Triton Paints (S.A.) Pty. Ltd., 996 Port Rd., Albert Park. 5014.	22510	Premise Match	0m	On-site
	Paint Mfrs. &/Or Dist. Anti-Corrosive	Triton Paints (S.A.) Pty. Ltd., 996 Port Rd., Albert Park. 5014.	19765	Premise Match	0m	On-site
	Paint Varnish &/Or Lacquer Mfrs.	Triton Paints (S.A.) Pty. Ltd., 996 Port Rd., Albert Park. 5014.	19830	Premise Match	0m	On-site
	Paint Merchants &/Or Dist.	Wesco Paints Pty. Ltd., 996 Port Rd., Albert Park. 5014.	19816	Premise Match	0m	On-site
	Paint Varnish &/Or Lacquer Mfrs.	Wesco Paints Pty. Ltd., 996 Port Rd., Albert Park. 5014.	19835	Premise Match	0m	On-site
12	Dairy Produce Merchants &/or W/Salers	Vidale Products Pty Ltd, 992 Port Rd, Albert Park 5014	6431	Premise Match	0m	On-site
	Margarine Mfrs - Table &/Or Industrial	Vidale Products Pty Ltd, 992 Port Rd, Albert Park 5014,	16866	Premise Match	0m	On-site
	Food Processors &/or Packers	Vidale Products Pty. Ltd , 992 Port Rd., Albert Park. 5014.	11815	Premise Match	0m	On-site
	Grocers - Mfrg. &/Or W/Sale	Vidale Products Pty. Ltd., 992 Port Rd., Albert Park. 5014.	13343	Premise Match	0m	On-site
	Canners &/Or Food Processors	Vidale Products Pty. Ltd., 992 Port Rd., Albert Park. 5014	4030	Premise Match	0m	On-site
13	Motor Car &/or Truck Dealers - New &/or Used	Watkins, Doug Motors, 1008 Port Rd, Albert Park 5014	17865	Premise Match	0m	On-site
14	Monumental Masons	Jordan, H L 935 Port Rd Cheltenham 5014	17245	Premise Match	70m	North
15	Lawnmower Repairers &/or Sharpeners	Moore's Saw Sharpening Service, 939 Port Rd, Cheltenham 5014	16342	Premise Match	70m	North West
	Saw Knife &/Or Tool Sharpeners	Moore's Saw Sharpening Service, 939 Port Rd. Cheltenham. 5014.	22645	Premise Match	70m	North West
	Saw Mfrs. &/Or W/Salers	Moore's Saw Sharpening Service, 939 Port Rd., Cheltenham. 5014.	22655	Premise Match	70m	North West
16	Motor Radiator Specialists &/or Repairers	Cheltenham Radiators 945 Port Rd. Cheltenham. 5014.	18842	Premise Match	77m	North West
17	Motor Car &/or Truck Dealers - New &/or Used	ALBERT PARK, Portside Mitsubishi, 1032 Port Rd	17789	Premise Match	92m	North West
	Motor Steam Cleaners &/or Undercoaters	Portside Mitsubishi 1032 Port Rd. Albert Park 5014.	18883	Premise Match	92m	North West
	Motor Car &/Or Truck State Dist. &/Or Agents	Portside Mitsubishi, 1032 Port Rd Albert Park 5014	17891	Premise Match	92m	North West
	Motor Car &/or Truck Dealers - New &/or Used	Portside Mitsubishi, 1032 Port Rd, Albert Park 5014	17823	Premise Match	92m	North West
	Motor Garages &/or Engineers &/or Service Stations	Portside Mitsubishi, 1032 Port Rd., Albert Park. 5014.	18471	Premise Match	92m	North West
	Motor Steering Specialists	Portside Mitsubishi, 1032 Port Rd., Albert Park. 5014.	18904	Premise Match	92m	North West
	Motor Painters &/or Panel Beaters	Portside Mitsubishi, 1032 Port Rd., Albert Park. 5014.	18752	Premise Match	92m	North West
18	Trailers &/or Semi-Trailers Mfrs &/or Dist. &/or Hirers	Premier Trailers Pty Ltd, 938 Port Rd, Woodville West 5011	25295	Premise Match	104m	South East
	Engineers - Fabricating	Premier Trailers Pty. Ltd., 938 Port Rd., Woodville West. 5011.	10563	Premise Match	104m	South East
	Engineers - General &/or Manufacturing &/or Mechanical	Premier Trailers Pty. Ltd., 938 Port Rd., Woodville West. 5011.	10736	Premise Match	104m	South East

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
19	Electrical Switchboard Mfrs. &/or Dists.	Johns Industrial Controls, 955 Port Rd., Cheltenham. 5014.	10182	Premise Match	128m	North West
20	Butchers - Retail	Dunstan. J. R.. 20 Botting Rd., Albert Park, 5014	3394	Premise Match	134m	North West
21	Hairdressers - Ladies &/or Beauty Salons	Margaret Rose Salon, 18 Botting St., Albert Park. 5014.	14078	Premise Match	134m	North West
22	Plastic Coating Specialists	Menzies Neil Pty. Ltd., 69 Botting St., Albert Park. 5014.	20462	Premise Match	137m	South West
	Incinerator Mfrs. &/Or Dists.	Menzies, Neil Pty. Ltd., 69 Botting St., Albert Park. 5014.	15434	Premise Match	137m	South West
	Fireplaces & Accessories Mfrs.	Menzies. Neil Pty Ltd. 69 Botting St., Albert Park. 5014.	11538	Premise Match	137m	South West
	Heating Equipment Mfrs. &/Or Dists.	Menzies. Neil Pty. Ltd, 69 Botting St., Albert Park. 5014.	14638	Premise Match	137m	South West

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## 1984 Business Directory Records Road or Area Matches

Records from the 1984 UBD Business to Business Directory, 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.	Location Confidence	Approx. Dist. to Road Corridor or Area	Direction
23	Carriers &/Or Haulage Contractors	K.&S. Freighters, May St., Albert Park. 5014.	4334	Road Match	0m	On-site
24	Brushware &/Or Broom Mfrs	Sabco Limited Botting St, Albert Park 5014	2685	Road Match	123m	West
	Plastic Moulded Goods Mfrs. &/Or Dists.	Sabco Limited., Botting St., Albert Park, 5014.	20628	Road Match	123m	West

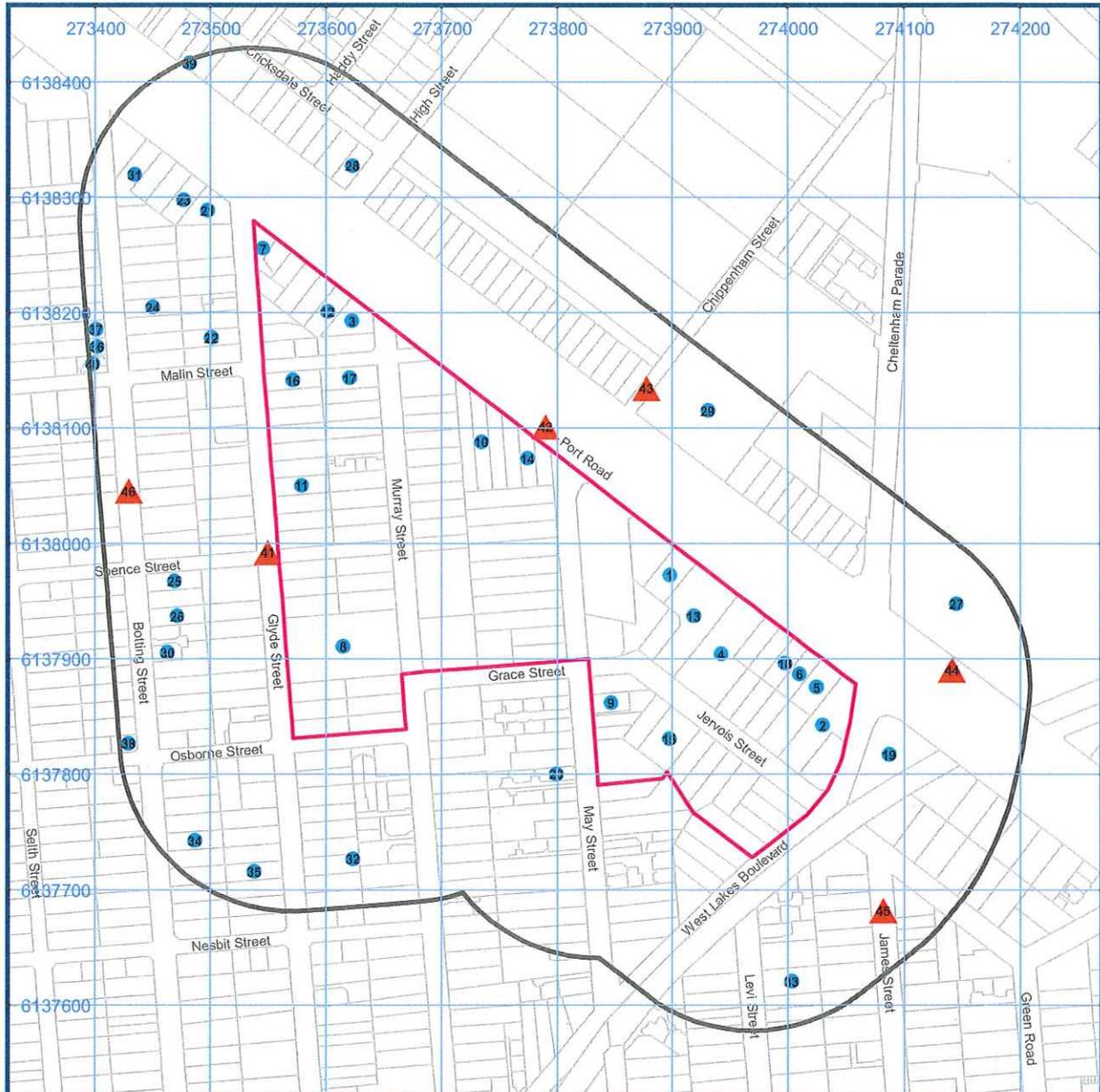
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# Historical Business Directories

Port Road, Albert Park, SA 5014



## 1973 Business Directory Records



	Site Boundary		Business directory records mapped to a specific premise	 N
	Buffer 150m		Business directory records mapped to a road intersection	
	Property Boundaries		Business directory records mapped to a road corridor	
			Business directory records mapped to a general area	

Projected Coordinate System:  
GDA94 MGA Zone 54

Data Sources: Sands & McDougall's Directory of South Australia, derived data  
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# Historical Business Directories

Port Road, Albert Park, SA 5014

## 1973 Business Directory Records Premise or Road Intersection Matches

Records from the 1973 Sands & McDougall's Directory, mapped to a premise or road intersection, within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR WRECKERS	Ace Auto Wreckers 972 Part rd Albert Park	18744	Premise Match	0m	On-site
2	MACHINERY MERCHANTS	Atlas Copco Aust Pty Ltd 950 Port rd Albert Park	38594	Premise Match	0m	On-site
	Air Compressors & Tools	ATLAS COPCO AUST. PTY. LTD. 950 Port Road Albert Park	15196	Premise Match	0m	On-site
	Air Compressors & Tools	Atlas Cope Aust P/L 950 Port rd Albert Park	15195	Premise Match	0m	On-site
3	PAINT MANUFACTURERS & DISTRIBUTORS	Brolite (SA) P/L 996 Port rd Albert Park	21725	Premise Match	0m	On-site
4	TAXIS, PRIVATE BUSES AND OTHER HIRE SERVICES	Bulls Bus Hire Serv 962-964 Port rd Albert Pk	1571	Premise Match	0m	On-site
5	ELECTRICAL WHOLESALERS	Cablemakers (ACT) P/L 952 Port rd Albert Pk	9915	Premise Match	0m	On-site
	GALVANIZERS	Galvasteel Ltd 952 Port rd Albert Park	21559	Premise Match	0m	On-site
6	ENGINEERS & PRESSWORKERS	F & V Preased Metal Co 954-956 Port rd Albert Park	11281	Premise Match	0m	On-site
	ENGINEERS (GENERAL MNFCTRNG. MECHANICAL)	F & V Pressed Metal Co Pty Ltd 954 Port rd Albert Park	12747	Premise Match	0m	On-site
7	NEWS AGENTS	Forrest W & Sons Ltd 1010 Port rd Albert Pk	19521	Premise Match	0m	On-site
8	Manufacturers (General)	Gadsden J Pty Ltd 24 Murray st Albert Park	39246	Premise Match	0m	On-site
9	HAIRDRESSERS & TOBACCONISTS	Giles T P 11 May st Albert Park	31278	Premise Match	0m	On-site
10	MARGARINE MANUFACTURERS	Golden Nut & Easy Spread Margarine P/L 992 Port rd Albert Park	40011	Premise Match	0m	On-site
	MARGARINE MANUFACTURERS	Vidale Products P/L 992 Port rd Albert Park	40013	Premise Match	0m	On-site
	Manufacturers (General)	Vidale Products Pty Ltd 992 Port rd Albert Park	39933	Premise Match	0m	On-site
11	TINSMITHS	Harvey W C 21 Glyde st Albert Park	3868	Premise Match	0m	On-site
12	TOILET SALONS	Maxine Salon 998 Port rd Albert Park	5296	Premise Match	0m	On-site
13	HARDWARE MERCHANTS & IRONMONGERS	Mcllwraith John (SA) P/L 966 Port rd Albert Park	32883	Premise Match	0m	On-site
14	MACHINERY MERCHANTS	Morrell C H Pty Ltd 982-986 Port rd Albert Pk	39137	Premise Match	0m	On-site
	METAL MERCHANTS & SMELTERS	Morrell Pty Ltd C H 982 Port rd Albert Park	7838	Premise Match	0m	On-site
15	BAKERS AND/OR PASTRYCOOKS	Oldfields Bakery P/L 6 Jervois st Albert Park	19037	Premise Match	0m	On-site
16	TAXIS, PRIVATE BUSES AND OTHER HIRE SERVICES	Swiggs E G 9 Glyde st Albert Park	2940	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
17	Manufacturers (General)	Vidale Products Pty Ltd 6 Murray st Albert Park	39932	Premise Match	0m	On-site
18	ENGINEERS (CONSULTING)	Watkins E H 958 Port rd Albert Park	11913	Premise Match	0m	On-site
	ENGINEERS (GENERAL MNFCTRNG. MECHANICAL)	Watkins E H 958 Port rd Woodville West	13520	Premise Match	0m	On-site
19	CARRIERS & HAULAGE CONTRACTORS	Halls Van Lines Pty Ltd 948 Port rd Albert Pk	35148	Premise Match	17m	South East
	MOTOR GARAGES & SERVICE STATIONS	Mobil Oil Aust Ltd 948 Port rd Albert Park	16668	Premise Match	17m	South East
	MOTOR GARAGES & SERVICE STATIONS	Woodville Service Station 948 Port rd Albert Park	17808	Premise Match	17m	South East
20	MOTOR PAINTERS, RENOVATORS & TRIMMERS	Addison A E S 32 May st Albert Park	17905	Premise Match	18m	South
	BRICKLAYERS AND MASONS	Nicholas P 32 May st Albert Park	22596	Premise Match	18m	South
21	MIXED BUSINESSES	Baird J & J 1018 Port rd Albert Park	9289	Premise Match	19m	North West
	CHEMISTS (RETAIL)	Porter & Penhall 1014 Port rd Albert Park	39475	Premise Match	19m	North West
22	PHARMACISTS	Waters R W 16 Glyde st Albert Park	28364	Premise Match	19m	North West
23	LAND AGENTS	Jenkins J L 1022 Port rd Albert Park	36854	Premise Match	50m	North West
	HAIRDRESSERS & TOBACCONISTS	Roach H 1020 Port rd Albert Park	32068	Premise Match	50m	North West
	GROCERS & GENERAL STOREKEEPERS	Woodhead T C & L McG 1022-1024 Port rd Albert Park	29793	Premise Match	50m	North West
24	TRAVEL AGENTS	Rokkas A 11 Botting st Albert Park	7155	Premise Match	67m	North West
25	PAINTERS & DECORATORS	Johncock A 39 Botting st Albert Park	22979	Premise Match	68m	West
26	PHARMACISTS	Pinchbeck M J 43 Botting st Albert Park	27615	Premise Match	68m	West
	CHEMISTS (RETAIL)	Pinchbeck M J 43 Botting st Albert Park	39471	Premise Match	68m	West
27	TAILORS, MERCERS & MEN'S WEAR	Fazzalarl L 854 Port rd Woodville South	672	Premise Match	69m	East
28	MONUMENTAL MASONS & MARBLE WORKERS	Jordan H L Memorials 935 Port rd Cheltenham	10894	Premise Match	70m	North
	MONUMENTAL MASONS & MARBLE WORKERS	Master Monumental Masons & Sculptors Asscn of SA 935 Port rd Cheltenham	10898	Premise Match	70m	North
29	AUTOMOBILE MANUFACTURERS	General Motors Holden's P/L 873-895 Port rd Woodville	18131	Premise Match	71m	North East
	MOTOR CARS, TRUCKS & ACCESSORIES	General Motors Holdens Pty Ltd 873 Port rd Cheltenham	11733	Premise Match	71m	North East
	MOTOR CARS, TRUCKS & ACCESSORIES	General Motors Holdens Pty Ltd 879 -895 Port rd Cheltenham	11734	Premise Match	71m	North East
	MOTOR BODY BUILDERS & REPAIRERS	General Motors-Holdens P/L 873-895 Port rd Woodville	11005	Premise Match	71m	North East
30	WELDERS	Edwards L R R 47 Botting st Albert Park	13883	Premise Match	90m	West
31	Used Car Dealers	Lloyd Watkins Used Cars 1032 Port rd Albert Park	8182	Premise Match	92m	North West
	MOTOR GARAGES & SERVICE STATIONS	Watkins Motors P/L 1032 Port rd Albert Park	17784	Premise Match	92m	North West
32	MOTOR ENGINEERS & REPAIRERS	Matthews A E 51 Glyde st Albert Park	13232	Premise Match	95m	South West
33	ENGINEERS (Electrical)	Snearer I 5 Levi st Woodville West	12057	Premise Match	98m	South East
34	DRAPERS	Broadbent J M 63 Botting st Albert Park	7587	Premise Match	100m	South West

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
35	HAIRDRESSERS & TOBACCONISTS	Roach H 60 Glyde st Albert Park	32069	Premise Match	107m	South West
36	BUTCHERS	Dunstan J R 20 Botting st Albert Park	28635	Premise Match	134m	North West
	GROCERS & GENERAL STOREKEEPERS	Hendersorus Food Mart 20a Botting st Albert Park	26382	Premise Match	134m	North West
37	TOILET SALONS	Salon 64 18 Botting st Albert Park	5419	Premise Match	134m	North West
38	CERAMIC AND GLASS TILERS	Guzzo A 58 Botting st Albert Park	37873	Premise Match	135m	South West
	SOLID PLASTERERS	Guzzo A 58 Botting st Albert Park	38222	Premise Match	135m	South West
39	ENGINEERS (GENERAL MNFCTRNG. MECHANICAL)	Hurll Norman J & Co (Vic) P/L 957 Port rd Cheltenham	12803	Premise Match	142m	North West
	ENGINEERS (REPETITION)	Hurll Norman J & Co (Vic) P/L 957 Port rd Cheltenham	13565	Premise Match	142m	North West
40	MIXED BUSINESSES	Foster T D 22 Botting st Albert Park	9414	Premise Match	144m	North West
	DRAPERS	Henderson J 22 Botting st Albert Park	8216	Premise Match	144m	North West
	GROCERS & GENERAL STOREKEEPERS	Hendersons Food Mart 22 Botting st Albert Pk	26381	Premise Match	144m	North West

Business Directory Content Derived from Sands & McDougall's Directory of South Australia

## 1973 Business Directory Records Road or Area Matches

Records from the 1973 Sands & McDougall's Directory, 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.	Location Confidence	Approx. Dist. to Road Corridor or Area	Direction
41	Manufacturers (General)	Gadsden J Pty Ltd Glyde st Albert Park	39245	Road Match	7m	West
42	BUTTER, CREAM, CHEESE & MILK FACTORIES	Vidale Products Ltd 10 Port rd Albert Pk	30358	Road Match	10m	North
43	MONUMENTAL MASONS & MARBLE WORKERS	Cruett J G 10 Chippenham St Cheltenham	10890	Road Match	36m	North East
44	MOTOR GARAGES & SERVICE STATIONS	Tartletons Service Station 78 Port rd Wood	17741	Road Match	54m	East
45	TAXIS, PRIVATE BUSES AND OTHER HIRE SERVICES	Hann D M T James st Woodville West	2204	Road Match	65m	South East
46	BASKETMAKERS & WICKER WORKERS	SA Brush Co Botting st Albert Park	19725	Road Match	123m	West
	Brushmakers	SA Brush Co Ltd Botting st Albert Park	23428	Road Match	123m	West
	CRASH REPAIRS	Watkins Motors Pty Ltd Botting st Albert Pk	2798	Road Match	123m	West

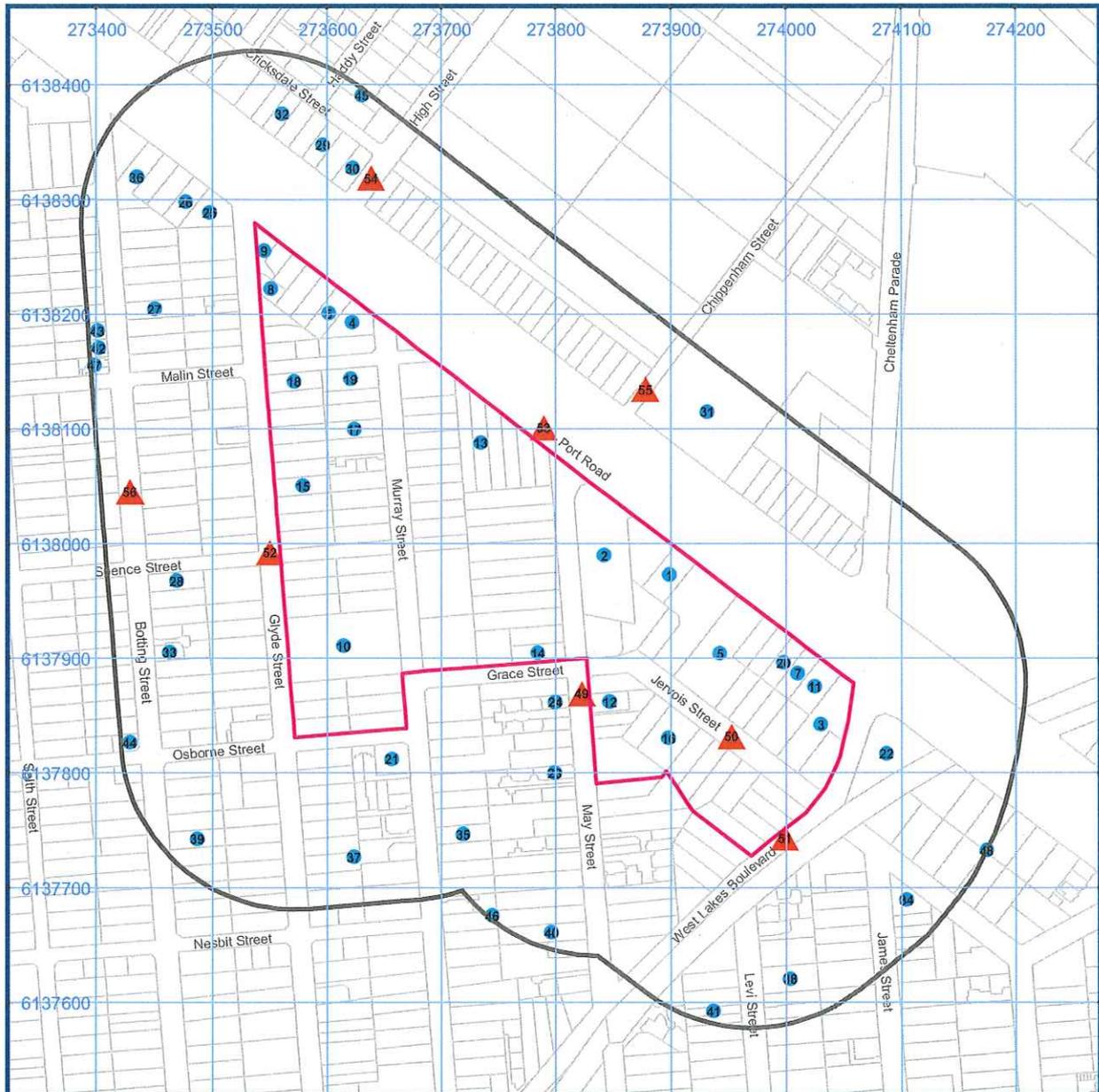
Business Directory Content Derived from Sands & McDougall's Directory of South Australia

# Historical Business Directories

Port Road, Albert Park, SA 5014



## 1965 Business Directory Records



-  Site Boundary
-  Buffer 150m
-  Property Boundaries

-  Business directory records mapped to a specific premise
-  Business directory records mapped to a road intersection
-  Business directory records mapped to a road corridor
-  Business directory records mapped to a general area



Projected Coordinate System:  
GDA94 MGA Zone 54

Data Sources: Sands & McDougall's Directory of South Australia, derived data  
Property Boundaries - Sourced by Omnilink PTY LTD. ©PSMA Australia Limited 2020  
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# Historical Business Directories

Port Road, Albert Park, SA 5014

## 1965 Business Directory Records Premise or Road Intersection Matches

Records from the 1965 Sands & McDougall's Directory, mapped to a premise or road intersection, within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR WRECKERS	Ace Auto Wreckers 972 Port rd Albert Park	11960	Premise Match	0m	On-site
	CHEMICAL & FERTILIZER MANUFACTURERS	Leggo A V & Co Pty Ltd 972 Port rd Albert Pk	27139	Premise Match	0m	On-site
2	STEEL TUBE FABRICATION	Altubes Ltd 978-980 Port rd Albert Park	55247	Premise Match	0m	On-site
3	ENGINEERS (Manufacturing)	Atlas Copco Aust Pty Ltd 950 Port rd Albert Park	285	Premise Match	0m	On-site
	MACHINERY MERCHANTS	Atlas Copco Aust Pty Ltd 950 Port rd Albert Park	45977	Premise Match	0m	On-site
	MINING SUPPLIES	ATLAS COPCO AUST. PTY. LTD. 950 Port Road, Albert Park	50357	Premise Match	0m	On-site
	Air Compressors & Tools	ATLAS COPCO AUST. PTY. LTD., 950 Port Road, Albert Park	28443	Premise Match	0m	On-site
	QUARRY EQUIPMENT	ATLAS COPCO AUSTRALIA PTY. LTD. 950 Port Road, Albert Park.	49837	Premise Match	0m	On-site
4	PAINTERS, DECORATORS & GLAZIERS	Brolite (SA) Pty Ltd 996 Port rd Albert Park	18037	Premise Match	0m	On-site
5	TAXIS, PRIVATE BUSES AND OTHER HIRE SERVICES	Bulls Bus Hire Serv 962-964 Port rd Albert Pk	59564	Premise Match	0m	On-site
6	TOILET SALONS	Bungey Mrs E 998 Port rd Albert Park	4013	Premise Match	0m	On-site
7	ENGINEERS & PRESSWORKERS	F & V Pressed Metal Co 954-956 Port rd Albert Park	58079	Premise Match	0m	On-site
	METAL MERCHANTS & SMELTERS	F & V Pressed Metal Co Ltd 954-956 Port rd Albert Park	49143	Premise Match	0m	On-site
	METAL MERCHANTS & SMELTERS	Morrell C H Pty Ltd 956 Port rd Albert Park	49156	Premise Match	0m	On-site
8	BOOKSELLERS, LIBRARIES, STATIONERS & NEWSAGENTS	Forrest K S 1a Glyde st Albert Park	41298	Premise Match	0m	On-site
9	BOOKSELLERS, LIBRARIES, STATIONERS & NEWSAGENTS	Forrest W S F & Sons Ltd 1010 Port rd Albert Park	41299	Premise Match	0m	On-site
	PHYSICIANS, SURGEONS & OTHER MEMBERS OF THE MEDICAL PROFESSION	Peters Dr G E 1012 Port rd Albert Park	34892	Premise Match	0m	On-site
10	Manufacturers (General)	Gadsden J Pty Ltd 24 Murray st Albert Park	46133	Premise Match	0m	On-site
11	GALVANIZERS	Galvasteel Ltd 952 Port rd Albert Park	22594	Premise Match	0m	On-site
12	HAIRDRESSERS & TOBACCONISTS	Gles T P 11 May st Albert Park	36862	Premise Match	0m	On-site
13	CARAVANS	Globe Caravans Ltd 988-990 Port rd Albert Pk	8161	Premise Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
13	Manufacturers (General)	Vidale Products Pty Ltd 992 Port rd Albert Park	47150	Premise Match	0m	On-site
14	Electricians & Electric Light Contractors	Godfrey K G 18 May st Albert Park	53236	Premise Match	0m	On-site
15	TINSMITHS	Harvey W C 21 Glyde st Albert Park	3127	Premise Match	0m	On-site
16	BAKERS & CAKE SHOPS & CATERERS	Oldfields Bakery Ltd Jervois st Albert Park	34473	Premise Match	0m	On-site
17	Electricians & Electric Light Contractors	Scott R 10 Murray st Albert Park	56033	Premise Match	0m	On-site
18	TAXI, PRIVATE BUSES AND OTHER HIRE SERVICES	Swiggs E G 9 Glyde st Albert Park	1902	Premise Match	0m	On-site
19	Manufacturers (General)	Vidale Products Pty Ltd 6 Murray st Albert Park	47149	Premise Match	0m	On-site
20	ENGINEERS (CONSULTING)	Watkins E H 958 Port rd Albert Park	58212	Premise Match	0m	On-site
	FURNITURE MANUFACTURERS & FURNISHERS	Watkins Garden Furnishers 958 Port rd Albert Park	21423	Premise Match	0m	On-site
21	Electricians & Electric Light Contractors	Matthews H E 32 Murray st Albert Park	54908	Premise Match	12m	South West
22	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Woodville Service Station 948 Port rd Woodville West	9957	Premise Match	17m	South East
23	MOTOR PAINTERS & TRIMMERS	Addison A E S 32 May st Albert Park	10008	Premise Match	18m	South
24	WELDERS	Denton C H 24 May st Albert Park	13958	Premise Match	18m	South
25	CHEMISTS	ALBERT PARK: PORTER & PENHALL 1014 Port Road	28967	Premise Match	19m	North West
	MIXED BUSINESSES	Baird J & J 1018 Port rd Albert Park	50388	Premise Match	19m	North West
	PHYSICIANS, SURGEONS & OTHER MEMBERS OF THE MEDICAL PROFESSION	Peters G E 2a Glyde st Albert Park	34895	Premise Match	19m	North West
	CHEMISTS	PORTER & PENHALL 1014 Port Road Albert Park	28755	Premise Match	19m	North West
	CHEMISTS (Retail, Industrial & Manufacturing)	Porter & Penhall 1014 Port rd Albert Park	34078	Premise Match	19m	North West
	BUTCHERS	Reyal G W & E 1016 Port rd Albert Park	2645	Premise Match	19m	North West
26	GROCERS & GENERAL STOREKEEPERS	Woodhead T C & L McG 1022-1024 Port rd Albert Park	35792	Premise Match	50m	North West
27	TRAVEL AGENTS	Rokkas A 11 Botting st Albert Park	7285	Premise Match	67m	North West
28	PAINTERS, DECORATORS & GLAZIERS	Johncock A H 39 Botting st Albert Park	21939	Premise Match	68m	West
29	PHYSICIANS, SURGEONS & OTHER MEMBERS OF THE MEDICAL PROFESSION	Burke D 939 Port rd Cheltenham	30642	Premise Match	70m	North West
30	MONUMENTAL MASONS & MARBLE WORKERS	Jordan H L 935 Port rd Cheltenham	54692	Premise Match	70m	North
31	ENGINEERS (Mechanical & General)	Acrow Pty Ltd 873 Port rd Cheltenham	343	Premise Match	71m	North East
	TELEVISION EQUIPMENT	General Motors Hoidens Ltd 879-895 Port rd Cheltenham	2015	Premise Match	71m	North East
	MOTORS & ACCESSORIES	General Motors Holdens Pty Ltd 879-895 Port rd Cheltenham	12129	Premise Match	71m	North East
	REFRIGERATOR MAKERS & MERCHANTS	Kelvinator (Aust) Ltd 2 Chippenham st Cheltenham	51724	Premise Match	71m	North East

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
32	CABINET MAKERS & FRENCH POLISHERS	Mathews C S 945 Port rd Cheltenham	5955	Premise Match	77m	North West
33	WELDERS	Edwards L R R 47 Botting st Albert Park	15262	Premise Match	90m	West
34	TAXIS, PRIVATE BUSES AND OTHER HIRE SERVICES	Hann D M 1 James st Woodville West	587	Premise Match	90m	South East
35	BUTCHERS	White C E 55 Murray st Albert Park	3952	Premise Match	91m	South
36	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Lloyd Watkins Motors Ltd 1032 Port rd Albert Park	3317	Premise Match	92m	North West
	USED CAR DEALERS	Lloyd Watkins Used Cars 1032 Port rd Albert Park	9407	Premise Match	92m	North West
	USED CAR DEALERS	Watkins Motors Pty Ltd 1032 Port rd Albert Park	10572	Premise Match	92m	North West
37	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Matthews A E 51 Glyde st Albert Park	4237	Premise Match	95m	South West
38	ENGINEERS (Electrical)	Shearer I 5 Levi st Woodville West	59293	Premise Match	98m	South East
39	DRAPERS	Broadbent J M 63 Botting st Albert Park	45841	Premise Match	100m	South West
40	MIXED BUSINESSES	Travnicer A 50 May st Albert Park	53788	Premise Match	121m	South
41	SURVEYORS	Smith G C 8 Levi st Woodville West	57350	Premise Match	130m	South East
42	BUTCHERS	Dunstan J R 20 Botting st Albert Park	57763	Premise Match	134m	North West
	GROCERS & GENERAL STOREKEEPERS	Hendersons Food Mart 20a Botting st Albert Park	30287	Premise Match	134m	North West
43	TOILET SALONS	Salon 64 18 Botting st Albert Park	5223	Premise Match	134m	North West
44	Delicatessens & Ham & Beef Shops	Schilling M L 58 Botting st Albert Park	43532	Premise Match	135m	South West
45	Electricians & Electric Light Contractors	Dunstone C 4 Haddy st Cheltenham	53110	Premise Match	140m	North
46	CARPENTERS & JOINERS	Devak J 65 Murray st Albert Park	11206	Premise Match	141m	South
47	MIXED BUSINESSES	Foster T D 22 Botting st Albert Park	51379	Premise Match	144m	North West
	DRAPERS	Henderson J 22 Botting st Albert Park	46766	Premise Match	144m	North West
	GROCERS & GENERAL STOREKEEPERS	Hendersons Food Mart 22 Botting st Albert Pk	30286	Premise Match	144m	North West
48	CASTERS (Steel)	Hannaford A & Co Ltd 936-938 Port rd Woodville West	26995	Premise Match	149m	South East

Business Directory Content Derived from Sands & McDougall's Directory of South Australia

## 1965 Business Directory Records Road or Area Matches

Records from the 1965 Sands & McDougall's Directory, 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.	Location Confidence	Approx. Dist. to Road Corridor or Area	Direction
49	MOTORS & ACCESSORIES	All-British Motor House Ltd May st Albert Pk	12007	Road Match	0m	On-site
50	ENGINEERS (Mechanical & General)	Price R V 28 Jervois st Albert Park	7532	Road Match	0m	On-site
	ENGINEERS (Mechanical & General)	Watkins E 22 Jervois st Albert Park	9662	Road Match	0m	On-site

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Approx. Dist. to Road Corridor or Area	Direction
51	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Kitchen P S 113 Clark ter Albert Park	2341	Road Match	6m	South East
52	Manufacturers (General)	Gadsden J Pty Ltd Glyde st Albert Park	46132	Road Match	7m	West
53	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Woodville Motor Parking Station Port rd Albert Park	9956	Road Match	10m	North
54	MONUMENTAL MASONS & MARBLE WORKERS	Jordan H L 9 High st Cheltenham	54691	Road Match	35m	North
	MONUMENTAL MASONS & MARBLE WORKERS	Morgan G E High st Cheltenham	54704	Road Match	35m	North
55	MONUMENTAL MASONS & MARBLE WORKERS	Cruett J G Chippenham st Cheltenham	54671	Road Match	36m	North East
56	Basketmakers & Wickerworkers	SA Brush Co Botting st Albert Park	36410	Road Match	123m	West
	Brushmakers	SA Brush Co Ltd Botting st Albert Park	43449	Road Match	123m	West
	CRASH REPAIRS	Watkins Motors Pty Ltd Botting st Albert Pk	38194	Road Match	123m	West

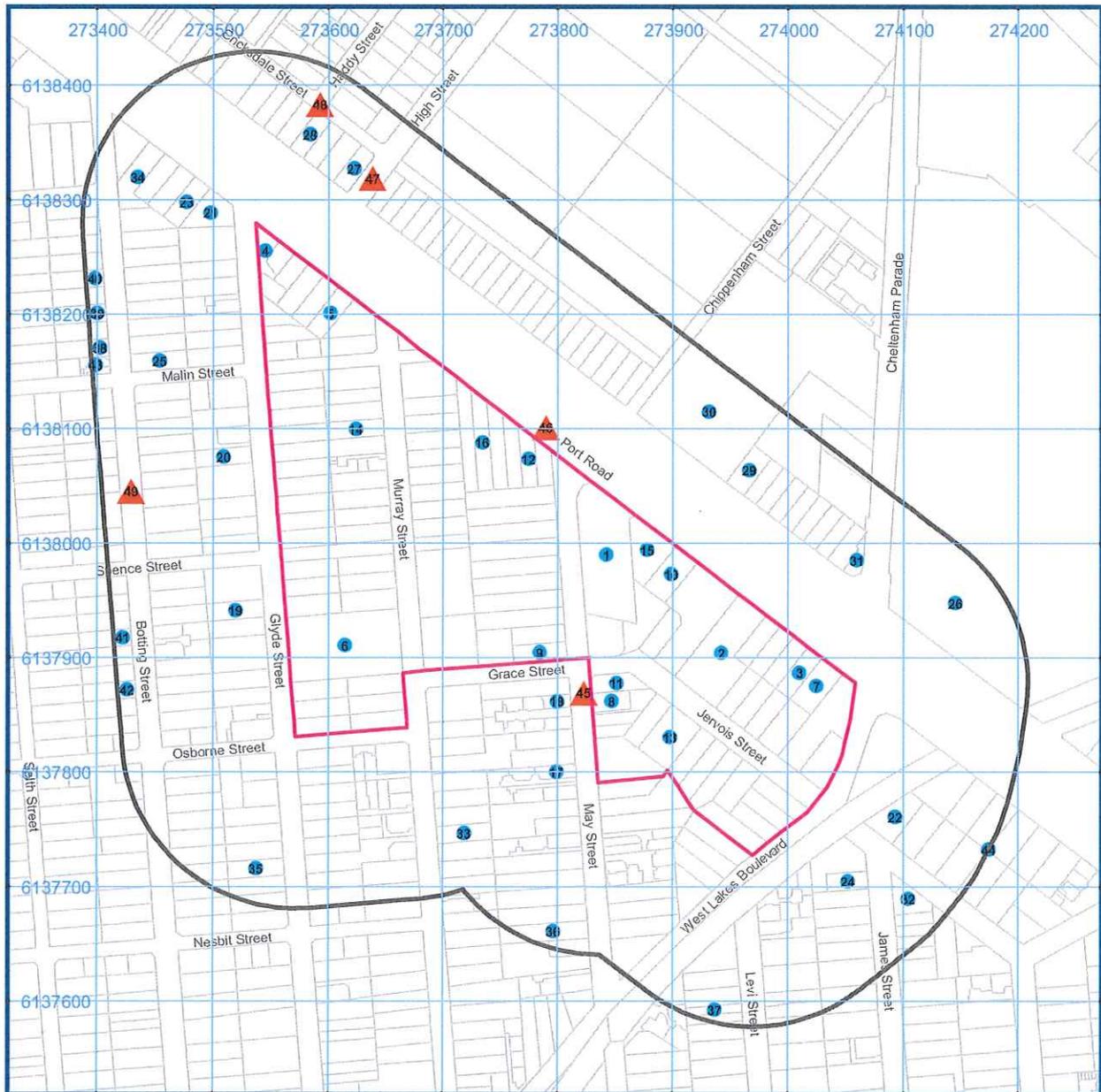
Business Directory Content Derived from Sands & McDougall's Directory of South Australia

# Historical Business Directories

Port Road, Albert Park, SA 5014



## 1955 Business Directory Records



-  Site Boundary
-  Buffer 150m
-  Property Boundaries

-  Business directory records mapped to a specific premise
-  Business directory records mapped to a road intersection
-  Business directory records mapped to a road corridor
-  Business directory records mapped to a general area



Projected Coordinate System:  
GDA94 MGA Zone 54

Data Sources: Sands & McDougall's Directory of South Australia, derived data  
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# Historical Business Directories

Port Road, Albert Park, SA 5014

## 1955 Business Directory Records Premise or Road Intersection Matches

Records from the 1955 Sands & McDougall's Directory, mapped to a premise or road intersection, within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	STEEL TUBE FABRICATION	Altubes Ltd 978-980 Port rd Albert Park	647	Premise Match	0m	On-site
2	TAXIS, PRIVATE BUSES & OTHER HIRE SERVICES	Bulls Bus Hire Serv 962-964 Port rd Albert Pk	3133	Premise Match	0m	On-site
3	ENGINEERS & PRESSWORKERS	F & V Pressed Metal Co 954-956 Port rd Albert Park	32308	Premise Match	0m	On-site
4	MIXED BUSINESSES	Forrest K S, 1010-1012 Port rd, Albert Park	17322	Premise Match	0m	On-site
5	CHEMISTS (Retail, Industrial & Manufacturing)	Friendly Societies Medical Assn Inc 998 Port rd Albert Park	22785	Premise Match	0m	On-site
6	TINPLATE PRINTERS	GADSDEN J PTY LTD 24 Murray Street Albert Park	4560	Premise Match	0m	On-site
	BAG & SACK MANUFACTURERS	GADSDEN, J. PTY. LTD. 24 Murray Street, Albert Park.	36092	Premise Match	0m	On-site
	CANISTER MAKERS	GADSDEN, J. PTY. LTD. 24 Murray Street, Albert Park.	15073	Premise Match	0m	On-site
7	GALVANIZERS	Galvasteel Ltd 952 Port rd Albert Park	1811	Premise Match	0m	On-site
8	Hairdressers & Tobacconists	Giles T P 11 May st Albert Park	11479	Premise Match	0m	On-site
9	Electricians & Electric Light Contractors	Godfrey K G 18 May st Albert Park	30881	Premise Match	0m	On-site
10	CHEMICAL & FERTILIZER MANUFACTURERS	Leggo A V & Co Pty Ltd 972 Port rd Albert Pk	21903	Premise Match	0m	On-site
	MERCHANTS, IMPORTERS & WAREHOUSEMEN	LEGGO A. VICTOR & CO. PTY. LTD 972 Port Road Woodville	16339	Premise Match	0m	On-site
11	CABINET MAKERS & FRENCH POLISHERS	Mooney B W 9 May st Albert Park	14397	Premise Match	0m	On-site
12	Machinery Merchants	Morrell C H 982-936 Port rd Albert Park	15654	Premise Match	0m	On-site
13	BAKERS, CAKE SHOPS & CATERERS	Oldfields Bakery Ltd Jervois st Albert Park	37434	Premise Match	0m	On-site
14	Plumbers	Roberts L M 10 Murray st Albert Park	36440	Premise Match	0m	On-site
15	Airways Services	Rural Aviation Co 974 Port rd Albert Park	34468	Premise Match	0m	On-site
16	CABINET MAKERS & FRENCH POLISHERS	Smith A Ltd 988-990 Port rd Albert Park	14477	Premise Match	0m	On-site
	Manufacturers (General)	Vidale Food Prod Ltd 992 Port rd Albert Park	15872	Premise Match	0m	On-site
17	MOTOR PAINTERS & TRIMMERS	Addison A E S 32 May st Albert Park	23144	Premise Match	18m	South
18	Welders	Denton C H 24 May st Albert Park	10130	Premise Match	18m	South
19	Carpenters & Joiners	Pauk A 38 Glyde st Albert Park	18129	Premise Match	18m	West
20	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Robinson A R 26 Glyde st Albert Park	22021	Premise Match	18m	West

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
21	PHYSICIANS & SURGEONS	Lovell K E 2a Glyde st Albert Park	30828	Premise Match	19m	North West
	PHYSICIANS & SURGEONS	Peters B H 2a Glyde st Albert Park	31517	Premise Match	19m	North West
	PHYSICIANS & SURGEONS	Peters G E 2a Glyde st Albert Park	31521	Premise Match	19m	North West
	CHEMISTS (Retail, Industrial & Manufacturing)	Porter & Penhall 1014 Port rd Albert Park	23340	Premise Match	19m	North West
	MIXED BUSINESSES	Richard W K 1018 Port rd Albert Park	18282	Premise Match	19m	North West
	Butchers	Simmons J R 1016 Port rd Albert Park	12432	Premise Match	19m	North West
	Butchers	Simmons J R 2 Glyde st Albert Park	12433	Premise Match	19m	North West
22	Butchers	Leach I G 1 Jervois st Woodville West	12842	Premise Match	43m	South East
23	Hairdressers & Tobacconists	Roach H 1020 Port rd Albert Park	12117	Premise Match	50m	North West
	GROCERS & GENERAL STOREKEEPERS	Woodhead T C & L McG 1022-1024 Port rd Albert Park	7610	Premise Match	50m	North West
24	Manufacturers (General)	Sellicks T A 2a James st Woodville West	15847	Premise Match	53m	South East
25	Butchers	Osborne D E 17 Bolting st Albert Park	13372	Premise Match	67m	North West
26	TAILORS, MERCERS & MEN'S WEAR	Fazzalari L 854 Port rd Woodville South	2236	Premise Match	69m	East
27	MONUMENTAL MASONS & MARBLE WORKERS	Jordan H L 935 Port rd Cheltenham	18511	Premise Match	70m	North
28	PAINTERS, DECORATORS & GLAZIERS	Wilson M 941 Port rd Cheltenham	28433	Premise Match	70m	North West
29	PLASTERERS	Dick A R 871 Port rd Cheltenham	33373	Premise Match	71m	North East
30	REFRIGERATOR MAKERS & MERCHANTS	Kelvinator (Aust) Ltd 2 Chippenham st Cheltenham	39186	Premise Match	71m	North East
	REFRIGERATOR MAKERS & MERCHANTS	Kelvinator Aust Ltd 879-895 Port rd Cheltenham	39183	Premise Match	71m	North East
31	MIXED BUSINESSES	Lees Miss E 869 Port rd Cheltenham	17804	Premise Match	71m	East
32	GROCERS & GENERAL STOREKEEPERS	McNeill R C 1 James st Woodville West	9828	Premise Match	90m	South East
33	Butchers	White C E 55 Murray st Albert Park	13794	Premise Match	91m	South
34	MOTORS & ACCESSORIES	Lloyd-Watkins Motors 1028-1032 Port rd Albert Park	23762	Premise Match	92m	North West
35	Hairdressers & Tobacconists	Roach H 60 Glyde st Albert Park	12118	Premise Match	107m	South West
36	MIXED BUSINESSES	Dagger & Carmichael ,50 May st Albert Park	17258	Premise Match	121m	South
37	Carpenters & Joiners	Smith G C 8 Levi st Woodville West	18739	Premise Match	130m	South East
38	Butchers	Dixon J S 20 Botting st Albert Park	11227	Premise Match	134m	North West
39	TOILET SALONS	Hoare V A 18 Botting st Albert Park	4716	Premise Match	134m	North West
40	Carriers & Haulage Contractors	Cowie R 12 Botting st Albert Park	21312	Premise Match	135m	North West
41	Carriers & Haulage Contractors	Savage A 46 Botting st Albert Park	20720	Premise Match	135m	West
	Carriers & Haulage Contractors	Savage C 46 Botting st Albert Park	20723	Premise Match	135m	West
42	Carpenters & Joiners	Wilson S C 52 Botting st Albert Park	19324	Premise Match	135m	West
43	GROCERS & GENERAL STOREKEEPERS	Henderson Bros 22 Botting st Albert Park	8331	Premise Match	144m	North West

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
44	CHAFF & GRAIN MERCHANTS	Hannaford A & Co Ltd 936-938 Port rd Woodville West	21833	Premise Match	149m	South East
	Agricultural Implement Makers & Importers	HANNAFORD, ALF & CO. LTD. 936-940 Port Road, Woodville.	34430	Premise Match	149m	South East
	Machinery Merchants	HANNAFORD, ALF.. & CO. LTD.936-940 Port Road, Woodville	15644	Premise Match	149m	South East

Business Directory Content Derived from Sands & McDougall's Directory of South Australia

## 1955 Business Directory Records Road or Area Matches

Records from the 1955 Sands & McDougall's Directory, 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.	Location Confidence	Approx. Dist. to Road Corridor or Area	Direction
45	MOTORS & ACCESSORIES	All-British Motor House Ltd May st Albert Pk	23623	Road Match	0m	On-site
46	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Woodville Motor Parking Station Port rd Albert Park	23110	Road Match	10m	North
47	MONUMENTAL MASONS & MARBLE WORKERS	Jordan H L 9 High st Cheltenham	18510	Road Match	35m	North
	MONUMENTAL MASONS & MARBLE WORKERS	Morgan G E High st Cheltenham	18518	Road Match	35m	North
48	FIBROUS PLASTER MANUFACTURERS & MODELLERS	Tanner W Cricksdale st Cheltenham	38765	Road Match	114m	North
49	OIL REFINERS & IMPORTERS	Kean Oil Pty Ltd Botting st Albert Park	24788	Road Match	123m	West
	Basketmakers & Wickerworkers	SA Brush Co Botting st Albert Park	38803	Road Match	123m	West

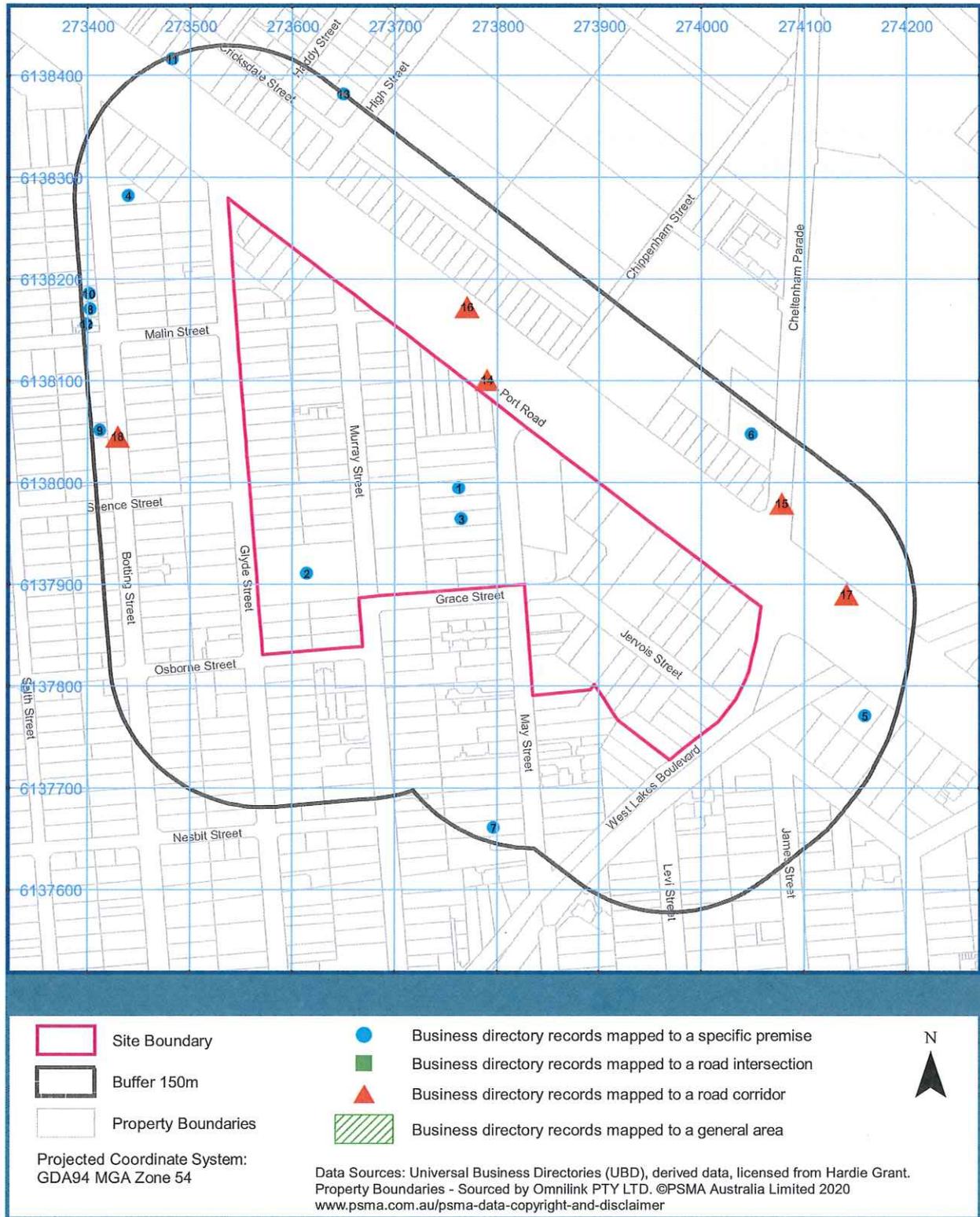
Business Directory Content Derived from Sands & McDougall's Directory of South Australia

# Historical Business Directories

Port Road, Albert Park, SA 5014



## 1950 Business Directory Records



# Historical Business Directories

Port Road, Albert Park, SA 5014

## 1950 Business Directory Records Premise or Road Intersection Matches

Records from the 1950 UBD Business Directory, mapped to a premise or road intersection, within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR ASSEMBLY WORKS	Adelaide Motors Ltd., May St., Woodville	13465	Premise Match	0m	On-site
2	BAG & SACK MANUFACTURERS & MERCHANTS	Gadsden, J., Pty. Ltd., 24 Murray St., Albert Park	827	Premise Match	0m	On-site
	CANISTER MANUFACTURERS & MERCHANTS	Gadsden, J., Pty. Ltd., 24 Murray St., Albert Park	3223	Premise Match	0m	On-site
	TINPLATE PRINTERS	Gadsden, J., Pty. Ltd., 24 Murray St., Albert Park	18097	Premise Match	0m	On-site
3	BUILDERS & BUILDINGS CONSTRUCTORS	Martin & Salt, 12 May St., Albert Park	2268	Premise Match	0m	On-site
4	PHYSIOTHERAPISTS	Watson, M. C., 1 Botting St., Albert Park	15609	Premise Match	67m	North West
5	JOINERY MANUFACTURERS	Hurren & Lunam., 194 Port Rd., Woodville	11093	Premise Match	104m	South East
6	FOUNDERS-IRON & STEEL	Cheltenham Foundry (Keene & Knowles, Proprs.), 3 Cheltenham Pde., Cheltenham	7685	Premise Match	111m	East
	FOUNDERS-IRON & STEEL	Cheltenham Foundry., 3 Cheltenham Pde., Cheltenham.	7699	Premise Match	111m	East
	FOUNDERS-BRASS	Cheltenham Foundry., 3 Cheltenham Pde., Cheltenham	7657	Premise Match	111m	East
	ENGINEERS-MARINE	Richards, P. W., & Smith., 3 Cheltenham Pde., Cheltenham	6946	Premise Match	111m	East
	PULLEYS	Richards, P. W., & Smith., 3 Cheltenham Pde., Cheltenham	16173	Premise Match	111m	East
	ENGINEERS-GENERAL, MECHANICAL & MANUFACTURING	Richards, P. W., & Smyth., 3 Cheltenham Pde., Cheltenham	6755	Premise Match	111m	East
	ENGINEERS-GENERAL, MECHANICAL & MANUFACTURING	Richards, P. W., & Smyth., 3 Cheltenham Pde., Cheltenham	6872	Premise Match	111m	East
	PUMPS & PUMPING EQUIPMENT	Richards, P. W., & Smyth., 3 Cheltenham Pde., Cheltenham	16181	Premise Match	111m	East
	PUMPS & PUMPING EQUIPMENT	Richards, P. W., & Smyth., 3 Cheltenham Pde., Cheltenham	16191	Premise Match	111m	East
	WINCHES & HAULING GEAR	Richards, P. W., & Smith., 3 Cheltenham Pde., Cheltenham	19027	Premise Match	111m	East
7	MIXED BUSINESSES	Dagger & Carmichael., 50 May St., Albert Park	12602	Premise Match	121m	South
8	BUTCHERS-RETAIL	Dixon, J. S., & Sons., 20 Botting St., Albert Park	2686	Premise Match	134m	North West
9	TOBACCONISTS	Henderson Bros., 32 Botting St., Albert Park	18217	Premise Match	134m	West
10	BEAUTY SALONS & LADIES' HAIRDRESSERS	Maree Beauty Salon., 18 Botting St., Albert Park	1263	Premise Match	134m	North West
11	NOVELTY MANUFACTURERS	Davey, A. W. G., & Sons Ltd., 69-71 Port Rd., Cheltenham	14801	Premise Match	142m	North West

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
12	DRAPERS-RETAIL	Henderson Bros., 22 Botting St., Albert Park	5727	Premise Match	144m	North West
	GROCERS-RETAIL	Henderson Bros., 22 Botting St., Albert Park	8827	Premise Match	144m	North West
	GROCERS-RETAIL	Henderson Bros., 22 Botting St., Albert Park	8880	Premise Match	144m	North West
13	WROUGHT IRON WORKERS	Wilson, W. E., 1 High St., Cheltenham	19324	Premise Match	150m	North

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## 1950 Business Directory Records Road or Area Matches

Records from the 1950 UBD Business Directory, 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.	Location Confidence	Approx. Dist. to Road Corridor or Area	Direction
14	REFLECTOR MANUFACTURERS	Altubes Ltd., Port Rd, Albert Park	16412	Road Match	10m	North
	ELECTRICAL APPLIANCE & EQUIPMENT MANUFACTURERS	Atubes Ltd., Port Rd., Albert Park	6236	Road Match	10m	North
	TOBACCONISTS	Forrest, W., Port Rd., Albert Park	18194	Road Match	10m	North
	SHINE TOOLS	Morrell, C. H., Port Rd. Albert Park	11616	Road Match	10m	North
	ENGINEERS' SUPPLIES	Morrell, C. H., Port Rd., Albert Park	7041	Road Match	10m	North
	ENGINEERS' SUPPLIES	Morrell, C. H., Port Rd., Albert Park	7055	Road Match	10m	North
	MACHINERY MERCHANTS	Morrell, C. H., Port Rd., Albert Park	11640	Road Match	10m	North
	METAL MERCHANTS	Morrell, C. H., Port Rd., Albert Park	12271	Road Match	10m	North
	SHINE TOOLS	Morrell, C. H., Port Rd., Albert Park	11627	Road Match	10m	North
	MACHINERY MERCHANTS	Morrell, C. H., Port Rd., Albert Park	11658	Road Match	10m	North
	METAL MERCHANTS	Morrell, C. H., Port Rd., Albert Park	12264	Road Match	10m	North
	TOBACCONISTS	Porter, K. S., Port Rd., Albert Park	18310	Road Match	10m	North
	WOOD & ICE MERCHANTS	Silva, N. J., & Sons., 118 Port Rd., Albert Park	19215	Road Match	10m	North
15	MACHINERY DESIGNERS & MANUFACTURERS	Richards, P. W., & Smith., 3 Cheltenham Pde., Cheltenham	11635	Road Match	35m	East
16	METAL MERCHANTS	Aims, Albert G., Ltd., 7 Port Rd., Alberton East	12265	Road Match	54m	North
	MOTOR GARAGES, ENGINEERS & SERVICE STATIONS	Albert Park Motor Garage., 49 Port Rd., Cheltenham	13894	Road Match	54m	North
	MOTOR GARAGES, ENGINEERS & SERVICE STATIONS	McLaughlin Motors., 47 Port Rd., Cheltenham	14049	Road Match	54m	North
	MOTOR PAINTERS	McLaughlin Motors., 47 Port Rd., Cheltenham	14292	Road Match	54m	North
	METAL PRESSING EQUIPMENT	Metal Refiners Sims, Albert G., Ltd., 7 Port Rd., Alberton East	12281	Road Match	54m	North
	BUILDERS & BUILDING CONTRACTORS	O'Byrne, W. J., 7 Port Rd., Alberton East	2297	Road Match	54m	North

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Approx. Dist. to Road Corridor or Area	Direction
16	METAL MERCHANTS	Sims, Albert G., Ltd. (Inc. in N.S.W.), 7 Port Rd., Alberton East	12273	Road Match	54m	North
	METAL PRESSING EQUIPMENT	Sims, Albert G., Ltd. (Inc. in N.S.W.), 7 Port Rd., Alberton East	12283	Road Match	54m	North
	CANISTER MANUFACTURERS & MERCHANTS	Union Can Co., 39 Port Rd., Cheltenham	3226	Road Match	54m	North
	TINPLATE PRINTERS	Union Can Co., 39 Port Rd., Cheltenham	18099	Road Match	54m	North
17	SEEDSMEN & NURSERYMEN	Carter Bros., Port Rd., Woodville	16967	Road Match	54m	East
	MOTOR BODY REPAIRS	General Motors Holdens Ltd., Port Rd., Woodville	13495	Road Match	54m	East
	AGRICULTURAL MACHINERY MANUFACTURERS	Hannaford, Alf, & Co. Ltd., Port Rd., Woodville	280	Road Match	54m	East
	SEED GRADING MACHINERY	Hannaford, Alf, & Co. Ltd., Port Rd., Woodville	16947	Road Match	54m	East
	SEED GRADING MACHINERY	Hannaford, Alf, & Co. Ltd., Port Rd., Woodville	16948	Road Match	54m	East
	AGRICULTURAL MACHINERY MANUFACTURERS	Hannaford, Alf, & Co. Ltd., Port Rd., Woodville.	275	Road Match	54m	East
	WOOD & ICE MERCHANTS	McDonald, E., Port Rd., Woodville	19179	Road Match	54m	East
	MACHINERY DESIGNERS & MANUFACTURERS	Noblet & Forrest Ltd., Port Rd., Woodville	11630	Road Match	54m	East
	CARRIERS & CARTAGE CONTRACTORS	Scott, S. C. & V. H., Port Rd., Woodville	3583	Road Match	54m	East
	SALVAGE COMPANIES & DEALERS	Western Salvage Co., Port Rd., Woodville	16643	Road Match	54m	East
	HOTELS-LICENSED	Woodville Hotel., Port Rd., Woodville	10359	Road Match	54m	East
18	BRUSHWARE & BROOM MANUFACTURERS	S.A. Brush Co. Ltd., Botting St., Albert Park	1947	Road Match	123m	West
	BRUSHWARE & BROOM MANUFACTURERS	S.A. Brush Co. Ltd., Botting St., Albert Park	1954	Road Match	123m	West

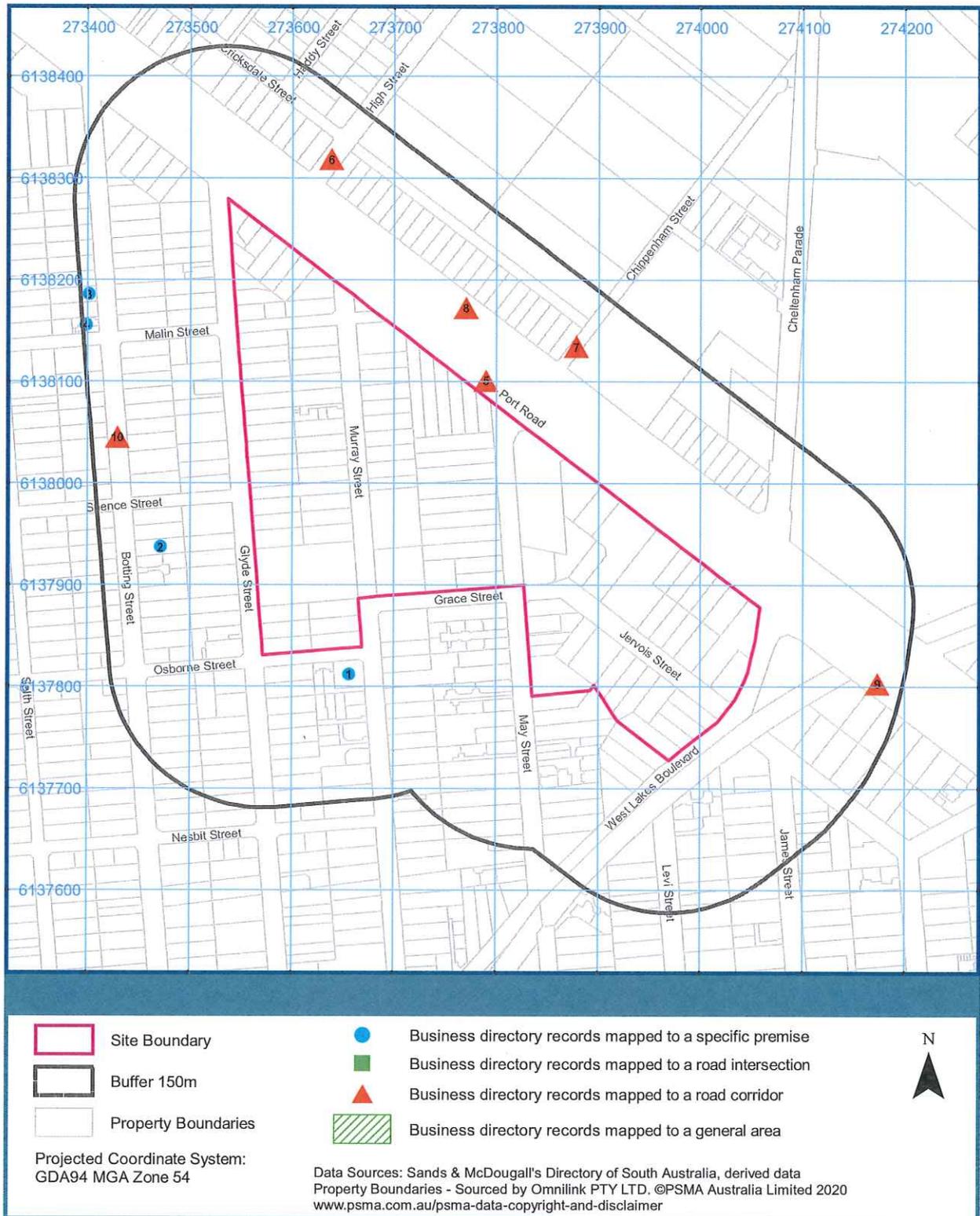
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# Historical Business Directories

Port Road, Albert Park, SA 5014



## 1940 Business Directory Records



## Historical Business Directories

Port Road, Albert Park, SA 5014

### 1940 Business Directory Records Premise or Road Intersection Matches

Records from the 1940 Sands & McDougall's Directory, mapped to a premise or road intersection, within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Carters and Carriers	Mathews, H. E., 32 Murray st, Albert Park	17295	Premise Match	12m	South West
2	CABINET MAKERS, FRENCH POLISHERS (Proprietors only)	Smith. A., 43 Botting st, Albt Park	15637	Premise Match	68m	West
3	Mixed Businesses	McGrice, V., 18 Botting st, Albert Park	5867	Premise Match	134m	North West
4	Drapers	Henderson Bros., 22 Botting st, Albert Park	19618	Premise Match	144m	North West

Business Directory Content Derived from Sands & McDougall's Directory of South Australia

### 1940 Business Directory Records Road or Area Matches

Records from the 1940 Sands & McDougall's Directory, 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.	Location Confidence	Approx. Dist. to Road Corridor or Area	Direction
5	BOOKSELLERS, STATIONERS, AND NEWSAGENTS	Forrest, W. S. Port rd, Albert Park	11890	Road Match	10m	North
6	MARBLE WORKERS AND MONUMENTAL MASONS	Jordan, H. L., High st, Cheltenham	4139	Road Match	35m	North
	MARBLE WORKERS AND MONUMENTAL MASONS	Morgan G. E. & Sons, High st, Cheltenham	4147	Road Match	35m	North
7	MATTRESS - MAKERS (Wire, etc.)	JOYCE BROS. PTY. LTD., Chippenham Street, Cheltenham.	5176	Road Match	36m	North East
	BAG AND SACK MANUFACTURERS	JOYCE BROS.PTY. LTD, CHIPPENHAM STREET, CHELTENHAM	8890	Road Match	36m	North East
8	Wireworkers And Weavers	Blumson, W. S., Port rd, Alberton East	17457	Road Match	54m	North
	TOILET SALONS	Brookman, Miss E., Port rd, Alberton East	15346	Road Match	54m	North
	Motor Engineers, Garages And Service Stations	Laing, E., Port rd, Alberton E	6926	Road Match	54m	North
	TINPLATE PRINTERS	Union Can Co., Port rd, Alberton East	14948	Road Match	54m	North
	TINSMITHS	Union Can Co., Port rd. Alberton East	14979	Road Match	54m	North
9	CHAFF AND GRAIN MERCHANTS	Hannaford, A. & Co., Port rd, Woodville West	17592	Road Match	100m	East

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Approx. Dist. to Road Corridor or Area	Direction
9	AGRICULTURAL IMPLEMENT MAKERS AND IMPORTERS	HANNAFORD, ALF. & CO., LTD., Port Road, Woodville West	8417	Road Match	100m	East
10	GROCERS AND PROVISION DEALERS	Henderson Bros, Botting st, Albert Park	1174	Road Match	123m	West
	OIL REFINERIES	Kean Oil Products Co., Botting st, Albert Park	8034	Road Match	123m	West

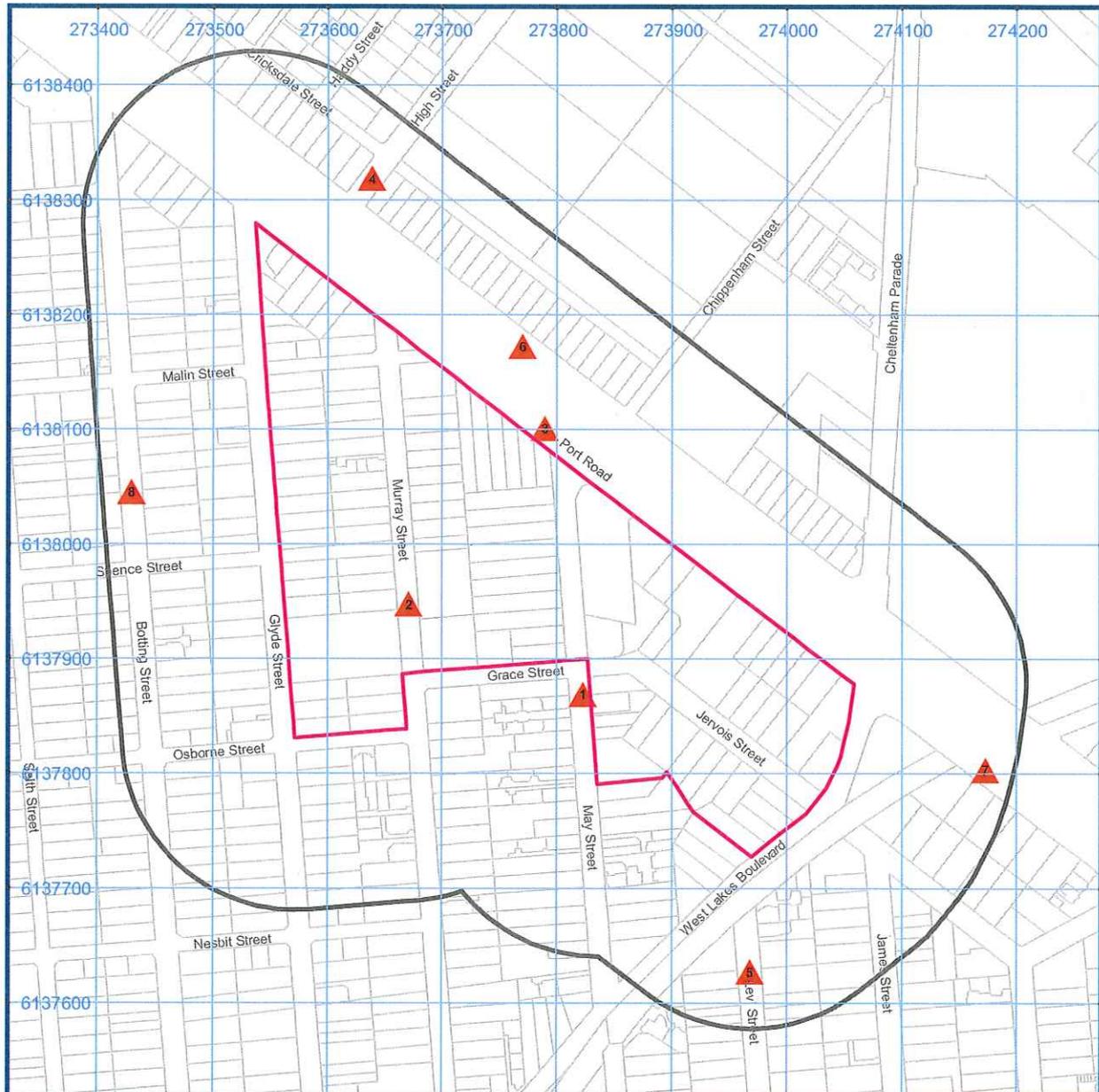
Business Directory Content Derived from Sands & McDougall's Directory of South Australia

# Historical Business Directories

Port Road, Albert Park, SA 5014



## 1930 Business Directory Records



Site Boundary	Business directory records mapped to a specific premise	N
Buffer 150m	Business directory records mapped to a road intersection	
Property Boundaries	Business directory records mapped to a road corridor	
	Business directory records mapped to a general area	

Projected Coordinate System:  
GDA94 MGA Zone 54

Data Sources: Sands & McDougall's Directory of South Australia, derived data  
Property Boundaries - Sourced by Omnalink PTY LTD. ©PSMA Australia Limited 2020  
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## Historical Business Directories

Port Road, Albert Park, SA 5014

### 1930 Business Directory Records Premise or Road Intersection Matches

Records from the 1930 Sands & McDougall's Directory, mapped to a premise or road intersection, within the dataset buffer:

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

Business Directory Content Derived from Sands & McDougall's Directory of South Australia

### 1930 Business Directory Records Road or Area Matches

Records from the 1930 Sands & McDougall's Directory, 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.	Location Confidence	Approx. Dist. to Road Corridor or Area	Direction
1	Storekeepers (General)	Harkness, Mrs. L., May ter, Albert Park	8578	Road Match	0m	On-site
2	Carters and Carriers	Mathews, H, Murray st, Albert Park	12447	Road Match	0m	On-site
3	BOOKSELLERS, STATIONERS, AND NEWSAGENTS	Forrest, W. S, Port rd, Albert Park	6224	Road Match	10m	North
	Accountants and Agents	Gamblings Ltd, Port rd, Albert P	748	Road Match	10m	North
	Ham And Beef Shops	Gill, Mrs Lillian M, Port rd, Albert Park	19840	Road Match	10m	North
	CONFECTIONERS (Retail), AND COOL DRINKS	Gill, Mrs Lillian M, Port rd, Albert Park	14266	Road Match	10m	North
	MANUFACTURERS' AGENTS	Ireland, J, & Co, Port rd, Albert Park	21554	Road Match	10m	North
	Ham And Beef Shops	Mills, J. H, Port rd, Albert Park	19889	Road Match	10m	North
	Bootmakers And Boot Shops	Penny P. A, Port rd, Albert Pk	7153	Road Match	10m	North
	Hairdressers	Roach, H, Port rd, Albert Park	19389	Road Match	10m	North
4	MARBLE WORKERS AND MONUMENTAL MASONS	Laycock, Wm, High st, Cheltenham	21664	Road Match	35m	North
	MARBLE WORKERS AND MONUMENTAL MASONS	Morgan G. E. & Sons, High st, Cheltenham	21673	Road Match	35m	North
	MUSIC TEACHERS	Trevithick Miss L, High st, Cheltenham	2123	Road Match	35m	North
5	STOREKEEPERS	Burford, C. M., Levi st, Woodville West	7536	Road Match	51m	South East
6	MIXED BUSINESSES	Arthur, W., Port rd, Cheltenham	24127	Road Match	54m	North

Map Id	Business Activity	Premise	Ref No.	Location Confidence	Approx. Dist. to Road Corridor or Area	Direction
6	PETROL STORAGE SYSTEMS AND SERVICE STATIONS	Cameron. W., Port rd, Alberton East	3792	Road Match	54m	North
	FENCING (Steel) MANUFACTURERS	Climax Fence Co., Ltd., Port rd, Cheltenham	17607	Road Match	54m	North
	Bakers	Lihou, A. H., Port rd, Alberton East	3390	Road Match	54m	North
	GROCERS AND PROVISION DEALERS	Lihou, A. H., Port rd, Alberton East	19098	Road Match	54m	North
	CABINET MAKERS, FRENCH POLISHERS, AND FURNITURE MANUFACTURERS	Pimlott, W, & Son, Port rd, Cheltenham	11855	Road Match	54m	North
	Builders, Carpenters and Masons	Pimlott, W. J. & Son joinery splcsts, Port rd, Cheltenham	8815	Road Match	54m	North
	MOTOR AND ACCESSORY AGENTS, CYCLE MAKERS AND IMPORTERS	Simounds, C. S., Port rd, Alberton East	1179	Road Match	54m	North
7	Builders, Carpenters and Masons	Howard, J. F. W., Port rd, Woodville West	8292	Road Match	100m	East
	Chaff Cutters and Dealers	Scott, S, and Sons, Port rd, Woodville West	13078	Road Match	100m	East
	FIREWOOD MERCHANTS	Scott, S, and Sons, Port rd, Woodville West	17781	Road Match	100m	East
	Blacksmiths And Farriers	Taylor, J. S, jun. Port rd, Woodville West	5053	Road Match	100m	East
8	Drapers	Henderson Bros, Botting st, Albert Park	16137	Road Match	123m	West
	GROCERS AND PROVISION DEALERS	Henderson Bros, Botting st, Albert Park .	19046	Road Match	123m	West
	GROCERS AND PROVISION DEALERS	Henderson, A. C, Botting st, Albert Park	19045	Road Match	123m	West
	Carters and Carriers	Savage, Alf, Botting st, Albrt PARK	12557	Road Match	123m	West

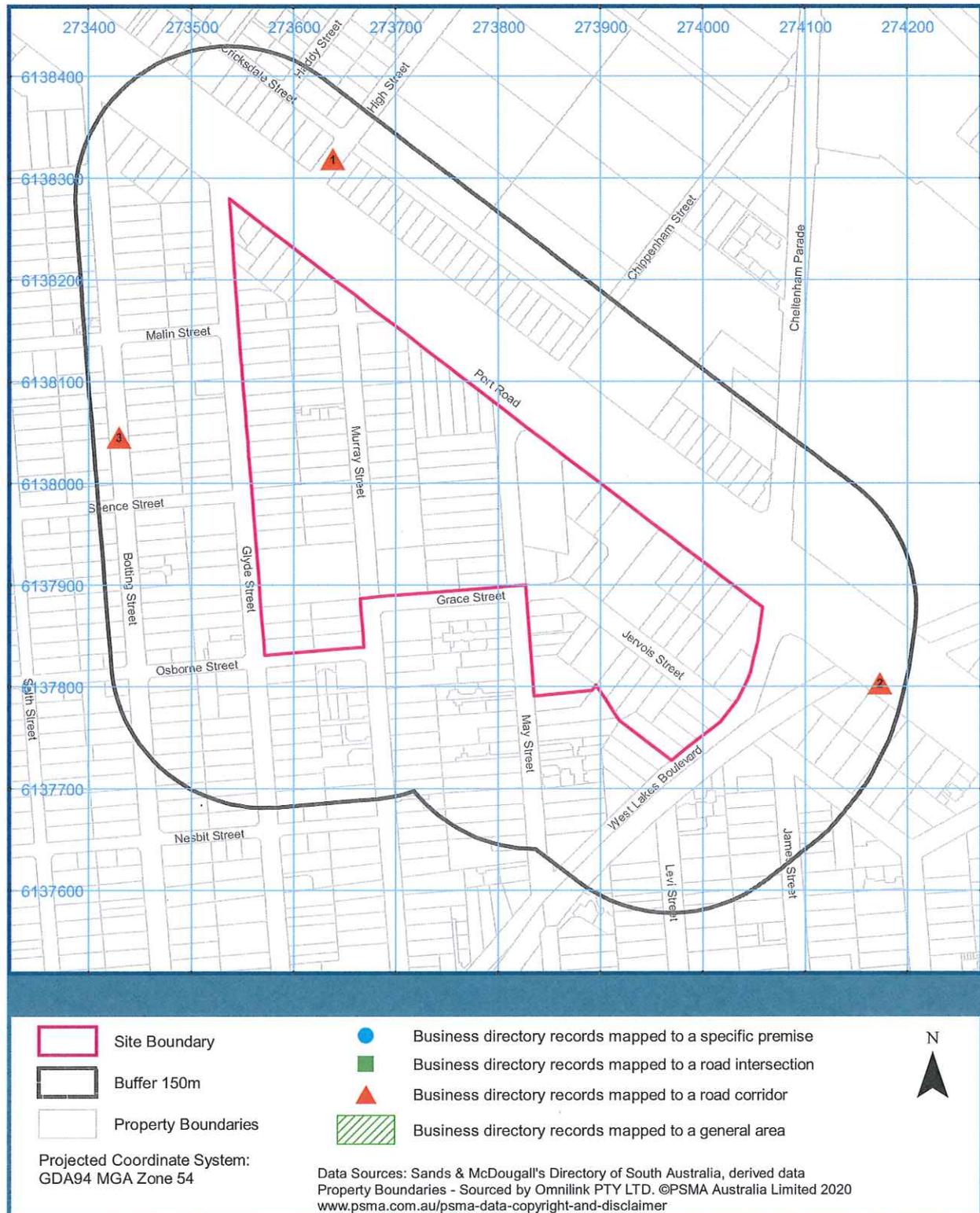
Business Directory Content Derived from Sands & McDougall's Directory of South Australia

# Historical Business Directories

Port Road, Albert Park, SA 5014



## 1920 Business Directory Records



## Historical Business Directories

Port Road, Albert Park, SA 5014

### 1920 Business Directory Records Premise or Road Intersection Matches

Records from the 1920 Sands & McDougall's Directory, mapped to a premise or road intersection, within the dataset buffer:

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

Business Directory Content Derived from Sands & McDougall's Directory of South Australia

### 1920 Business Directory Records Road or Area Matches

Records from the 1920 Sands & McDougall's Directory, 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.	Location Confidence	Approx. Dist. to Road Corridor or Area	Direction
1	MARBLE WORKERS AND MONUMENTAL MASONS	Laycock, Wm, High st, Cheltenham	11090	Road Match	35m	North
2	Cabinetmakers and Furniture Manufacturers (Proprietors only)	Howard & Remphrey, Port rd, Woodville West	3736	Road Match	100m	East
	Builders, Carpenters and Masons	Howard & Remphrey, Port-rd, Woodville West	2533	Road Match	100m	East
	Firewood Merchants	Scott, S, and Sons, Port rd, Woodville West	7746	Road Match	100m	East
	Chaff Cutters and Dealers	Scott, S, and Sons, Port rd, Woodville West	4384	Road Match	100m	East
3	Firewood Merchants	Hembury, Botting st, Albert Pk	7668	Road Match	123m	West

Business Directory Content Derived from Sands & McDougall's Directory of South Australia

## Historical Business Directories

Port Road, Albert Park, SA 5014

### 1910 Business Directory Records Premise or Road Intersection Matches

Records from the 1910 Sands & McDougall's Directory, mapped to a premise or road intersection, within the dataset buffer:

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

Business Directory Content Derived from Sands & McDougall's Directory of South Australia

### 1910 Business Directory Records Road or Area Matches

Records from the 1910 Sands & McDougall's Directory, 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.	Location Confidence	Approx. Dist. to Road Corridor or Area	Direction
	No records in buffer					

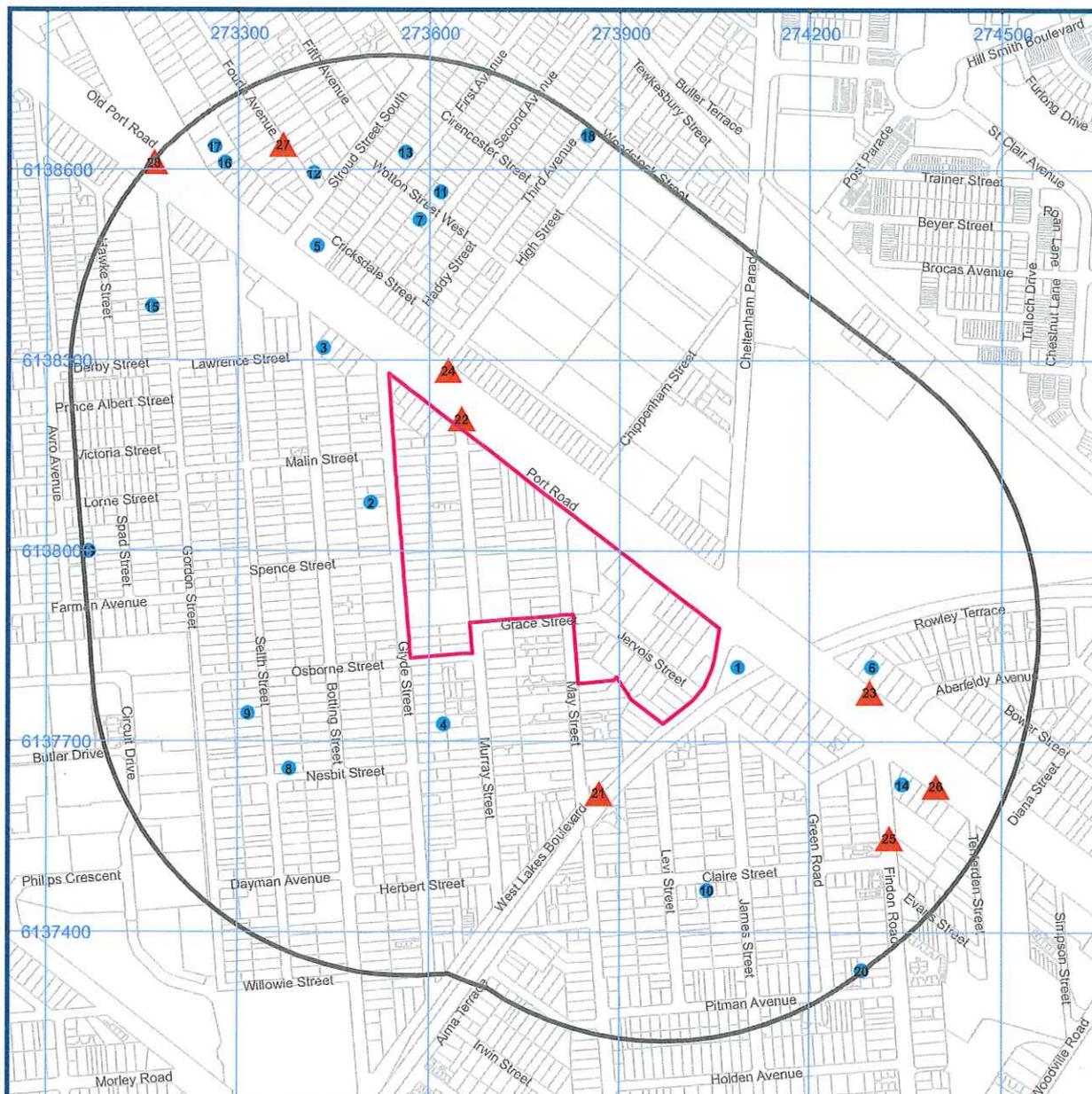
Business Directory Content Derived from Sands & McDougall's Directory of South Australia

# Historical Business Directories

Port Road, Albert Park, SA 5014



## Dry Cleaners, Motor Garages & Service Stations



-  Site Boundary
-  Buffer 500m
-  Property Boundaries

-  Business directory records mapped to a specific premise
-  Business directory records mapped to a road intersection
-  Business directory records mapped to a road corridor
-  Business directory records mapped to a general area



Projected Coordinate System:  
GDA94 MGA Zone 54

Data Sources: Universal Business Directories (UBD), derived data, licensed from Hardie Grant.  
Sands & McDougall's Directory of South Australia, derived data.  
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# Historical Business Directories

Port Road, Albert Park, SA 5014

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR GARAGES & SERVICE STATIONS	Mobil Oil Aust Ltd 948 Port rd Albert Park	16668	1973	Premise Match	17m	South East
	MOTOR GARAGES & SERVICE STATIONS	Woodville Service Station 948 Port rd Albert Park	17808	1973	Premise Match	17m	South East
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Woodville Service Station 948 Port rd Woodville West	9957	1965	Premise Match	17m	South East
2	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Robinson A R 26 Glyde st Albert Park	22021	1955	Premise Match	18m	West
3	Motor Garages &/or Engineers &/or Service Stations	Portside Mitsubishi, 1032 Port Rd., Albert Park. 5014.	18471	1984	Premise Match	92m	North West
	MOTOR GARAGES & SERVICE STATIONS	Watkins Motors P/L 1032 Port rd Albert Park	17784	1973	Premise Match	92m	North West
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Lloyd Watkins Motors Ltd 1032 Port rd Albert Park	3317	1965	Premise Match	92m	North West
4	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Mathews A E 51 Glyde st Albert Park	4237	1965	Premise Match	95m	South West
5	Motor Garages &/or Engineers &/or Service Stations	Boyd, Dave Motors Pty Ltd, 969 Port Rd, Cheltenham 5014	18205	1984	Premise Match	194m	North West
6	MOTOR GARAGES & SERVICE STATIONS	Aitken W B 847 Port rd Woodville	13376	1973	Premise Match	225m	East
7	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Tonkin A K 5 Second av Cheltenham	8825	1965	Premise Match	232m	North
8	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Eastwood J A 89 Selth st Albert Park	58968	1965	Premise Match	235m	South West
9	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Willoughby A T 82 Selth st Albert Park	9904	1965	Premise Match	245m	South West
10	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Waterman B 7 Claire st Woodville West	9777	1965	Premise Match	257m	South East
11	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	MacDonald D G 11 Second av Cheltenham	3371	1965	Premise Match	284m	North
12	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Clark R L 9 Stroud st Cheltenham	57874	1965	Premise Match	310m	North West
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Clark R L 9 Stroud st Cheltenham	19522	1955	Premise Match	310m	North West
13	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Johnson E H 21 First av Cheltenham	2212	1965	Premise Match	333m	North
14	MOTOR GARAGES & SERVICE STATIONS	BP Triangle 922 Port rd Woodville	14368	1973	Premise Match	338m	South East

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
14	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	B P Triangle Service Station 922 Port rd Woodville South	56860	1965	Premise Match	338m	South East
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Petrol & Accessories Ltd 922 Port rd Woodville South	5745	1965	Premise Match	338m	South East
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Petrol & Accessories Ltd 922 Port rd Woodville South	21625	1955	Premise Match	338m	South East
15	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Fitzpatrick K 22 Gordon st Albert Park	20048	1955	Premise Match	365m	North West
16	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Containers Ltd 981 Port rd Cheltenham	57923	1965	Premise Match	410m	North West
	Motor Engineers, Garages And Service Stations	Watkins, T. G., 49 Port rd, Alberton East	7398	1940	Premise Match	410m	North West
17	Motor Engineers, Garages And Service Stations	Nelson, F. A., 45 Port rd, Alberton East	7000	1940	Premise Match	428m	North West
18	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Spurling D B 4 Woodstock st Cheltenham	7858	1965	Premise Match	475m	North
19	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Butler H W 61 Avro av Albert Park	56972	1965	Premise Match	483m	West
20	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Kovacs F 34 Findon rd Woodville West	2375	1965	Premise Match	494m	South East

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# Historical Business Directories

Port Road, Albert Park, SA 5014

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

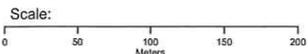
Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Approx. Dist. to Road Corridor or Area	Direction
21	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Kitchen P S 113 Clark ter Albert Park	2341	1965	Road Match	6m	South
22	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Woodville Motor Parking Station Port rd Albert Park	9956	1965	Road Match	10m	North West
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Woodville Motor Parking Station Port rd Albert Park	23110	1955	Road Match	10m	North West
23	MOTOR GARAGES & SERVICE STATIONS	Tartletons Service Station 78 Port rd Wood	17741	1973	Road Match	54m	East
24	MOTOR GARAGES, ENGINEERS & SERVICE STATIONS	Albert Park Motor Garage., 49 Port Rd., Cheltenham	13894	1950	Road Match	54m	North West
	MOTOR GARAGES, ENGINEERS & SERVICE STATIONS	McLaughlin Motors., 47 Port Rd., Cheltenham	14049	1950	Road Match	54m	North West
	Motor Engineers, Garages And Service Stations	Laing, E., Port rd, Alberton E	6926	1940	Road Match	54m	North West
	PETROL STORAGE SYSTEMS AND SERVICE STATIONS	Cameron. W., Port rd, Alberton East	3792	1930	Road Match	54m	North West
25	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Golden Fleece Service Station Findon rd Woodville South	177	1965	Road Match	288m	South East
26	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Esso Servicenter Port rd Woodville	59045	1965	Road Match	289m	South East
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Spitfire Motors Port rd Woodville	7854	1965	Road Match	289m	South East
	PETROL STORAGE SYSTEMS AND SERVICE STATIONS	Colegate, E. J. B., Port rd, Woodville South	3795	1930	Road Match	289m	South East
	PETROL STORAGE SYSTEMS AND SERVICE STATIONS	Ledger, A. J., Port rd, Woodville	3837	1930	Road Match	289m	South East
27	DYERS AND CLEANERS	Parisian Dye Co. (The), Fourth av, Alberton East	16806	1930	Road Match	294m	North West
28	MOTOR GARAGES AND SERVICE STATIONS.	Gordon, C. H., High st, Queenstown	1547	1930	Road Match	491m	North West

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# Aerial Imagery 2019

Port Road, Albert Park, SA 5014



Data Sources Aerial Imagery: © Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 54

Date: 11 February 2020

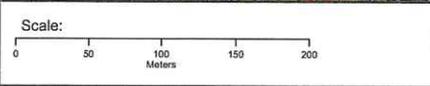
### Legend

-  Site Boundary
-  Buffer 150m



# Aerial Imagery 2004

Port Road, Albert Park, SA 5014



Data Sources Aerial Imagery: © Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 54

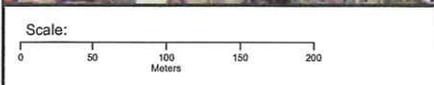
Date: 11 February 2020

# Aerial Imagery 1999

Port Road, Albert Park, SA 5014



**Aerial Imagery 1989**  
Port Road, Albert Park, SA 5014



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

Coordinate System:  
GDA 1994 MGA Zone 54

Date: 07 February, 2020

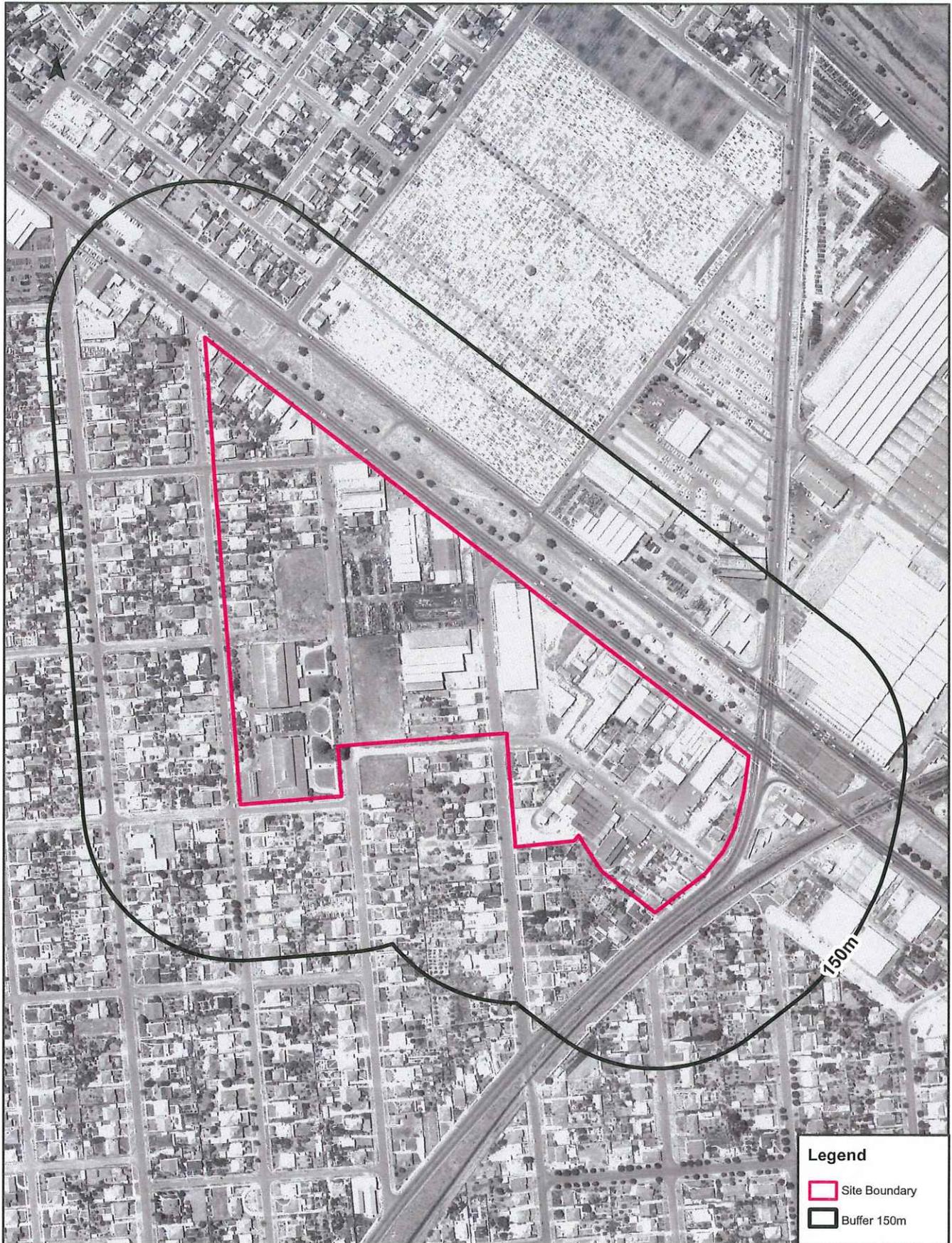
# Aerial Imagery 1979

Port Road, Albert Park, SA 5014



# Aerial Imagery 1969

Port Road, Albert Park, SA 5014



Scale:  
0 50 100 150 200  
Meters

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

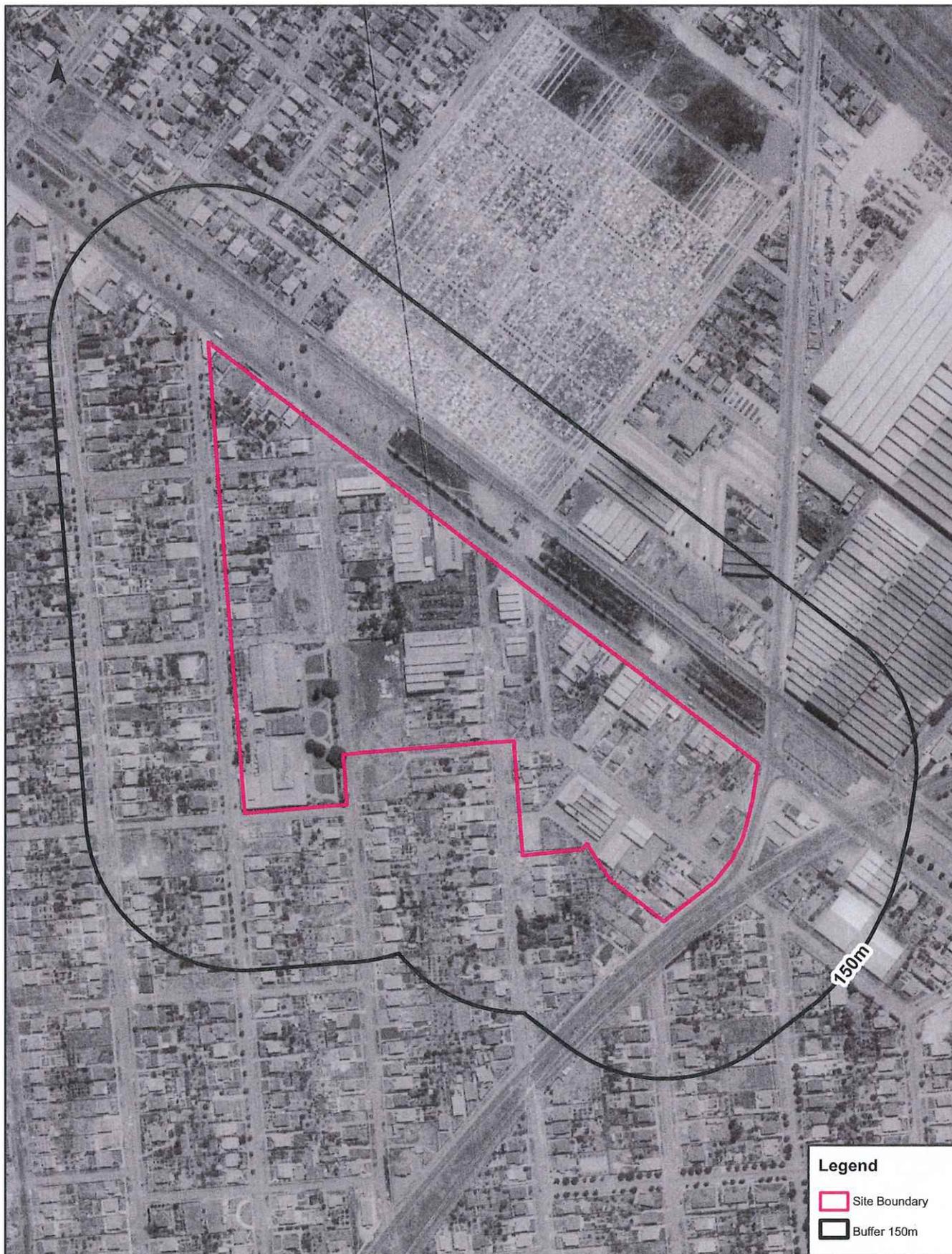
Coordinate System:  
GDA 1994 MGA Zone 54

Date: 07 February, 2020

**Legend**  
Site Boundary  
Buffer 150m

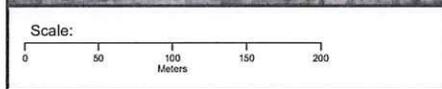
# Aerial Imagery 1956

Port Road, Albert Park, SA 5014



**Legend**

- Site Boundary
- Buffer 150m



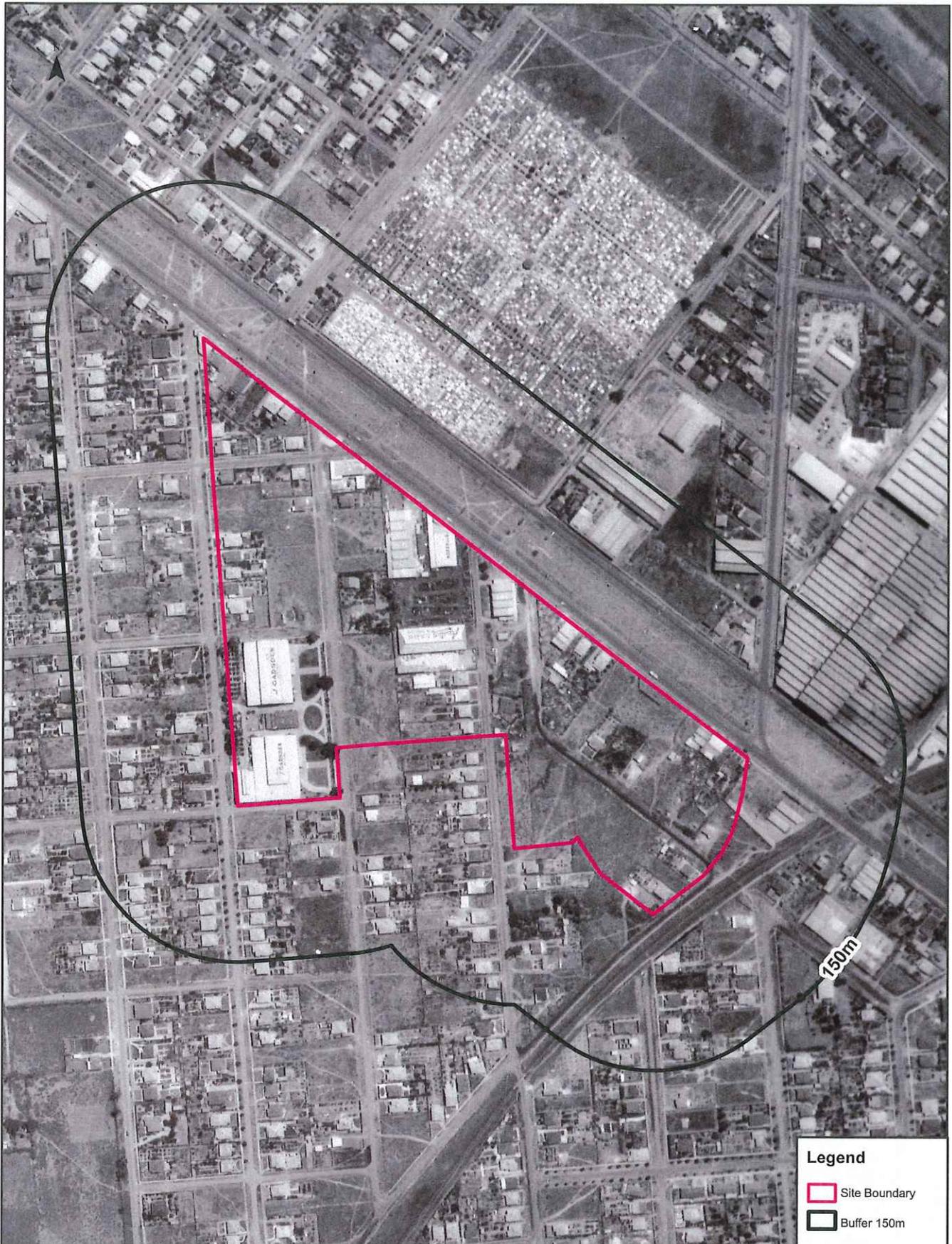
Data Sources Aerial Imagery: © South Australia  
Department for Environment & Water

Coordinate System:  
GDA 1994 MGA Zone 54

Date: 07 February, 2020

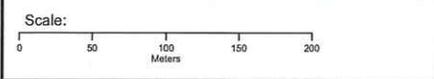
# Aerial Imagery 1949

Port Road, Albert Park, SA 5014



**Legend**

- Site Boundary
- Buffer 150m



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

Coordinate System: GDA 1994 MGA Zone 54

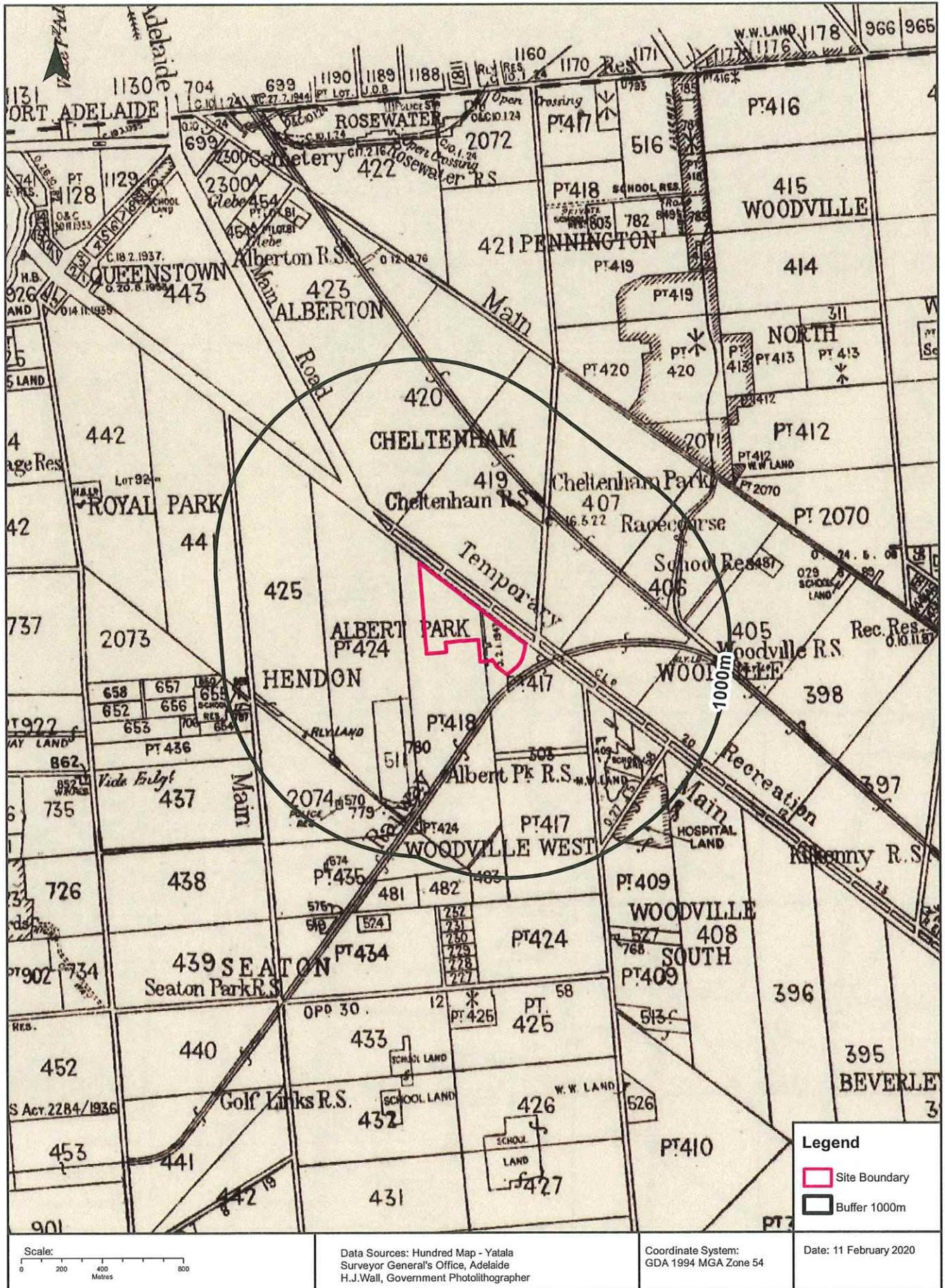
Date: 07 February, 2020

**Historical Map 1982**  
Port Road, Albert Park, SA 5014



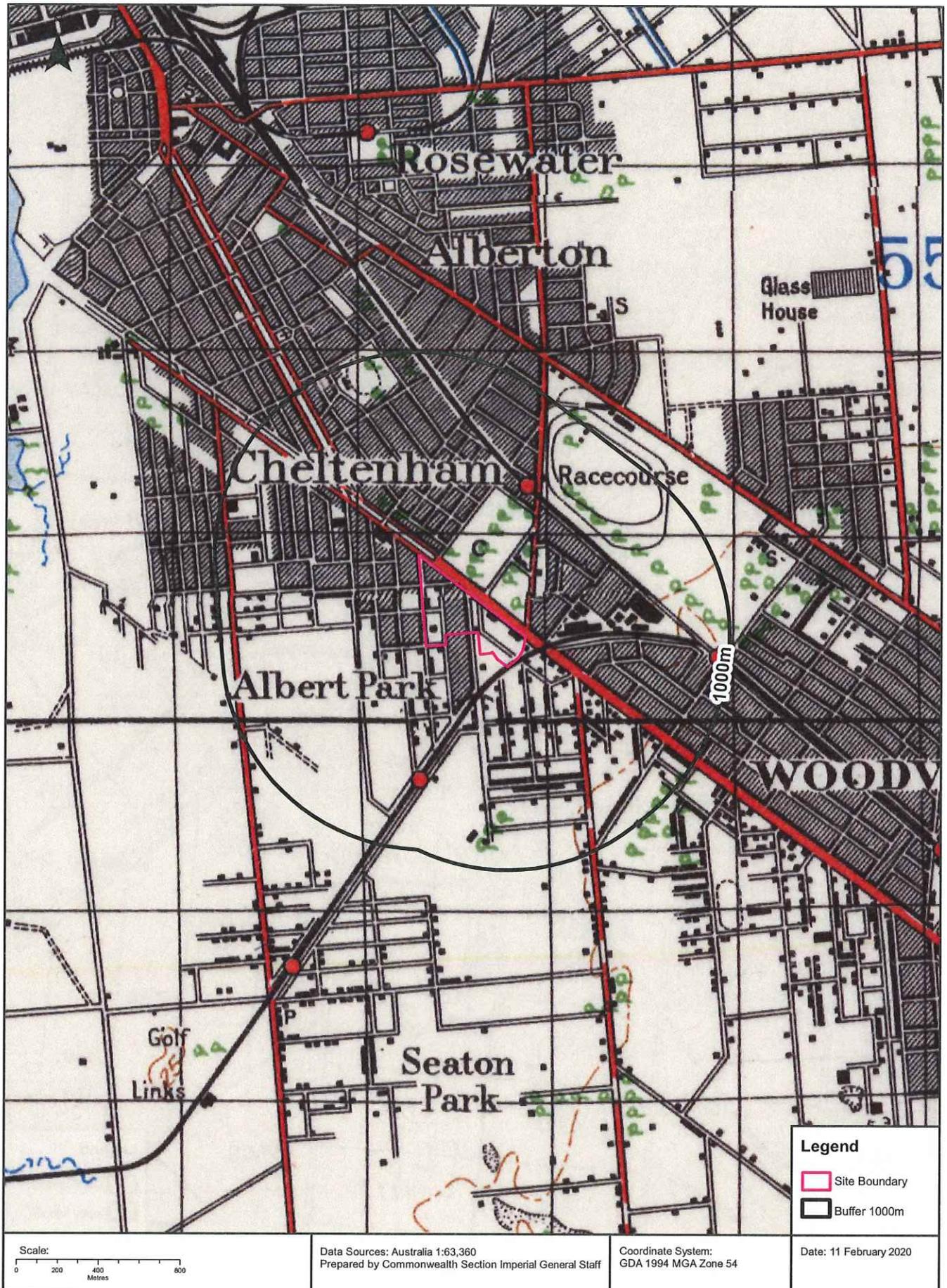
# Historical Map 1957

Port Road, Albert Park, SA 5014

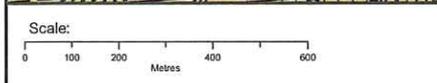
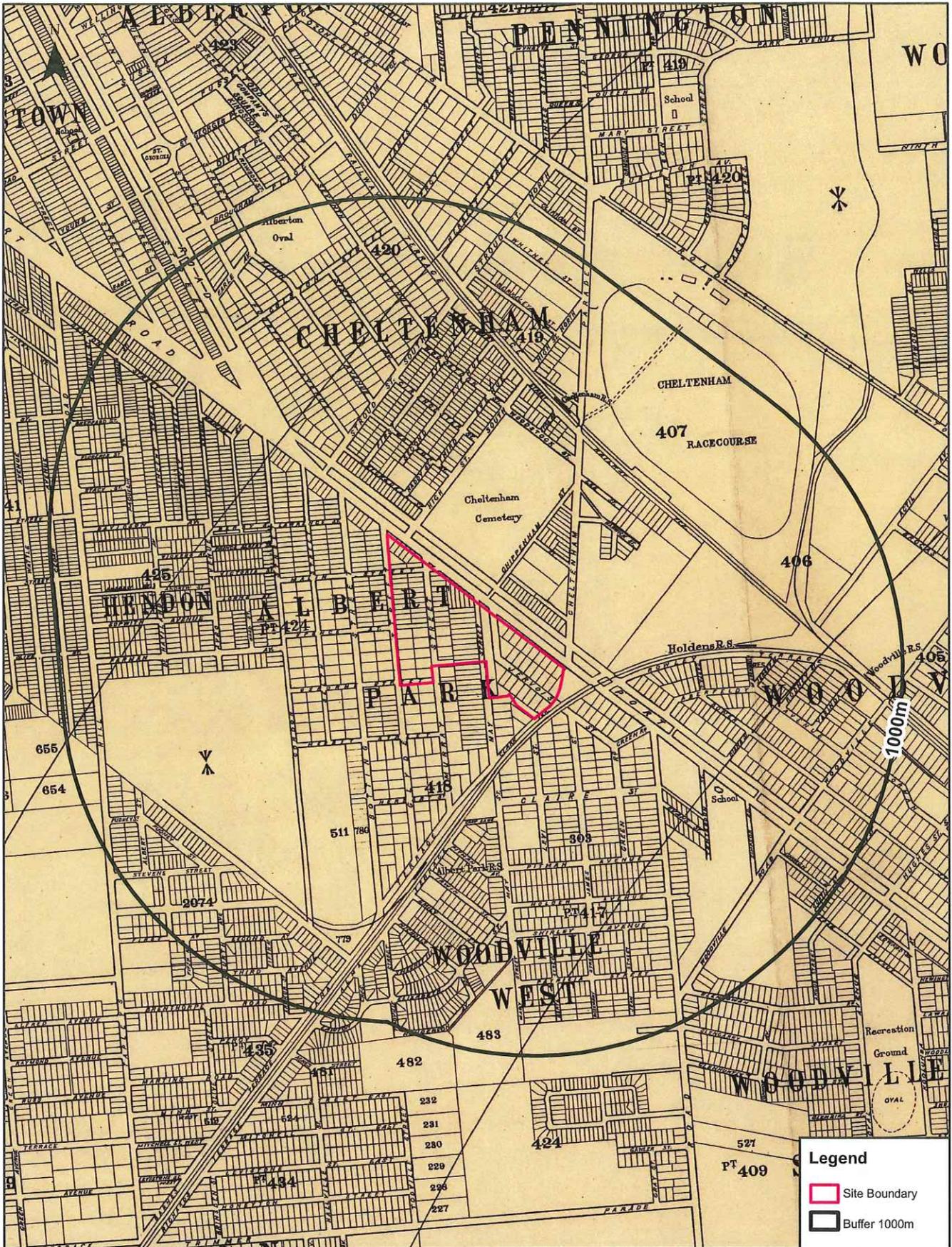


# Historical Map c.1937

Port Road, Albert Park, SA 5014



**Historical Map 1927**  
 Port Road, Albert Park, SA 5014



Data Sources: Map of Adelaide and Suburbs  
 Shewing Streets and Allotments  
 Compiled under the direction of Theo. E. Day, Surveyor General

Coordinate System:  
 GDA 1994 MGA Zone 54

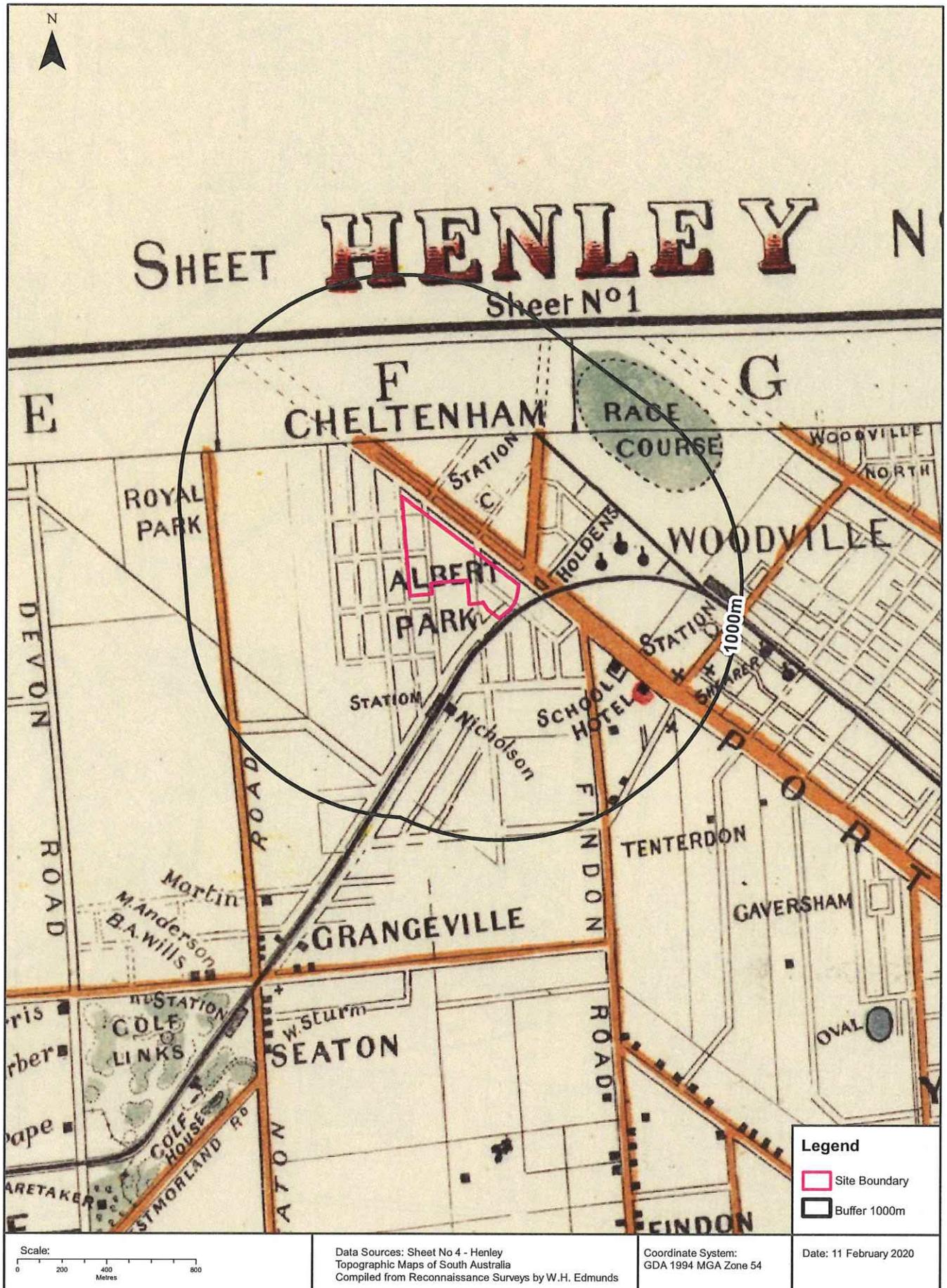
Date: 11 February 2020

**Legend**

- Site Boundary
- Buffer 1000m

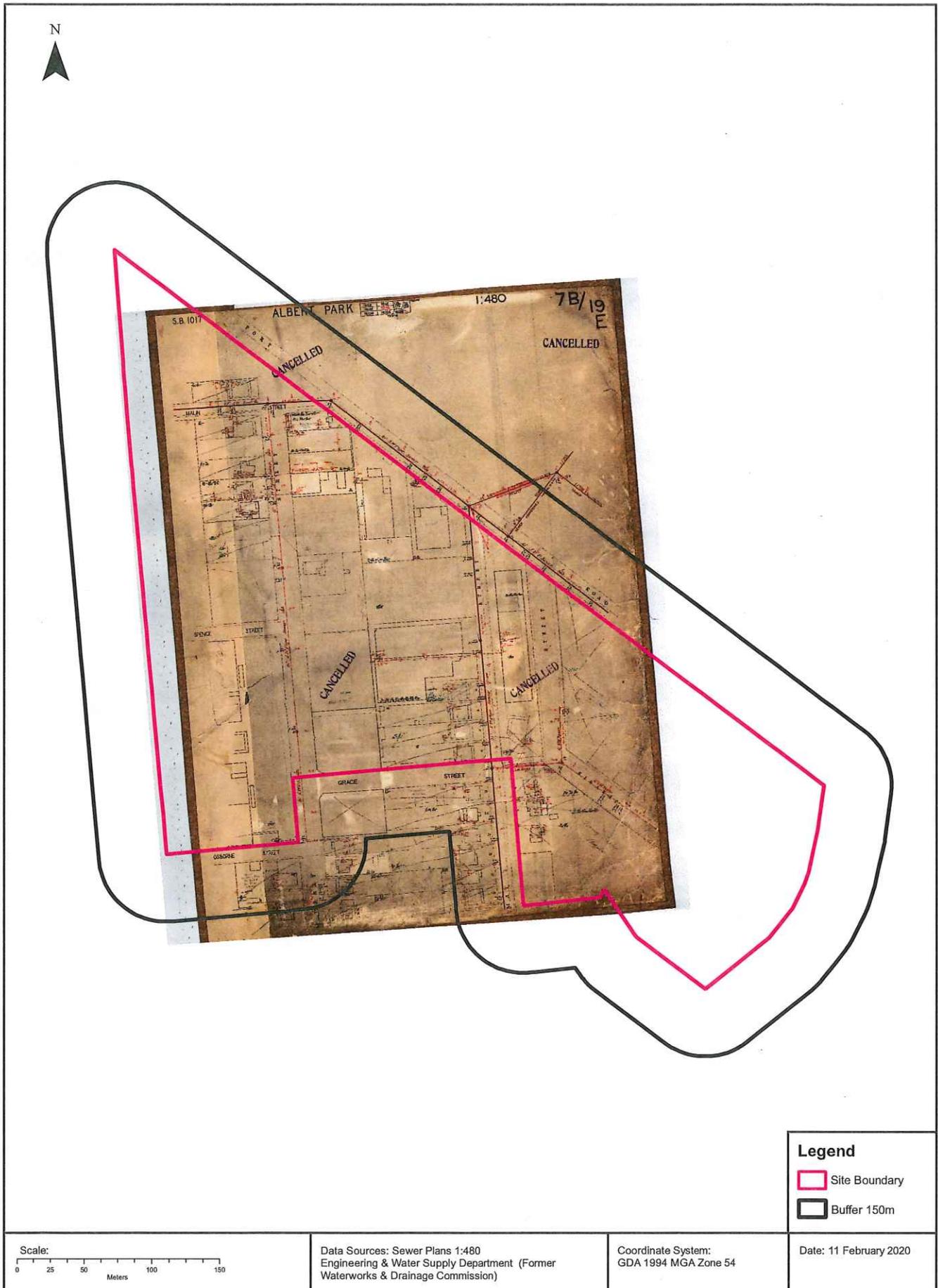
# Historical Map 1926

Port Road, Albert Park, SA 5014

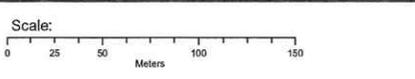


# Historical Map 1900-1970

Port Road, Albert Park, SA 5014



Legend	
	Site Boundary
	Buffer 150m



Data Sources: Sewer Plans 1:480  
Engineering & Water Supply Department (Former  
Waterworks & Drainage Commission)

Coordinate System:  
GDA 1994 MGA Zone 54

Date: 11 February 2020

# Historical Map 1900-1970

Port Road, Albert Park, SA 5014



Scale:  
0 25 50 100 150  
Meters

Data Sources: Sewer Plans 1:480  
Engineering & Water Supply Department (Former  
Waterworks & Drainage Commission)

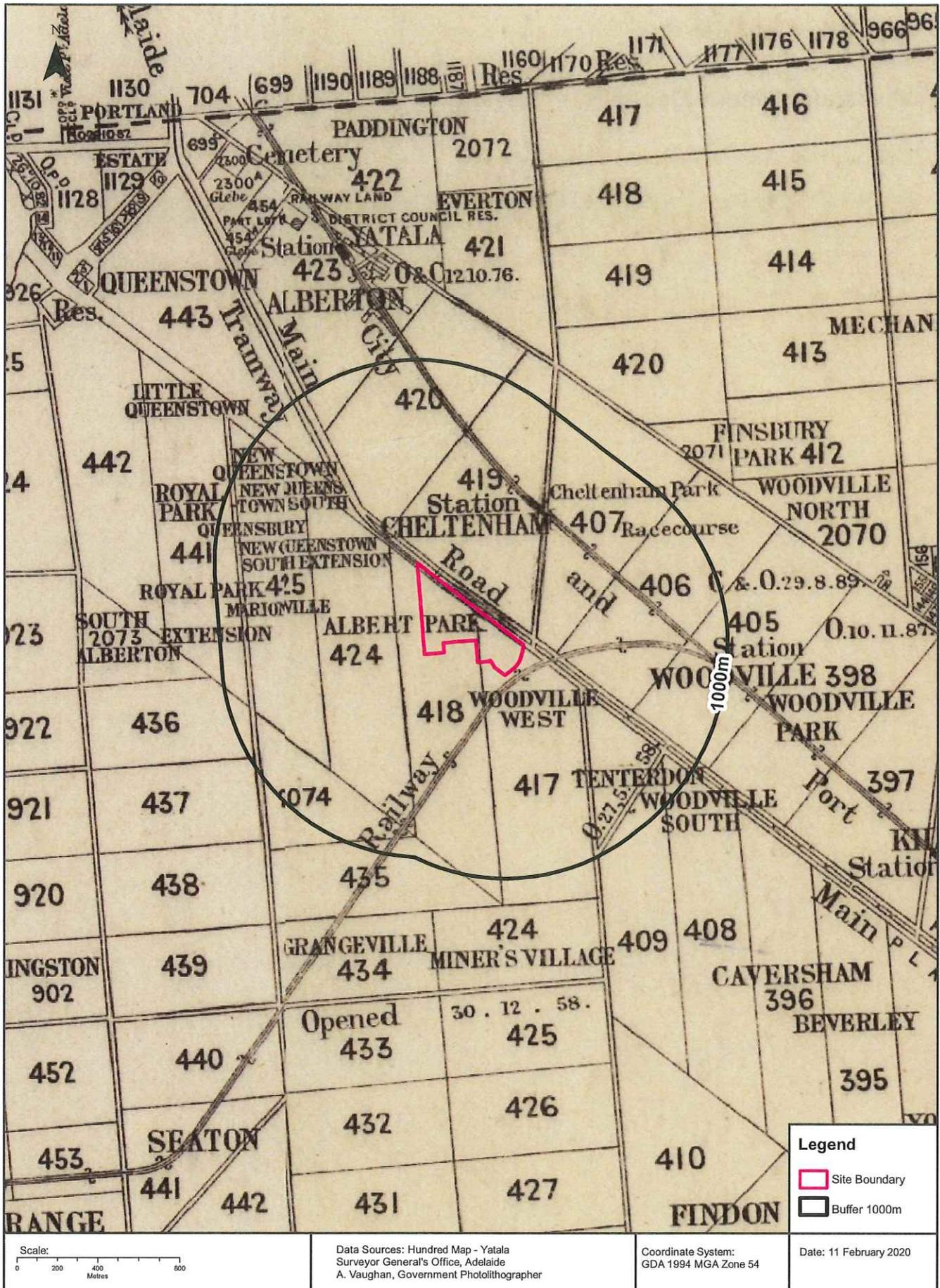
Coordinate System:  
GDA 1994 MGA Zone 54

**Legend**  
 Site Boundary  
 Buffer 150m

Date: 11 February 2020

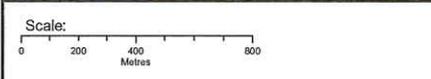
# Historical Map 1896

Port Road, Albert Park, SA 5014



**Legend**

- Site Boundary
- Buffer 1000m



Data Sources: Hundred Map - Yatala  
 Surveyor General's Office, Adelaide  
 A. Vaughan, Government Photolithographer

Coordinate System:  
 GDA 1994 MGA Zone 54

Date: 11 February 2020

## Mining

Port Road, Albert Park, SA 5014

### Mines and Mineral Deposits

Mines and mineral deposits within the dataset buffer:

Deposit No.	Name	Class	Status	Commodity	Year	Description	Dist	Dir'n
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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# Groundwater and Drillholes

Port Road, Albert Park, SA 5014

## 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	Onsite

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'n
6628-30509	332440			Monitoring	2019-11-14	5.60							3.80	3.80		0m	Onsite
6628-29419	306758	GW 1		Investigation	2017-12-07	5.50							2.50	2.50		0m	Onsite
6628-29880	313869			Environmental	2018-12-06	6.00										0m	Onsite
6628-29872	313852			Environmental	2018-12-06	6.00										0m	Onsite
6628-29417	306756	GW 5		Investigation	2017-12-07	5.20							2.70	2.70		0m	Onsite
6628-29420	306759	GW 3		Investigation	2017-12-07	5.30							2.60	2.60		0m	Onsite
6628-30225	316718			Investigation	2019-05-23	5.50										0m	Onsite
6628-29418	306757	GW 4		Investigation	2017-12-07	5.30							2.50	2.50		0m	Onsite
6628-30223	316716			Investigation	2019-05-23	5.50										0m	Onsite
6628-29415	306754	GW 6			2017-12-07	5.20							2.80	2.80		0m	Onsite
6628-29421	306760	GW 2		Investigation	2017-12-07	5.50							2.70	2.70		0m	Onsite
6628-29873	313853			Environmental	2018-12-06	6.00										0m	Onsite
6628-30510	332441			Monitoring	2019-11-14	5.00							3.50	3.50		3m	North West
6628-19339	173838			Domestic	1999-01-07	12.00		6.65		3731	6630	1,000 0	4.00	4.00	2.65	26m	South East
6628-27724	284994			Investigation		5.00							4.80	4.80		32m	North
6628-16673	142370			Domestic	1994-05-28	18.00		6.33	6.60	4782	8440					53m	South
6628-15616	62585		Operational	Domestic	1991-09-05	8.00		5.89					2.50	2.50	3.39	54m	West
6628-21722	200172	SITE 3		Monitoring	2004-03-05	7.50		7.12								79m	East
6628-30511	332442			Monitoring	2019-11-14	5.50							3.40	3.40		83m	West
6628-8814	55783					36.58		6.25		1113	2014		6.10	6.10	0.15	117m	South

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-8813	55782				1934-10-25	128.02		7.34		1013	1834	15.1600	2.44	2.44	4.90	121m	East
6628-30513	332444			Monitoring	2019-11-13	6.00							3.30	3.30		130m	North West
6628-19011	169380			Domestic	1998-05-26	11.50		5.64		6251	10930	1.0000	4.00	4.00	1.64	140m	South West
6628-21715	200165	SITE 9		Investigation	2004-03-25	19.00		7.26		7994	13820	0.5000	4.00	4.00	3.26	158m	East
6628-18477	164804			Domestic	1996-12-19	15.00		7.00		6960	12100	1.0000	5.40	5.40	1.60	176m	South East
6628-16226	130774			Drainage		9.00		7.09	7.60	3030	5410	1.0000	4.00	4.00	3.09	185m	North East
6628-13962	60931			Drainage	1987-02-01	6.00		6.94	6.50	200	364		5.00	5.00	1.94	220m	South East
6628-28968	298233	MW 3		Investigation	2017-07-03	5.00										228m	North West
6628-30512	332443			Monitoring	2019-11-14	5.30							3.20	3.20		232m	West
6628-28967	298232	MW (GW02) 2	Backfilled	Investigation	2017-07-03	5.20										251m	North West
6628-27706	284744	EQ 2 21		Investigation	2014-10-19	16.40							4.78	4.78		252m	North East
6628-13008	59977	GH 101	Abandoned	Investigation ; Observation	1984-03-08	10.30	6.69	6.76	8.00	2216	3980		4.03	4.09	2.66	256m	South East
6628-22454	214164			Monitoring	2006-01-07	20.00		7.39					6.00	6.00	1.39	261m	East
6628-28966	298231	MW (GW01) 1	Backfilled	Investigation	2017-07-03	6.00										264m	North West
6628-22453	214163			Monitoring	2006-01-06	22.00		7.49					6.00	6.00	1.49	270m	East
6628-21865	200936			Monitoring	2004-08-17	21.00		7.53				0.0100	16.00	16.00	-8.47	272m	East
6628-8815	55784					9.14		6.85		4583	8102					272m	South East
6628-22452	214162			Monitoring	2006-01-05	19.50		7.30					6.00	6.00	1.30	273m	North East
6628-29327	305994			Monitoring	2018-02-25	6.00				1384	2500	0.0400	4.63	4.63		276m	North East
6628-29333	306158			Monitoring	2018-02-25	13.00				625	1135		4.90	4.90		277m	East
6628-29328	305995			Monitoring	2018-02-24	7.50				406	739	0.0030	4.85	4.85		277m	East
6628-29337	306162			Monitoring	2018-02-24	6.00				1255	2270	0.0300	4.96	4.96		277m	East
6628-29334	306159			Monitoring	2018-02-25	15.00				1378	2490		4.94	4.94		279m	East
6628-29331	306155			Monitoring	2018-02-24	15.00				2188	3930		4.92	4.92		284m	East
6628-29338	306163			Monitoring	2018-02-24	6.00				1007	1824	0.0030	4.90	4.90		284m	East
6628-21714	200164	SITE 8		Monitoring	2004-03-24	35.00		7.21		34719	52700	0.5000	5.50	5.50	1.71	292m	North East
6628-25429	259426	EQ1 28		Investigation	2010-10-13	8.00							6.00	6.00		295m	North East
6628-25491	262046	EQ2 10		Investigation	2010-10-25	17.00							8.00	8.00		299m	North East
6628-15495	62464		Operational	Drainage	1991-03-08	6.00		6.49					2.40	2.40	4.09	302m	South
6628-13451	60420				1985-09-12	6.00	5.00		7.60	2756	4930	0.5000	3.00	3.00	2.00	306m	South West
6628-21713	200163	SITE 7 (BORE A)	Backfilled	Investigation	2004-03-23	19.00		7.75								307m	East
6628-17495	153298			Domestic	1995-12-30	15.00		5.54	6.80	6338	11060					313m	South West
6628-21109	195541		Abandoned	Domestic	2002-11-13	10.00		5.22		5081	8950					330m	South West
6628-20449	184028			Drainage	2000-12-01	6.00		6.45		907	1644		4.00	4.00	2.45	332m	South

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-20448	184027			Drainage	2000-12-01	6.00		6.46		722	1310		4.00	4.00	2.46	337m	South
6628-27531	281051	MW 23		Investigation		6.00							4.00	4.00		344m	West
6628-26938	275793	MW 17		Investigation	2013-05-30	5.50							4.00	4.00		352m	South West
6628-22451	214161			Monitoring	2006-01-06	12.00		7.18					6.00	6.00	1.18	362m	North East
6628-29573	305998			Monitoring	2018-02-23	18.00				4771	8420		5.04	5.04		364m	North East
6628-23584	239391				2008-01-10	10.00		6.79		3690	6560	0.5000	5.50	5.50	1.29	366m	South
6628-22456	214166			Monitoring	2006-01-08	16.50		7.14					6.00	6.00	1.14	366m	North East
6628-14172	61141				1988-02-04	9.00	6.00		7.50	3559	6333	0.8500	2.50	2.50	3.50	370m	South East
6628-25716	263129	EQ1 27		Investigation	2010-10-13	8.00				2205	3960		6.00	6.00		373m	North East
6628-22948	231017			Investigation	2006-11-16	9.00		7.96					5.00	5.00	2.96	374m	East
6628-21719	200169	SITE 2 (MW204)		Monitoring	2004-03-04	6.50		6.95								375m	North East
6628-29326	305922			Monitoring	2018-02-22	7.50				1452	2620	0.0400	4.70	4.70		380m	North East
6628-21717	200167	MW 203		Monitoring	2004-03-04	6.50		7.04								380m	North East
6628-21718	200168	BORE 4 (MW204A)		Monitoring	2004-03-08	19.00		6.95		8280	14290	0.2000	4.50	4.50	2.45	381m	North East
6628-27701	284730	EQ 1 37			2014-10-23	8.90							5.23	5.23		382m	East
6628-27707	284745	EQ 2 22		Investigation	2014-10-22	22.40							5.26	5.26		383m	East
6628-22947	231016			Investigation	2006-11-16	20.00		7.99					6.00	6.00	1.99	384m	East
6628-15148	62117		Operational	Domestic	1990-01-02	9.00	6.00			2899	5182	0.3000	3.80	3.80	2.20	393m	South
6628-22946	231015			Investigation	2006-11-15	20.00		8.01					6.00	6.00	2.01	394m	East
6628-21711	200161			Investigation	2004-03-19	19.00		7.85		7312	12690	0.5000	5.50	5.50	2.35	396m	East
6628-29339	306164			Monitoring	2018-02-27	7.50				1631	2940	0.0400	4.98	4.98		400m	North East
6628-29555	307530			Investigation	2018-04-19	5.50										401m	North West
6628-27705	284743	EQ 2 20		Investigation	2014-10-21	17.80							5.60	5.60		403m	North East
6628-22945	231014			Investigation	2006-11-14	20.00		8.04					6.00	6.00	2.04	404m	East
6628-29335	306160			Monitoring	2018-02-23	15.00				2097	3770		5.52	5.52		405m	North East
6628-29553	307528			Investigation	2018-04-18	5.00										410m	North West
6628-22935	231004			Investigation	2006-11-12	9.00		8.06					6.00	6.00	2.06	411m	East
6628-29330	305997			Monitoring	2018-02-22	18.00				2295	4120		4.85	4.85		415m	North East
6628-13615	60584				1986-04-03	7.30	4.00		7.40	2160	3880	0.8800	3.40	3.40	0.60	418m	North West
6628-25435	259443	PQ 29		Investigation	2010-10-22	19.00										424m	North East
6628-29554	307529			Investigation	2018-04-18	5.00										425m	North West
6628-22937	231006			Investigation	2006-11-12	9.00		8.09					5.00	5.00	3.09	427m	East
6628-22936	231005			Investigation	2006-11-12	9.00		8.10					5.00	5.00	3.10	428m	East
6628-27704	284742	EQ 2 19		Investigation	2014-10-17	17.90							4.39	4.39		439m	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'n
6628-28745	291793	MW 1		Investigation	2017-02-09	5.00							3.32	3.32		439m	North West
6628-28742	291790	MW 4		Investigation	2017-02-10	5.00							3.42	3.42		440m	North West
6628-28741	291789	MW 5		Investigation	2017-02-10	5.00							3.09	3.09		445m	North West
6628-29552	307527			Investigation	2018-04-18	5.00										446m	North West
6628-8816	55785			Drainage				7.57								447m	South East
6628-22938	231007			Investigation	2006-11-14	9.00		8.15					5.00	5.00	3.15	449m	East
6628-21712	200162	SITE 11 (BORE B)		Investigation		19.00		8.08		2493	4470	0.5000	4.00	4.00	4.08	453m	East
6628-22939	231008			Investigation	2006-11-15	9.00		8.17					5.00	5.00	3.17	458m	East
6628-29340	306165			Monitoring	2018-02-27	6.00				2025	3640	0.0200	4.97	4.97		465m	North East
6628-28743	291791	MW 3		Investigation	2017-03-08	5.00							3.23	3.23		467m	North West
6628-22940	231009			Investigation	2006-11-16	9.00		8.19					5.00	5.00	3.19	468m	East
6628-28744	291792	MW 2		Investigation	2017-02-09	5.00							3.23	3.23		469m	North West
6628-29329	305996			Monitoring	2018-02-22	16.00				6361	11100		4.50	4.50		470m	North East
6628-29336	306161			Monitoring	2018-02-27	12.50				1856	3340	0.3000	4.95	4.95		470m	North East
6628-8820	55789				1963-10-01	4.88		8.26					2.44	2.44	5.82	477m	South East
6628-22941	231010			Investigation	2006-11-14	30.00		8.22					6.00	6.00	2.22	478m	East
6628-30173	316085	LT3 MW03		Investigation	2018-11-13	8.00							7.10	7.10		483m	West
6628-24756	247216	EQIR 12		Investigation	2008-01-19	7.50							3.00	3.00		484m	East
6628-24757	247217	EQ 2R 8		Investigation	2009-01-27	17.00										487m	East
6628-22942	231011			Investigation	2006-11-11	20.00		8.24					6.00	6.00	2.24	487m	East
6628-29325	305921			Monitoring	2018-02-21	6.00				1317	2380	0.0600	4.50	4.50		490m	North East
6628-22943	231012			Investigation	2006-11-12	20.00		8.26					6.00	6.00	2.26	496m	East
6628-21834	200686	SITE 12		Monitoring	2004-07-21	35.00		6.82		43120	61600	0.5000	6.00	6.00	0.82	497m	North East
6628-30175	316087			Investigation	2018-11-16	10.00							6.00	6.00		499m	South West
6628-24758	247218	EQ 2R 9		Investigation	2009-01-26	18.00										500m	East
6628-21716	200166	SITE 10		Monitoring	2004-03-29	19.00		6.89		1815	3270	0.5000	5.00	5.00	1.89	501m	North East
6628-24759	247219	EQ IR 13		Investigation	2009-01-19	8.50							3.00	3.00		501m	East
6628-27700	284729	EQ 1 36		Investigation	2014-10-20	9.00							3.40	3.40		503m	North East
6628-16806	146767			Domestic	1994-12-08	11.00		5.21	7.00	3926	6970					505m	North West
6628-22944	231013			Investigation	2006-11-13	20.00		8.28					6.00	6.00	2.28	505m	East
6628-26937	275792			Investigation	2013-05-30	5.50							4.00	4.00		506m	South West
6628-29332	306157			Monitoring	2018-02-21	6.00				1002	1814	0.0600	4.50	4.50		507m	North East
6628-29324	305920			Monitoring	2018-02-22	18.00				5498	9660	0.0600	4.50	4.50		509m	North East
6628-26342	269767			Investigation	2012-01-11	6.00										509m	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'n
6628-22455	214165			Monitoring	2006-01-07	15.50		8.29					6.00	6.00	2.29	513m	East
6628-29625	312438		Backfilled													521m	North
6628-30177	316089			Investigation	2018-11-15	10.00										522m	South West
6628-26348	269773			Investigation	2012-01-17	16.00										523m	North East
6628-27546	281109	MW 24		Investigation		6.00							3.50	3.50		526m	West
6628-27702	284731	EQ 1 38		Investigation	2014-10-16	9.00							5.90	5.90		526m	East
6628-27708	284746	EQ 2 23		Investigation	2014-10-23	20.70							5.95	5.95		527m	East
6628-26341	269766			Investigation	2012-01-11	6.50							4.80	4.80		528m	North East
6628-26935	275790	MW 14		Investigation	2013-05-29	6.00							4.00	4.00		533m	West
6628-26345	269770			Investigation	2012-01-13	16.00										537m	North East
6628-26346	269771			Investigation	2011-01-16	16.50										539m	North East
6628-29624	312437		Backfilled			5.00							3.50	3.50		540m	North
6628-26347	269772			Investigation	2012-01-16	16.00										540m	North East
6628-8812	55781			Drainage		76.81		7.98					4.57	4.57	3.41	540m	East
6628-26337	269762			Investigation	2012-01-09	9.80										540m	East
6628-26339	269764			Investigation	2011-01-10	7.00										541m	North East
6628-26338	269763			Investigation	2012-01-10	9.00										542m	North East
6628-26340	269765			Investigation	2012-01-10	6.00										553m	North East
6628-26344	269769			Investigation	2012-01-13	16.00										553m	East
6628-21710	200160	MW 125B		Monitoring	2004-03-18	35.00		6.86		42980	61400	0.5000	8.00	8.00	-1.14	564m	North East
6628-23345	236198				2007-07-25	10.00		4.84		2493	4470	1.5000	3.90	3.90	0.94	571m	West
6628-26349	269774			Investigation	2012-01-17	15.50										576m	North East
6628-16212	130712	GW 15		Observation		6.00		4.88								581m	South West
6628-30176	316088			Investigation	2018-11-14	10.00										583m	South West
6628-30165	316077	LT5 MW05		Investigation	2018-12-01	8.70							7.00	7.00		585m	West
6628-8811	55780		Backfilled		1914-12-10	124.05		7.46		1884	3394	12.6300	0.00	0.00	7.46	585m	North East
6628-20623	186001			Domestic	2001-06-19	12.00		8.56		1468	2650		6.00	6.00	2.56	586m	East
6628-14240	61209		Operational	Domestic	1988-05-09	10.00	5.00		7.40	3482	6200	1.2000	2.40	2.40	2.60	590m	South
6628-15679	62648		Operational	Domestic	1990-11-02	6.00		5.55	7.90	2756	4930		2.50	2.50	3.05	596m	South
6628-15989	62958		Operational	Domestic	1992-03-28	18.00		7.96	7.30	3546	6309		4.80	4.80	3.16	596m	South East
6628-30174	316086	LT5 MW01S		Investigation	2018-11-17	4.00										597m	West
6628-29412	306740		Backfilled													597m	South East
6628-30172	316084	LT5 MW01D		Investigation	2018-11-19	8.50							6.80	6.80		602m	West
6628-30169	316081	LT5 MW02		Investigation	2018-11-26	8.50							6.50	6.50		618m	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'n
6628-26336	269708			Investigation	2012-01-09	8.00										618m	East
6628-29411	306739		Backfilled													618m	South East
6628-16204	130704	GW 7		Observation		6.00		4.86								619m	South West
6628-19202	171870			Domestic	1998-09-25	11.50		6.88		2864	5120	0.7000	5.00	5.00	1.88	620m	South
6628-13613	60582				1986-03-24	9.10	7.00		7.40	2113	3799	1.2500	2.40	2.40	4.60	620m	East
6628-26936	275791	MW 15		Investigation	2013-05-30	5.50							4.00	4.00		622m	South
6628-26343	269768			Investigation	2012-01-13	21.00										628m	East
6628-30457	330189		Dry	Investigation	2019-07-09	6.00										629m	North West
6628-19205	171873			Drainage	1998-10-31	9.00		6.86				0.5000	4.00	4.00	2.86	631m	South
6628-27128	278525	GW 1		Investigation	2013-03-19	6.70							4.50	4.50		632m	South
6628-30167	316079	LT5 MW04S		Investigation	2018-11-29	4.00										635m	West
6628-30166	316078	LT5 MW04D		Investigation	2018-11-30	8.50							6.80	6.80		635m	West
6628-8629	55598				1940-04-01	91.44		4.80		10095	17262					639m	West
6628-16198	130698	GW 1		Observation		6.00		4.85								639m	South West
6628-28596	290332			Investigation	2016-11-03	6.00										639m	South East
6628-29582	307618			Investigation	2018-06-14	5.50										641m	North West
6628-27703	284732	EQ 1 39		Investigation		9.00							5.40	5.40		642m	East
6628-27709	284747	EQ 2 24		Investigation	2014-10-15	20.00							6.00	6.00		643m	East
6628-27127	278524	GW 2		Investigation	2013-03-19	5.80							4.60	4.60		646m	South
6628-29583	307619			Investigation	2018-06-14	5.50										648m	North West
6628-30290	316909			Investigation	2019-07-09	5.60										650m	North West
6628-14600	61569	GH 97	Abandoned	Investigation	1984-03-06	10.50	4.50									651m	South West
6628-8807	55776					2.44		5.61		5004	8823		2.29	2.29	3.32	653m	North
6628-30168	316080	LT5 MW03(D)		Investigation	2018-11-27	8.00							6.20	6.20		655m	West
6628-28595	290331			Investigation	2016-11-03	6.00										656m	South East
6628-29584	307620			Investigation	2018-06-14	5.50										665m	North West
6628-15810	62779		Operational	Domestic	1991-12-20	9.00		4.78	7.00	3673	6530		2.00	2.00	2.78	666m	North West
6628-30170	316082	LT4 MW02		Investigation	2018-11-22	7.00							6.20	6.20		672m	West
6628-16206	130706	GW 9		Observation		6.00		4.84								672m	South West
6628-17862	156319			Domestic	1996-04-10	12.50		8.71	6.70	2143	3850	1.0000				674m	East
6628-30458	330190		Dry	Investigation	2019-07-09	5.50										675m	North West
6628-16211	130711	GW 14		Observation		6.00		4.83								680m	South West
6628-16213	130713	GW 16		Observation		6.00		4.82								681m	South West
6628-8810	55779				1948-01-01	85.34		8.58				8.8400				684m	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'n
6628-8818	55787			Drainage	1951-08-03	67.06		8.42				2.0800				687m	South East
6628-30171	316083	LT4 MW01S		Investigation	2018-11-21	4.50										694m	West
6628-27172	279159				2013-11-14	13.00				1709	3080	0.4000	6.00	6.00		696m	East
6628-26934	275789	MW 13		Investigation	2013-05-29	5.50							4.00	4.00		698m	West
6628-18260	164078			Domestic	1997-02-18	12.00		8.77		2092	3760	1.0000	6.00	6.00	2.77	699m	East
6628-18282	164153			Domestic	1997-01-30	12.00		6.05		12141	20500	2.0000	4.50	4.50	1.55	699m	North
6628-27547	281110	MW 25		Investigation	2014-03-14	6.00										700m	West
6628-26294	269166	MW 3		Investigation	2012-03-21	7.50				4199	7440		4.00	4.00		705m	West
6628-15546	62515		Operational	Domestic	1991-03-20	7.00		7.33	7.60	2858	5109		3.50	3.50	3.83	706m	South
6628-26293	269165	MW 2		Investigation	2012-03-21	6.00				1474	2660		4.00	4.00		709m	West
6628-21137	195740			Domestic	2002-03-04	12.00		4.95		9778	16720	0.8000	4.10	4.10	0.85	710m	North
6628-8819	55788					15.39		8.63					14.63	14.63	-6.00	718m	South East
6628-8626	55595	EWS QUEENS BURY			1934-11-30	158.19		4.68		1013	1834	1.0100	16.76	16.76	-12.08	723m	West
6628-8627	55596	EWS 26A	Unknown		1951-06-29	177.70	4.00			1514	2732	8.5900	15.24	15.24	-11.24	724m	West
6628-24570	245614							7.95								726m	South East
6628-16205	130705	GW 8		Observation		6.00		4.80								727m	South West
6628-16203	130703	GW 6		Observation		6.00		4.79								730m	South West
6628-26933	275788	MW 12		Investigation	2013-05-29	5.50							4.00	4.00		731m	South West
6628-16210	130710	GW 13		Observation		6.00		4.79								737m	South West
6628-15630	62599		Operational	Domestic	1991-09-18	9.30		6.03	7.40	7023	12209	1.5000	2.10	2.10	3.93	741m	North
6628-26463	271011	MW 2		Investigation	2012-09-03	5.50							3.50	3.50		747m	South West
6628-17444	152952			Domestic	1995-11-14	15.00		8.90	7.10	2165	3890					749m	East
6628-26292	269164	MW 1		Investigation	2012-03-21	7.50				9591	16430		3.90	3.90		751m	West
6628-8628	55597	SZ 115	Unknown		1946-04-12	49.38	4.00			34386	52352	3.5400	2.74	2.74	1.26	755m	West
6628-21134	195737			Domestic	2002-06-03	13.00		4.89		4479	7920	0.8000	4.50	4.50	0.39	756m	South West
6628-12481	59450		Backfilled		1982-09-15	7.60		7.07					2.70	2.70	4.37	762m	South
6628-19312	173811			Domestic	1999-01-14	12.00		4.90		4465	7900	1.0000	4.00	4.00	0.90	763m	South West
6628-16214	130714	GW 17		Observation		6.00		4.76					2.50	2.50	2.26	768m	South West
6628-16207	130707	GW 10		Observation		6.00		4.79								771m	South West
6628-16431	135688			Domestic	1993-06-16	12.00		4.82	7.60	1552	2800		3.00	3.00	1.82	771m	South West
6628-27548	281111	MW 26		Investigation	2014-03-13	5.50							3.50	3.50		773m	South West
6628-15513	62482		Operational	Observation	1991-01-21	7.00		7.63	7.40	2149	3861		3.00	3.00	4.63	775m	South East
6628-8817	55786		Operational	Drainage	1970-06-03	152.40		8.23	7.00	555	1009	1.0100	19.20	19.20	-10.97	775m	South East
6628-16199	130699	GW 2		Observation		6.00		4.77								780m	South 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'n
6628-26466	271014	MW 5		Investigation	2012-09-04	5.50							3.60	3.60		782m	South West
6628-16201	130701	GW 4		Observation		6.00		4.77								787m	South West
6628-15948	62917		Operational	Domestic	1992-02-27	7.50		4.95	7.80	5087	8962	1.0000	4.00	4.00	0.95	789m	North
6628-8808	55777					4.88		6.56		2670	4782		2.74	2.74	3.82	798m	North
6628-27549	281112	MW 27		Investigation		5.50							2.80	2.80		799m	South West
6628-26465	271013	MW 4			2012-09-04	5.50										805m	South West
6628-23496	238515			Investigation	2007-07-10	9.50		4.64					1.00	1.00	3.64	805m	North West
6628-18904	168518			Drainage	1998-02-21	24.00		4.57		18364	30000	0.5000	5.00	5.00	-0.43	812m	North West
6628-15420	62389		Operational	Domestic	1991-01-10	9.00		4.83	7.80	13671	22879		4.00	4.00	0.83	813m	North
6628-16200	130700	GW 3		Observation		6.00		4.74								817m	South West
6628-28198	288562	MW 1		Investigation	2015-06-17	5.50							3.50	3.50		821m	North West
6628-16954	147744			Domestic	1995-02-16	16.50		6.54	7.20	2290	4110					823m	South
6628-30447	326415		Backfilled													830m	East
6628-8652	55621				1934-09-01			4.78		3517	6262		1.68	1.68	3.10	831m	North West
6628-17270	150954			Domestic	1995-06-07	6.40		7.42	6.90	1917	3450					832m	South
6628-20402	183139			Drainage	2000-11-02	11.00		9.15				0.2500	7.00	7.00	2.15	839m	East
6628-16202	130702	GW 5		Observation		6.00		4.73								843m	South West
6628-16208	130708	GW 11		Observation		6.00		4.74								847m	South West
6628-26304	269276	BORE 1	Operational	Managed Aquifer Recharge (incl ASR)	2011-11-03	247.00						25.0000	14.00	14.00		853m	North East
6628-22572	218412			Drainage	2005-04-06	10.20		9.17		1222	2210	1.0000	5.40	5.40	3.77	854m	East
6628-8747	55716	QEH 2	Unknown		1966-07-21	15.54		8.48								858m	South East
6628-17638	154951	MW 2		Observation	1996-01-17	8.00		7.23								860m	North East
6628-14256	61225				1988-08-24	8.50	3.00		7.50	3109	5550	1.7000	1.60	1.60	1.40	860m	North West
6628-8651	55620				1934-09-01			4.82		2469	4427		2.29	2.29	2.53	868m	North
6628-19364	174001			Domestic	1999-02-18	12.00		5.46		2171	3900	1.0000	4.50	4.50	0.96	873m	South West
6628-18239	163076			Domestic	1997-01-07	30.00		6.07		24470	38800	0.5000	11.00	11.00	-4.93	874m	North
6628-30237	316746			Investigation	2019-05-09	9.00										876m	South East
6628-30236	316745		Dry	Investigation	2019-05-15	26.00										876m	South East
6628-26605	272707				2012-12-18	192.00				2108	3790	30.0000	17.00	17.00		880m	North East
6628-20100	178734			Industrial	2000-03-02	121.00		4.50	7.80	1090	1890	1.5000	20.60	20.60	-16.10	882m	North West
6628-21504	198123			Domestic	2003-07-15	18.00		7.29		2585	4630	1.5000	8.10	8.10	-0.81	883m	South
6628-8748	55717	QEH 1	Unknown		1966-07-12	30.33		8.37								884m	South East
6628-26939	275794	MW 18		Investigation	2013-05-30	5.50							4.00	4.00		886m	South West

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6628-30296	316946		Dry	Monitoring	2019-05-21	8.00										891m	South East
6628-28469	289547	MW 1		Investigation	2016-06-01	6.20							4.50	4.50		892m	North West
6628-26303	269275	BORE 2	Operational	Managed Aquifer Recharge (incl ASR)	2011-11-19	265.00						30.0000	13.00	13.00		897m	North East
6628-17769	156010	BH 26		Observation	1995-08-23	6.00		4.57	7.90	2143	3850		3.23	3.23	1.34	898m	West
6628-8749	55718	QEH 3	Unknown		1966-07-26	15.70		8.00								900m	South East
6628-8751	55720	QEH 6	Unknown		1954-11-16	12.50		8.56					3.66	3.66	4.90	902m	South East
6628-15578	62547		Operational	Domestic	1991-05-25	9.00	7.00		7.60	1968	3540	1.0000	4.50	4.50	2.50	907m	South East
6628-16209	130709	GW 12		Observation		6.00		4.70								908m	South West
6628-26467	271015	MW 6		Investigation	2012-09-05	5.00							3.80	3.80		908m	South West
6628-26464	271012	MW 3		Investigation	2012-09-04	5.50							3.60	3.60		913m	South West
6628-26870	275327	MW 21		Investigation	2013-06-25	11.50							4.05	4.05		917m	South West
6628-28199	288563	MW 2		Investigation	2015-06-17	5.50							3.20	3.20		917m	North West
6628-8821	55790					9.14		8.86		2173	3904					922m	South East
6628-30295	316945			Monitoring	2019-05-20	8.00										922m	South East
6628-8752	55721	QEH 5	Unknown		1954-11-10	12.19		8.34					3.66	3.66	4.68	924m	South East
6628-12181	59150		Backfilled		1983-02-24	12.10	4.00		7.30	8472	14594	1.0000	4.80	4.80	-0.80	924m	North
6628-17637	154950	MW 1		Observation	1996-01-17	8.20		7.10								925m	North East
6628-28200	288564	MW 3		Investigation	2015-06-17	5.50							3.00	3.00		926m	North West
6628-17774	156015	BH 25		Observation	1995-08-24	6.00		4.55	7.80	3246	5790		3.21	3.21	1.34	928m	West
6628-26697	274253	MW 1	Backfilled		2012-12-06	9.00							3.50	3.50		933m	West
6628-19135	170069	BH 47		Observation	1996-07-04	10.00		4.55					3.75	3.75	0.80	933m	West
6628-30241	316752			Investigation	2019-05-10	9.00										934m	South East
6628-23071	234179				2007-09-03	8.50		8.52					6.00	6.00	2.52	936m	East
6628-25121	254203	MW 23		Investigation	2010-01-27	5.00							3.80	3.80		937m	West
6628-13368	60337		Operational	Irrigation	1985-07-08	198.00		8.99	8.20	1586	2860	8.0000	8.00	8.00	0.99	937m	East
6628-17773	156014	BH 24		Observation	1995-08-23	6.00		4.55	7.70	4147	7350		3.40	3.40	1.15	939m	West
6628-19136	170089	BH 48		Observation	1996-07-04	8.00		4.55					3.83	3.83	0.72	939m	West
6628-29277	305528			Investigation	2017-12-21	6.00										939m	West
6628-28201	288565	MW 4		Investigation	2015-06-18	5.50							3.10	3.10		940m	North West
6628-19140	170093	BH 52		Observation	1996-04-24	9.00		4.56					3.85	3.85	0.71	941m	West
6628-28773	293050	GW 3		Investigation	2017-04-04	4.50							2.70	2.70		947m	North West
6628-8625	55594	SA BREWIN G CO			1961-02-14	6.40		4.52					2.59	2.59	1.93	947m	West
6628-25126	254208	MW 14R		Investigation	2010-01-29	5.20							3.80	3.80		947m	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'n
6628-28772	293049	GW 2		Investigation	2017-04-04	5.00							3.00	3.00		950m	North West
6628-19905	177385		Backfilled	Monitoring	1999-12-01	8.00		9.13					5.16	5.16	3.97	952m	South East
6628-19137	170090	BH 49		Observation	1996-07-04	9.00		4.55					3.85	3.85	0.70	956m	West
6628-20156	180556		Backfilled	Monitoring	2000-01-19	15.00		9.13					5.23	5.23	3.90	956m	South East
6628-25125	254207	MW 15R		Investigation	2010-01-29	5.00							3.60	3.60		958m	West
6628-25127	254209	MW 6R		Investigation	2010-01-27	5.00							3.90	3.90		958m	West
6628-26368	270171	MW 3R	Backfilled	Investigation	2012-02-07	5.00										958m	West
6628-25118	254200	MW 6R		Investigation	2010-01-29	5.00							3.60	3.60		958m	West
6628-26367	270170	MW 2R		Investigation	2012-02-07	4.50										962m	West
6628-26366	270169	MW 1R	Backfilled	Investigation	2012-02-07	5.00										964m	West
6628-14601	61570	GH 98	Abandoned	Investigation	1984-03-07	10.65	4.00									965m	North West
6628-8636	55605				1934-03-01	176.78		4.65		899	1631	6.3200	9.30	9.30	-4.65	965m	West
6628-19138	170091	BH 50		Observation	1996-07-05	10.00		4.54					3.79	3.79	0.75	966m	West
6628-26468	271016	MW 7		Investigation	2012-09-05	4.00							3.60	3.60		967m	West
6628-25074	253611															967m	West
6628-25072	253609		Backfilled													969m	West
6628-26370	270173	MW 27		Investigation	2012-02-06	5.00										972m	West
6628-23490	238508			Investigation	2007-07-05	14.00		8.37					10.00	10.00	-1.63	973m	North East
6628-25119	254201	MW 25		Investigation	2010-01-28	5.00							3.70	3.70		976m	West
6628-26371	270174	MW 28		Investigation	2012-02-06	5.00										976m	West
6628-30542	332613		Dry	Monitoring	2019-12-19	22.00										977m	South East
6628-21538	198301			Domestic	2003-10-21	7.00		4.41		11092	18830	0.6700	2.00	2.00	2.41	977m	North West
6628-29276	305527			Investigation	2017-12-21	6.00										978m	West
6628-25122	254204	MW 22		Investigation	2010-01-28	5.00							3.70	3.70		980m	West
6628-26369	270172	MW 4R	Backfilled	Investigation	2012-02-07	4.50										981m	West
6628-26479	271043	BORE 2	Backfilled			5.20							3.80	3.80		982m	South
6628-12482	59451	SZ 124	Abandoned		1983-06-15	21.30	4.00		7.10	10162	17344	4.0000	3.60	3.60	0.40	982m	North
6628-29279	305530			Investigation	2017-12-21	6.00										987m	West
6628-25128	254210	MW 5R		Investigation	2010-01-29	5.00							3.60	3.60		987m	West
6628-25073	253610		Backfilled													987m	West
6628-25124	254206	MW 20		Investigation	2010-01-28	5.00							4.50	4.50		988m	West
6628-17772	156013	BH 23		Observation	1995-08-23	4.50		4.52	7.20	2239	4020		3.18	3.18	1.34	989m	West
6628-26480	271044	BORE 1	Backfilled			3.00										989m	South
6628-26207	267550			Investigation	2012-02-16	7.50										990m	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'n
6628-25120	254202	MW 24		Investigation	2010-01-28	5.00							3.50	3.50		991m	West
6628-19139	170092	BH 51		Observation	1996-07-05	9.00		4.54					3.84	3.84	0.70	993m	West
6628-30238	316747			Investigation	2019-05-14	26.00										998m	South East
6628-30239	316750			Investigation	2019-05-09	9.00										998m	South East
6628-8650	55619				1934-09-01			4.76		10453	17841		2.13	2.13	2.63	1001m	North
6628-25123	254205	MW 21		Investigation	2010-01-29	5.00							3.40	3.40		1001m	West
6628-17032	148202	SZ 46				8.46	7.00									1004m	South
6628-26470	271018	MW 9		Investigation	2012-09-07	4.50							3.70	3.70		1004m	West
6628-17771	156012	BH 22		Observation	1995-08-24	6.00		4.54	7.50	6751	11760		3.77	3.77	0.77	1004m	West
6628-26469	271017	MW 8		Investigation	2012-09-07	5.00							3.60	3.60		1005m	West
6628-26625	272847	WELL 5	Operational	Managed Aquifer Recharge (incl ASR)	2013-02-04	258.00				2138	3840	30.0000	12.00	12.00		1006m	North East
6628-26932	275787	MW 11		Investigation	2013-05-29	5.50							4.00	4.00		1009m	South West
6628-28771	293048	GW 1	Backfilled	Investigation	2017-04-03	5.00										1010m	North West
6628-16955	147745			Domestic	1995-03-02	16.00		4.86	7.40	6062	10600					1013m	South West
6628-8806	55775					4.88		5.29	7.00	3315	5911					1018m	North
6628-30240	316751			Investigation	2019-05-10	9.00										1025m	South East
6628-15593	62562		Operational	Domestic	1991-08-03	12.00		7.26	7.60	2619	4691	1.5000	4.70	4.70	2.56	1031m	South East
6628-12302	59271		Operational	Domestic		6.10		7.72								1031m	South East
6628-26606	272708	WELL 6	Operational	Managed Aquifer Recharge (incl ASR)	2012-09-20	253.00				2955	5280	30.0000	12.50	12.50		1032m	North
6628-15246	62215		Operational	Domestic	1989-12-01	8.00		7.77	7.40	2036	3661	0.0000	4.00	4.00	3.77	1034m	South East
6628-8805	55774					4.27		5.28	7.00	3245	5789					1039m	North
6628-13692	60661				1986-07-05	8.00		7.79					4.00	4.00	3.79	1047m	South East
6628-23633	240122				2007-03-26	22.20		4.77		3126	5580	0.6700	4.50	4.50	0.27	1050m	South West
6628-8753	55722					6.10		8.11		4198	7441					1050m	South East
6628-12310	59279				1983-01-03	6.00		7.85					4.00	4.00	3.85	1050m	South East
6628-19171	171010			Domestic	1998-09-19	18.00		9.38		1765	3180		7.50	7.50	1.88	1058m	South East
6628-30243	316769		Dry	Investigation	2019-05-13	34.00										1059m	South East
6628-19904	177384		Backfilled	Monitoring	1999-12-01	8.00		9.12					5.66	5.66	3.46	1060m	South East
6628-8809	55778				1945-01-01	24.38		8.49		3684	6553					1064m	East
6628-8649	55618				1934-09-01			4.72		3817	6784		1.68	1.68	3.04	1064m	North
6628-21032	195076			Domestic	2000-12-07	32.00		6.09		882	1600	0.5000	12.00	12.00	-5.91	1064m	North
6628-22439	212437	GW 1		Investigation	2006-03-15	5.70		4.89								1065m	South 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'n
6628-30297	316947		Dry	Monitoring	2019-05-21	8.00										1065 m	South East
6628-17770	156011	BH 21		Observation	1995-08-23	6.00		4.51	7.80	2290	4110		3.73	3.73	0.78	1066 m	West
6628-20155	180555			Monitoring	2000-02-03	25.00		9.23								1076 m	South East
6628-13484	60453		Operational	Irrigation	1985-08-01	6.09		9.68	7.80	2182	3920		4.57	4.57	5.11	1077 m	East
6628-20312	182015			Investigation	2000-08-11	40.00		9.23								1081 m	South East
6628-8828	55797					3.96		9.69		2830	5063		3.20	3.20	6.49	1081 m	East
6628-8734	55703					18.29		6.54		1859	3349		13.41	13.41	-6.87	1083 m	South
6628-26940	275795	MW 19		Investigation	2013-05-31	5.50							4.00	4.00		1085 m	West
6628-8635	55604	HENDON PRIMARY	Backfilled	Irrigation; Observation	1971-06-10	128.93	3.69	4.46	7.80	50540	72200	3.9400	12.04	12.81	-8.35	1088 m	West
6628-8829	55798					9.14	8.00			5526	9709	3.7900				1094 m	East
6628-26462	271010	MW 1		Investigation	2012-09-03	5.50							3.60	3.60		1096 m	South West
6628-16121	63090		Operational	Domestic	1992-07-06	11.20		9.73	7.30	2182	3920	1.0000	4.30	4.30	5.43	1098 m	East
6628-20235	181056			Drainage	2000-05-23	15.00		7.55		1423	2570		5.70	5.70	1.85	1101 m	South East
6628-30298	316948		Dry	Monitoring	2019-05-20	8.00										1105 m	South East
6628-14602	61571	GH 99	Abandoned	Investigation	1984-03-07	10.50	4.00									1110 m	West
6628-20316	182019		Backfilled	Investigation	2000-08-11	40.00		9.10								1114 m	South East
6628-19901	177381			Monitoring	1999-12-01	8.00		9.18					5.39	5.39	3.79	1115 m	South East
6628-19900	177380			Monitoring	1999-12-01	8.00		9.18					5.57	5.57	3.61	1115 m	South East
6628-26471	271019	MW 10		Investigation	2012-09-07	5.00							3.80	3.80		1115 m	West
6628-19899	177379			Monitoring	1999-12-01	8.00		9.18					5.80	5.80	3.38	1116 m	South East
6628-26886	275627	MW 6		Investigation	2012-08-23	4.50							2.50	2.50		1116 m	North West
6628-8681	55650							6.01		6434	11250					1117 m	South
6628-8638	55607					91.44		4.62								1117 m	South West
6628-19906	177386			Monitoring	1999-12-01	15.00		9.18					5.43	5.43	3.75	1118 m	South East
6628-19400	174183			Domestic	1999-02-16	18.00		8.80		1055	1910	1.0000	6.60	6.60	2.20	1125 m	South East
6628-19907	177387			Monitoring	1999-12-01	15.00		9.22					5.64	5.64	3.58	1131 m	South East
6628-19902	177382			Monitoring	1999-12-01	8.00		9.18					5.64	5.64	3.54	1132 m	South East
6628-19898	177378			Monitoring	1999-12-01	8.00		9.20					5.44	5.44	3.76	1133 m	South East
6628-20311	182014			Investigation	2000-08-11	40.00		9.24								1135 m	South East
6628-20153	180553			Monitoring	2000-02-02	15.00		9.30								1135 m	South East
6628-26624	272846	WELL 7	Operational	Managed Aquifer Recharge (incl ASR)	2013-01-22	258.00				2761	4940	30.0000	14.00	14.00		1135 m	North
6628-12953	59922				1984-01-01	5.00		6.22					3.00	3.00	3.22	1136 m	North
6628-20313	182016			Investigation	2000-08-11	57.00		9.26								1137 m	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'n
6628-30299	316949		Dry	Monitoring	2019-05-20	8.00										1141 m	South East
6628-20315	182018			Investigation	2000-08-11	40.00		9.34								1145 m	South East
6628-20154	180554		Backfilled	Monitoring	2000-02-01	15.00		9.11								1154 m	South East
6628-22440	212443	GW 2		Investigation	2006-03-15	5.60		4.80					3.20	3.20	1.60	1155 m	South West
6628-19903	177383			Monitoring	1999-12-01	8.00		9.19					5.74	5.74	3.45	1157 m	South East
6628-8637	55606				1947-03-02	134.72		4.59		686	1245	5.0500	13.11	13.11	-8.52	1160 m	West
6628-20321	182024			Investigation	2000-04-19	57.00		9.24								1161 m	South East
6628-16777	146336			Drainage	1994-09-30	16.50		7.85	7.10	1782	3210					1162 m	South East
6628-20152	180552			Monitoring	2000-02-02	15.00		9.22								1163 m	South East
6628-20320	182023			Investigation	2000-04-18	40.00		9.25								1165 m	South East
6628-21685	199979			Monitoring	2004-05-28	40.00		8.69					9.00	9.00	-0.31	1166 m	South East
6628-21535	197652				2003-04-12	45.00		9.22					5.92	5.92	3.30	1167 m	South East
6628-20151	180551			Monitoring	2000-02-02	25.00		9.23								1168 m	South East
6628-28346	289026	MW 8		Investigation	2015-10-15	5.50							3.90	3.90		1168 m	North West
6628-26869	275326	MW 22		Investigation	2013-06-26	9.20							4.67	4.67		1169 m	West
6628-26941	275796	MW 20		Investigation	2013-05-31	5.50							4.00	4.00		1170 m	West
6628-18105	162766			Domestic	1996-11-19	15.00		9.90		2323	4170	1.0000	6.00	6.00	3.90	1172 m	East
6628-30541	332612		Dry	Monitoring	2019-12-17	23.00										1172 m	South East
6628-13902	60871			Drainage	1987-02-23	14.60	6.00					0.8800	6.10	6.10	-0.10	1173 m	North East
6628-17008	148174	SZ 12				13.50	8.00									1175 m	East
6628-8823	55792	EWS 68	Backfilled	Observation	1945-11-21	110.34	8.72		6.80	519	943	22.5000	13.72	13.72	-5.00	1178 m	South East
6628-26607	272709	WELL 9	Operational	Managed Aquifer Recharge (incl ASR)	2012-09-06	259.00				3230	5760	30.0000	12.00	12.00		1184 m	North East
6628-26608	272710		Operational	Managed Aquifer Recharge (incl ASR)	2012-08-24	259.00				3287	5860	30.0000	12.50	12.50		1186 m	North East
6628-26582	272259	MW1/GW 1		Monitoring	2012-08-05	6.00							4.50	4.50		1186 m	South East
6628-28344	289024	MW 6		Investigation	2015-10-15	5.50							3.10	3.10		1190 m	North West
6628-26584	272261	MW3/GW 3		Monitoring	2012-08-05	6.20							3.70	3.70		1192 m	South East
6628-12364	59333			Domestic	1983-01-01	6.00	8.00			1720	3100	0.5000	4.20	4.20	3.80	1192 m	East
6628-8827	55796					9.14		9.87		1887	3399					1194 m	East
6628-26583	272260	MW2/GW 2		Monitoring	2012-08-05	6.00							3.80	3.80		1195 m	South East
6628-22441	212444	GW 3		Investigation	2006-03-15	5.70		4.82								1197 m	South West
6628-20099	178733			Irrigation	2000-01-25	15.00		6.09		3259	5810	4.0000	3.00	3.00	3.09	1197 m	South
6628-28345	289025	MW 7		Investigation	2015-10-15	5.50							2.50	2.50		1199 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'n
6628-20314	182017			Investigation	2000-08-11	40.00		9.28								1207 m	South East
6628-20343	182321			Deepening; Drainage	2000-08-23	24.00		9.08		1647	2970	2.5000	4.30	4.30	4.78	1208 m	East
6628-12525	59494		Operational	Domestic	1983-10-17	12.10	4.00		7.60	3137	5600	1.0000	2.00	2.00	2.00	1209 m	West
6628-16612	141360			Domestic	1994-04-06	18.00		8.08	7.00	1962	3530					1210 m	South East
6628-18534	165914			Domestic	1997-05-26	12.00		9.82		2165	3890	2.0000	6.00	6.00	3.82	1215 m	East
6628-8620	55589	EWS 69			1946-01-22	118.87		4.18		1613	2909	25.2600	4.27	4.27	-0.09	1217 m	North West
6628-29726	312796		Backfilled			5.50							3.50	3.50		1217 m	North
6628-29727	312797		Backfilled			5.00							3.50	3.50		1224 m	North
6628-8682	55651				1946-01-01	123.44		5.79		671	1218	7.5800	11.28	11.28	-5.49	1224 m	South
6628-28343	289023	MW 5			2015-10-15	5.50							3.30	3.30		1227 m	North West
6628-29728	312798		Backfilled			5.00							3.50	3.50		1227 m	North
6628-14406	61375		Operational	Drainage	1989-04-24	7.90	4.00		7.60	5827	10207	1.2000	3.60	3.60	0.40	1230 m	North
6628-29729	312799		Backfilled			5.00							3.50	3.50		1233 m	North
6628-28342	289022	MW 4		Investigation	2015-10-15	5.50							3.20	3.20		1235 m	North West
6628-26700	274279	WELL 2		Monitoring		5.60							3.50	3.50		1235 m	North
6628-30016	315079			Investigation	2018-12-10	4.90										1237 m	North East
6628-26741	274677		Backfilled			5.60										1239 m	North
6628-8634	55603					114.30		4.49		999	1809	3.7900	0.00	0.00	4.49	1240 m	West
6628-19908	177388			Monitoring	1999-12-01	15.00		9.30					5.87	5.87	3.43	1240 m	South East
6628-19897	177377			Monitoring	1999-12-01	8.00		9.30					5.84	5.84	3.46	1241 m	South East
6628-18862	168283			Domestic	1998-03-16	12.00		4.52		7144	12420		5.00	5.00	-0.48	1245 m	West
6628-21286	196958			Drainage	2003-06-05	10.00		8.23		3202	5710	0.7500	4.60	4.60	3.63	1246 m	South East
6628-13285	60254				1985-02-19	14.60	8.00		7.60	2567	4600	1.5000	2.00	2.00	6.00	1252 m	South East
6628-13336	60305				1985-06-05	6.00	3.00		7.30	8343	14399	0.5000	3.00	3.00	0.00	1255 m	North West
6628-8838	55807							6.09		15136	25155					1257 m	North
6628-21472	198068			Domestic	2003-05-13	10.50		5.92		21191	34100	1.5000	3.70	3.70	2.22	1258 m	North
6628-26740	274676	BH12/GW 06	Backfilled			5.60										1262 m	North
6628-12489	59458				1983-09-21	6.00		9.34	8.10	2824	5050					1267 m	East
6628-28692	290959	MW 9		Investigation	2016-06-20	5.50							3.14	3.14		1268 m	North West
6628-15577	62546		Operational	Domestic	1991-05-25	9.00	9.00		8.00	2042	3672	1.0000	4.30	4.30	4.70	1270 m	East
6628-8804	55773							5.33		8210	14194					1270 m	North
6628-29986	315042			Investigation	2018-10-09	5.00										1270 m	North East
6628-13832	60801				1986-11-21	9.10	8.00		8.00	2874	5138	1.2500	3.70	3.70	4.30	1271 m	South East
6628-13831	60800				1986-11-21	11.00	8.00		8.40	1917	3450	1.2500	4.30	4.30	3.70	1271 m	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'n
6628-8639	55608					111.25		4.67		817	1482					1275 m	South West
6628-14599	61568	GH 96	Abandoned	Investigation	1984-03-06	10.50	8.00									1279 m	East
6628-8687	55656					3.05		5.48	8.00	3030	5413					1282 m	South
6628-18742	167521			Domestic	1998-01-21	17.00		7.63		11407	19330	0.1300	7.00	7.00	0.63	1283 m	North East
6628-12469	59438		Backfilled		1983-07-27	10.90	4.00		7.50	19474	31600	1.2000	1.80	1.80	2.20	1286 m	North
6628-8830	55799					27.43		9.31		2960	5291	5.0500				1289 m	East
6628-8688	55657					15.24	6.00			3717	6609	15.1600	4.57	4.57	1.43	1289 m	South
6628-11862	58831		Backfilled		1981-11-17	12.80	3.00		7.80	9091	15601	1.5000	2.40	2.40	0.60	1290 m	West
6628-21112	195566			Drainage	2002-11-07	14.00		9.47		2585	4630		14.00	14.00	-4.53	1291 m	East
6628-30015	315078			Investigation	2018-12-18	5.00										1297 m	North
6628-8686	55655				1934-01-01	9.14	6.00			4633	8190	1.2600	6.40	6.40	-0.40	1300 m	South
6628-8648	55617				1934-09-01			4.52		9380	16098		2.13	2.13	2.39	1304 m	North
6628-8735	55704				1934-01-01	16.76		6.76		2500	4482					1305 m	South
6628-18623	166781				1997-07-10	13.00		5.51		2784	4980	1.5000	3.80	3.80	1.71	1310 m	South
6628-15421	62390				1991-01-04	10.50	7.00		7.60	6811	11865	1.5000	2.10	2.10	4.90	1311 m	North East
6628-30103	315774			Investigation	2019-02-20	5.20										1315 m	North East
6628-27858	285450	GW 207	Backfilled	Investigation	2015-05-20	7.60							2.80	2.80		1319 m	North West
6628-29981	315036			Investigation	2018-10-29	6.50										1319 m	North East
6628-30012	315075			Investigation	2018-12-10	4.70										1324 m	North East
6628-27199	279282	GW 2	Backfilled	Investigation	2014-03-11	5.30							2.70	2.70		1324 m	North West
6628-27857	285449	GW 206	Backfilled	Investigation	2015-05-20	5.50							3.00	3.00		1336 m	North West
6628-8754	55723	EWS 56	Backfilled	Town Water Supply (Public/Municipal)	1945-12-18	131.37		8.63		775	1405	6.3200	52.00	52.00	-43.37	1337 m	South East
6628-27898	285728			Investigation	2015-07-07	17.50							15.00	15.00		1339 m	West
6628-27855	285447	GW 204	Backfilled		2015-05-21	5.60							3.20	3.20		1340 m	North West
6628-8755	55724					6.10		8.50		3031	5414		4.27	4.27	4.23	1341 m	South East
6628-19972	177804			Domestic	1999-12-08	15.00		10.18		1878	3380	1.0000	7.30	7.30	2.88	1341 m	East
6628-28446	289523	GW 1	Backfilled			5.00										1344 m	North West
6628-18433	164542			Domestic	1996-12-17	15.00		9.70		2347	4210	0.8000	6.00	6.00	3.70	1345 m	East
6628-19706	176794			Domestic	1999-09-20	16.50		8.13		2693	4820	1.0000	6.60	6.60	1.53	1347 m	South East
6628-12458	59427				1981-03-09	42.10		8.01								1348 m	North East
6628-26844	274969	WELL 4 (T2)	Operational	Managed Aquifer Recharge (incl ASR)	2013-03-01	258.00				2688	4810	30.0000	7.50	7.50		1355 m	West
6628-30017	315080			Investigation	2018-12-10	5.00										1360 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'n
6628-27856	285448	GW 205	Backfilled	Investigation	2015-05-21	5.80							3.50	3.50		1362 m	North West
6628-29992	315048			Investigation	2018-10-19	5.50										1368 m	North East
6628-26846	274971	WELL 6 (T2)	Operational	Managed Aquifer Recharge (incl ASR)						2732	4890					1369 m	West
6628-8736	55705					18.29	7.00					15.1600	6.10	6.10	0.90	1370 m	South
6628-28447	289524	GW 3	Backfilled			5.00										1371 m	North West
6628-30102	315773			Investigation	2019-02-21	5.20										1372 m	North East
6628-11496	58465		Backfilled		1980-03-15	11.70	5.00		7.80	7513	13013	1.2500	3.60	3.60	1.40	1372 m	South
6628-27457	280685	GW 3	Backfilled			10.00							6.90	6.90		1379 m	South East
6628-30104	315775			Investigation	2019-02-19	5.20										1381 m	North East
6628-8690	55659					15.24	6.00			3698	6578	18.9500	4.57	4.57	1.43	1382 m	South
6628-29987	315043			Investigation	2018-10-12	6.00										1382 m	North East
6628-8742	55711					16.76		7.54		2500	4482					1387 m	South
6628-15914	62883		Operational	Domestic	1992-02-19	13.00		4.69	7.10	17320	28439		5.00	5.00	-0.31	1389 m	North
6628-17499	153302			Domestic	1995-12-15	12.00		9.97	6.90	2188	3930	1.0000				1392 m	East
6628-17791	156060			Domestic	1996-03-26	16.00		8.41	6.70	2949	5270	1.0000				1393 m	South East
6628-19708	176796			Domestic	1999-09-18	18.00		9.74		1883	3390	1.0000	7.50	7.50	2.24	1394 m	East
6628-15871	62840		Operational	Domestic	1992-01-30	15.00		10.11	7.10	2042	3672		6.00	6.00	4.11	1395 m	East
6628-18551	165948			Domestic	1997-02-25	14.00		5.65		2693	4820	2.0000	4.00	4.00	1.65	1396 m	South
6628-18535	165915			Domestic	1997-03-10	12.00		9.86		2323	4170	2.0000	6.00	6.00	3.86	1399 m	East
6628-8685	55654				1934-12-04	191.72		5.31		6197	10856	7.5800	4.57	4.57	0.74	1409 m	South
6628-28825	294075			Investigation	2017-04-27	7.50										1410 m	South East
6628-15322	62291		Operational	Irrigation	1990-07-18	207.00		8.80	7.60	657	1192	0.0000	0.00	0.00	8.80	1412 m	South East
6628-30291	315038			Investigation	2018-10-23	6.00										1412 m	North East
6628-12203	59172				1983-03-23	12.10	8.00		7.10	2909	5200	1.2500	5.40	5.40	2.60	1414 m	East
6628-27458	280686	GW 2	Backfilled			10.00										1415 m	South East
6628-8647	55616					3.05		4.29	7.00	1115	2018		1.83	1.83	2.46	1416 m	North
6628-16219	130752			Domestic		14.00		9.90	7.30	2618	4690	1.2000	5.00	5.00	4.90	1419 m	East
6628-10948	57917					6.05		9.14	6.90	121	220		4.65	4.65	4.49	1420 m	East
6628-13292	60261				1985-03-22	26.00		10.01	7.40	2001	3600	3.0000				1421 m	East
6628-29995	315051			Investigation	2018-10-25	5.00										1422 m	North East
6628-11897	58866				1981-12-24	7.60	6.00		7.30	2088	3754	0.7500	2.10	2.10	3.90	1422 m	South
6628-28824	294074			Investigation	2017-04-27	7.50										1427 m	South East
6628-8689	55658				1945-01-01	119.18		5.07		713	1294	6.3200	5.79	5.79	-0.72	1427 m	South

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Groun d Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-13424	60393				1985-06-30	10.50		5.06	8.10	2852	5100		3.50	3.50	1.56	1436 m	South
6628-17157	149660			Domestic	1995-03-06	18.00		8.05	7.10	3437	6120					1436 m	North East
6628-30091	315762			Investigation	2019-02-22	5.20										1442 m	North East
6628-8684	55653					24.38		4.98		4612	8153					1442 m	South
6628-21861	200894			Drainage		9.00		4.95		4268	7560		3.30	3.30	1.65	1443 m	South West
6628-18259	164077			Domestic	1997-02-06	15.00		4.98		1917	3450	1.0000	3.90	3.90	1.08	1444 m	South
6628-28822	294072			Investigation		7.50										1444 m	South East
6628-28823	294073			Investigation		7.50										1445 m	South East
6628-11581	58550				1979-04-24	7.31	4.00		7.20	6119	10700	2.2500	3.65	3.65	0.35	1449 m	North East
6628-28821	294071			Investigation	2017-04-27	8.00										1449 m	South East
6628-25567	262290				2009-12-17	22.00				1979	3560	1.5000	4.00	4.00		1453 m	East
6628-13485	60454		Operational	Domestic	1985-10-24	16.00		7.45	7.60	2828	5057		3.00	3.00	4.45	1454 m	South
6628-13860	60829				1987-01-15	4.70		4.74					2.80	2.80	1.94	1454 m	South West
6628-22464	214182			Monitoring	2006-01-17	11.50		7.18				0.0100	9.60	9.60	-2.42	1455 m	North East
6628-8691	55660					15.24	6.00			3717	6609	12.6300	4.57	4.57	1.43	1455 m	South
6628-12369	59338				1983-04-27	9.00		5.37	7.30	1244	2250	11.0000	3.50	3.50	1.87	1458 m	South
6628-30019	315082			Investigation	2018-12-13	5.00										1460 m	North East
6628-18405	164464			Domestic	1997-01-02	18.00		4.37		8476	14600					1463 m	West
6628-29988	315044			Investigation	2018-10-12	6.50										1468 m	North East
6628-8826	55795					21.95		10.52					6.25	6.25	4.27	1469 m	East
6628-8646	55615					4.57		4.18		2359	4234		1.52	1.52	2.66	1475 m	North
6628-13306	60275				1985-03-24	22.00	4.00		7.60	2591	4640	1.0000	2.00	2.00	2.00	1476 m	South West
6628-30101	315772			Investigation	2019-02-20	5.20										1478 m	North East
6628-8848	55817		Operational	Drainage	1963-07-22	9.45		7.53								1478 m	North East
6628-8743	55712					15.24		7.61		2500	4482					1479 m	South
6628-11598	58567			Observation	1979-03-07	9.14	7.42		7.50	3339	5950	2.2500	4.92	4.92	2.50	1481 m	North East
6628-16877	147403			Domestic	1995-02-16	18.50		9.63	6.90	2307	4140					1481 m	East
6628-8645	55614					6.40		4.11		4669	8251		3.05	3.05	1.06	1484 m	North West
6628-24741	247136				2008-11-10	11.50		5.40		3235	5770	1.0000	7.00	7.00	-1.60	1486 m	South
6628-25932	265255		Backfilled	Irrigation	1975-01-06	241.00			7.90	1021	1850					1490 m	South East
6628-8644	55613					4.88		4.07		11838	20024		2.44	2.44	1.63	1490 m	North West
6628-16951	147741			Domestic	1995-01-12	15.00		10.02	7.20	2069	3720					1490 m	East
6628-29982	315037			Investigation	2018-10-11	6.00										1491 m	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'n
6628-26843	274968	WELL 3 (T2)	Operational	Managed Aquifer Recharge (incl ASR)		258.00				2596	4650	30.0000	7.00	7.00		1494 m	West
6628-8847	55816	BIRREL & CO, ELECTROPLATES			1963-07-19	102.11		7.47	7.40	2262	4060	6.3200	9.75	9.75	-2.28	1494 m	North East
6628-8834	55803					6.10		8.43	7.00	4430	7841		4.27	4.27	4.16	1500 m	East
6628-23191	235873				2007-01-24	12.00		8.85		785	1423	2.0000	5.80	5.80	3.05	1502 m	East
6628-18822	167956			Domestic	1998-02-06	16.50		10.25		1821	3280	1.0000	7.80	7.80	2.45	1507 m	East
6628-22465	214183			Monitoring	2006-01-17	11.50		7.11				0.0100	9.60	9.60	-2.49	1511 m	North East
6628-15988	62957		Operational	Domestic	1992-04-12	6.00		4.28	8.20	4270	7562		3.00	3.00	1.28	1512 m	North West
6628-30022	315085			Investigation	2018-12-11	5.00										1513 m	North
6628-8841	55810					6.10	4.00			9424	16173	0.3800	2.44	2.44	1.56	1516 m	North East
6628-8839	55808					3.05	4.00			5911	10374	0.1300	1.83	1.83	2.17	1516 m	North East
6628-8840	55809					4.27	4.00			6383	11161	0.1900	1.83	1.83	2.17	1516 m	North East
6628-8842	55811							6.10		10738	18295					1517 m	North East
6628-13858	60827				1986-11-24	9.10	8.00		7.10	2194	3940	1.0000	5.20	5.20	2.80	1519 m	South East
6628-29996	315052			Investigation	2018-10-18	5.00										1522 m	North East
6628-29306	305890	GW 1				4.60										1522 m	North East
6628-26845	274970	WELL 5 (T2)	Operational	Managed Aquifer Recharge (incl ASR)	2013-06-21					2636	4720	30.0000	9.60	9.60		1524 m	West
6628-22463	214181			Monitoring	2006-01-18	11.50		6.85				0.0100	9.40	9.40	-2.55	1527 m	North East
6628-8692	55661	EWS.28	Rehabilitated	Observation	1945-12-18	131.98	6.07		8.40	707	1283	3.0000	6.52	6.52	-0.45	1533 m	South
6628-15208	62177		Operational	Domestic	1990-02-03	10.00	4.00		7.60	9873	16882	0.0300	6.00	6.00	-2.00	1535 m	South West
6628-30000	315061			Investigation	2018-10-17	5.00										1537 m	North East
6628-13969	60938				1987-05-20	6.09	3.00		8.00	420	764	1.2000	1.82	1.82	1.18	1538 m	North
6628-17236	150819			Domestic	1995-05-02	20.00		8.48	6.80	2875	5141	5.0000				1541 m	South East
6628-20232	181053			Domestic	2000-06-09	15.00		10.61		1906	3430	1.0000	6.00	6.00	4.61	1542 m	East
6628-26890	275631	MW 3		Investigation	2012-08-23	4.50							2.40	2.40		1544 m	North West
6628-18224	163023			Domestic	1997-02-05	18.00		5.15		4688	8280	1.0000	5.40	5.40	-0.25	1553 m	South
6628-8693	55662					10.06		5.76								1554 m	South
6628-13178	60147				1985-02-15	5.00	2.00		7.60	3464	6168	0.5000	3.00	3.00	-1.00	1557 m	North West
6628-8831	55800					8.84		9.81		3312	5905		5.94	5.94	3.87	1559 m	East
6628-17405	152889			Domestic	1995-11-01	18.00		9.82	7.30	1957	3520	1.0000	5.80	5.80	4.02	1563 m	South East
6628-29985	315041			Investigation	2018-10-18	6.00										1564 m	North East
6628-19264	173632			Domestic	1999-01-12	16.50		8.89		2143	3850	0.8000	6.50	6.50	2.39	1566 m	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'n
6628-8737	55706					12.19		6.69					8.53	8.53	-1.84	1568 m	South
6628-12041	59010				1982-09-22	9.10	9.00		7.40	2369	4250	1.0000	3.00	3.00	6.00	1570 m	South East
6628-22466	214184			Monitoring	2006-01-16	11.70		7.10				0.0100	9.30	9.30	-2.20	1570 m	North East
6628-22467	214185			Monitoring	2006-01-16	11.50		6.88				0.0100	9.00	9.00	-2.12	1573 m	North East
6628-8683	55652					9.14	5.00					8.8400				1578 m	South
6628-13039	60008		Operational	Domestic	1984-09-03	3.90	2.00					0.7000	2.40	2.40	-0.40	1580 m	North West
6628-26305	269277		Operational	Managed Aquifer Recharge (incl ASR)	2012-03-30	258.00				2329	4180	40.0000	7.00	7.00		1581 m	West
6628-29307	305891	GW 2				6.80										1582 m	North East
6628-13173	60142		Operational	Domestic	1985-02-07	6.00	2.00		6.40	1810	3260	0.5000	3.00	3.00	-1.00	1590 m	North West
6628-18954	169034			Drainage	1998-04-23	23.00		7.24		2460	4410	2.3000	6.00	6.00	1.24	1594 m	South
6628-22468	214186			Monitoring	2006-01-16	11.50		6.92				0.0100	9.00	9.00	-2.08	1595 m	North East
6628-29989	315045			Investigation	2018-10-22	5.50										1599 m	North East
6628-21061	195347			Domestic	2002-11-15	13.50		10.48		1631	2940	0.6700	7.20	7.20	3.28	1602 m	East
6628-15793	62762		Operational	Industrial	1991-12-19	125.50		4.49	8.00	1425	2574	2.0000	16.30	16.30	-11.81	1603 m	North West
6628-19363	174000			Domestic	1999-02-08	15.00		4.90		1770	3190	1.0000	5.00	5.00	-0.10	1603 m	South West
6628-24917	252869	GMW 3			2009-09-04	4.00							3.00	3.00		1604 m	West
6628-30018	315081			Investigation	2018-12-11	5.00										1611 m	North
6628-19204	171872			Domestic	1998-10-04	14.00		10.38		1832	3300	0.8000	6.00	6.00	4.38	1615 m	South East
6628-8624	55593					6.10		4.30	7.00	3245	5789		1.52	1.52	2.78	1615 m	West
6628-12217	59186				1983-03-23	17.00	3.00		7.10	17629	28896	2.0000	3.00	3.00	0.00	1615 m	South West
6628-17315	151193			Domestic	1995-07-06	18.00		8.32	7.00	2784	4980					1616 m	South East
6628-29308	305892	GW 3				7.00										1620 m	North East
6628-29000	298811			Environmental	2017-04-20	12.00										1620 m	South East
6628-24551	245549				2008-02-11	10.00		4.93		4343	7690	1.0000	4.90	4.90	0.03	1622 m	South West
6628-17963	160000			Domestic	1996-08-30	15.00		5.15	7.10	3522	6270	1.0000				1624 m	South
6628-8745	55714				1946-01-22	25.60		8.06		1813	3267	7.5800	7.62	7.62	0.44	1628 m	South
6628-29997	315056			Investigation	2018-10-19	5.50										1641 m	North East
6628-26887	275628	MW 1		Investigation	2012-08-23	4.50							2.40	2.40		1642 m	North West
6628-29581	307615			Environmental	2018-06-08	8.50										1643 m	East
6628-15870	62839		Operational	Domestic	1992-01-29	15.00		9.82	7.40	2370	4230		6.00	6.00	3.82	1646 m	East
6628-8643	55612					6.10		3.78		6663	11627					1649 m	North West
6628-15913	62882		Operational	Domestic	1992-02-17	15.00		9.92	7.40	1984	3570		6.60	6.60	3.32	1651 m	East
6628-8832	55801					5.49		9.59	7.00	2970	5307					1654 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'n
6628-20189	180881			Domestic	2000-04-14	27.50		5.05		1776	3200	1.8000	4.00	4.00	1.05	1656 m	South
6628-30020	315083			Investigation	2018-12-11	5.00										1658 m	North
6628-29993	315049			Investigation	2018-10-24	5.50										1659 m	North East
6628-29984	315040			Investigation	2018-10-15	5.50										1661 m	North East
6628-23766	241498				2008-02-14	13.00		9.63		2465	4420	1.0000	7.30	7.30	2.33	1661 m	East
6628-27365	280351	MW 2			2014-04-09	5.00										1664 m	South West
6628-29990	315046			Investigation	2018-10-16	5.50										1668 m	North East
6628-16976	147837			Domestic	1995-01-24	12.00		9.09	7.00	2927	5230	2.2500				1673 m	South East
6628-12275	59244	SZ 123	Operational	Domestic	1983-03-29	13.70	5.00		7.60	2567	4600	1.0000	2.40	2.40	2.60	1676 m	South
6628-8619	55588					2.90	2.00			7150	12455	0.2500	1.83	1.83	0.17	1676 m	North West
6628-18851	168223			Domestic	1998-02-26	18.00		9.45		1765	3180		7.20	7.20	2.25	1680 m	East
6628-30180	316097			Environmental	2019-04-17	5.50										1683 m	North West
6628-8680	55649					4.72		4.89		6463	11301		2.74	2.74	2.15	1685 m	South West
6628-20445	184024			Domestic	2000-12-12	5.50		4.30		1748	3150	0.5000	2.00	2.00	2.30	1685 m	West
6628-18564	166236			Observation	1996-06-26	9.00		4.76					3.60	3.60	1.16	1686 m	South West
6628-27364	280350	MW 1		Investigation	2014-04-09	5.00							2.60	2.60		1687 m	South West
6628-8642	55611					3.66		3.82		3374	6012					1688 m	North West
6628-27366	280352	MW 3		Investigation	2014-04-09	5.00										1688 m	South West
6628-16953	147743			Domestic	1995-01-31	13.00		9.90	7.40	1502	2710	1.0000				1689 m	South East
6628-20744	188597			Domestic	2001-02-10	13.00		10.50				1.5000	6.90	6.90	3.60	1689 m	South East
6628-30094	315765			Investigation	2019-02-21	5.20										1694 m	North
6628-15607	62576		Backfilled		1991-09-17	9.00		5.09	7.60	22450	35947	1.5000	1.60	1.60	3.49	1694 m	South
6628-8756	55725					8.23		9.24		1756	3165		5.79	5.79	3.45	1695 m	South East
6628-28237	288666	MW 14		Investigation	2016-01-29	12.00										1700 m	South East
6628-17312	151190		Abandoned	Domestic	1995-02-15	6.70		4.77	8.10	6062	10600					1700 m	North
6628-29994	315050			Investigation	2018-10-25	5.50										1701 m	North East
6628-25152	254867			Investigation	2007-07-10	14.00							1.00	1.00		1703 m	North West
6628-18220	163019			Domestic	1996-12-10	15.00		8.03		3517	6260	1.0000	5.90	5.90	2.13	1705 m	East
6628-20072	178571	STB 7		Monitoring	1998-11-10	5.00		4.77								1705 m	South West
6628-16253	131805			Industrial	1993-01-25	126.00		4.21	8.00	1575	2840	5.0000	16.00	16.00	-11.79	1705 m	North West
6628-27371	280390	MW 25		Investigation	2008-05-20	5.00							3.00	3.00		1710 m	North
6628-20074	178573	STB 9		Monitoring	1998-12-16	5.00		4.77								1712 m	South West
6628-30035	315110			Investigation	2018-10-23	6.00										1715 m	North East
6628-15157	62126		Operational	Domestic	1987-10-09	12.00		10.48	7.10	1889	3400		6.00	6.00	4.48	1716 m	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'n
6628-26604	272706	WELL 1	Operational	Managed Aquifer Recharge (incl ASR)	2012-11-30	259.00				2624	4700	30.0000				1719 m	West
6628-20075	178574	STB 10		Monitoring	1998-12-16	5.00		4.77								1723 m	South West
6628-18658	167051			Domestic	1997-09-18	15.50		10.88		2001	3600	1.5000	6.00	6.00	4.88	1726 m	East
6628-8744	55713					10.67		6.80					8.53	8.53	-1.73	1728 m	South
6628-17076	148585			Domestic	1995-03-01	18.00		7.68	7.10	5220	9190					1728 m	North East
6628-30181	316098			Environmental	2019-04-17	5.50										1728 m	North West
6628-13423	60392		Operational	Domestic	1985-08-19	4.70	2.00		7.50	637	1156	1.0000	2.10	2.10	-0.10	1728 m	North West
6628-30100	315771			Investigation	2019-02-18	5.50										1730 m	North East
6628-8655	55624		Backfilled		1967-11-30	199.80		4.77	7.60	873	1584	8.3400	17.37	17.37	-12.60	1730 m	South West
6628-25151	254866			Investigation	2007-07-09	9.00							1.00	1.00		1730 m	North West
6628-20857	191218	PAMB 13		Observation	2002-04-15	6.00		4.58				0.0500	3.18	3.18	1.40	1731 m	West
6628-30002	315064			Investigation	2018-10-17	5.00										1731 m	North East
6628-8678	55647					40.23		4.98		1799	3241	1.0100	9.14	9.14	-4.16	1736 m	South
6628-27370	280389	MW 24		Investigation	2008-05-20	5.00							3.10	3.10		1741 m	North
6628-26888	275629	MW 4		Investigation		4.50							2.40	2.40		1741 m	North West
6628-30182	316099			Environmental	2019-04-17	5.50										1745 m	North West
6628-28327	288933	TW 1			2015-10-29	5.00							3.00	3.00		1747 m	North
6628-25150	254865			Investigation	2007-07-06	12.00							2.00	2.00		1748 m	North West
6628-16888	147415			Domestic	1995-02-08	10.50		5.54	7.60	2778	4970	1.5000				1748 m	South
6628-24918	252870	GMW 1				3.50							3.00	3.00		1749 m	West
6628-24972	253049	MW 18		Observation	2007-10-09	5.00							3.40	3.40		1750 m	North
6628-8833	55802					8.23		8.81		1573	2838		4.72	4.72	4.09	1752 m	East
6628-22835	228925	SB/MW5		Monitoring	2006-02-14	5.00		4.71					2.80	2.80	1.91	1752 m	North
6628-13876	60845	SEATON HIGH		Irrigation	1987-02-07	199.30		4.77	7.53	822	1491	8.0000	1.35	1.35	3.42	1753 m	South West
6628-28329	288935	REM 14			2015-10-26	5.00							3.00	3.00		1753 m	North
6628-24973	253050	MW 19		Observation	2007-10-10	5.00							3.50	3.50		1754 m	North
6628-28331	288937	REM 12		Investigation	2015-10-29	5.00							3.00	3.00		1754 m	North
6628-20236	181057			Domestic	2000-05-26	15.00		7.74		2916	5210	1.0000				1755 m	North East
6628-28330	288936	REM 13		Investigation	2015-10-29	5.00							3.00	3.00		1756 m	North
6628-28181	288539	MW REM 9A	Backfilled													1757 m	North
6628-28192	288550	MW 47		Investigation	2015-07-23	5.00							2.90	2.90		1758 m	North
6628-27551	281117	MW 42		Investigation	2014-08-07	5.40							2.40	2.40		1758 m	North
6628-24971	253048	MW 17		Observation	2007-10-09	5.00							3.70	3.70		1759 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'n
6628-8824	55793					10.67	10.00			3041	5432	0.5800	5.49	5.49	4.51	1759 m	East
6628-24974	253051	MW 20		Observation	2007-10-10	5.00							4.70	4.70		1760 m	North
6628-28332	288938	REM 11		Investigation	2015-10-29	5.00							3.00	3.00		1761 m	North
6628-28333	288939	REM 10		Investigation	2015-10-29	5.00							3.00	3.00		1762 m	North
6628-22834	228924	SB/MW2		Monitoring	2006-02-14	4.90		4.71					2.80	2.80	1.91	1764 m	North
6628-28180	288534	MW REM 11A	Backfilled													1766 m	North
6628-24976	253053	MW 22		Observation	2007-10-09	5.00							3.80	3.80		1767 m	North
6628-24975	253052	MW 21		Observation	2007-10-09	5.00							3.80	3.80		1767 m	North
6628-25207	255980	MW 35		Investigation	2010-04-29	5.80							4.00	4.00		1767 m	North
6628-28318	288924	REM 9		Investigation	2015-10-27	5.00							3.00	3.00		1768 m	North
6628-25197	255932	MW 34		Investigation	2010-04-28	6.00							3.50	3.50		1769 m	North
6628-28319	288925	REM 8		Investigation	2015-10-27	5.00							3.00	3.00		1770 m	North
6628-8825	55794					18.29		11.04		1987	3576		4.88	4.88	6.16	1770 m	East
6628-16887	147414			Domestic	1995-01-04	15.00		10.06	7.20	2205	3960					1771 m	South East
6628-24967	253044	MW 13		Observation	2007-10-10	13.00							3.50	3.50		1772 m	North
6628-26802	274838	MW 36		Investigation	2011-11-08	5.00							2.80	2.80		1772 m	North
6628-8738	55707	FINDON OVAL	Operational	Irrigation	1965-05-25	185.93		6.13	7.00	777	1409	10.6100	10.36	10.36	-4.23	1773 m	South
6628-24970	253047	MW 16		Observation	2007-10-08	5.00							3.80	3.80		1774 m	North
6628-28320	288926	REM 7		Investigation	2015-10-27	6.00							3.00	3.00		1774 m	North
6628-15119	62088		Operational	Irrigation	1989-11-18	12.30	9.00		7.50	2773	4961	1.5000	3.50	3.50	5.50	1775 m	South East
6628-15512	62481		Operational	Domestic	1991-01-14	12.00		9.44	7.20	2762	4941	1.5000	2.30	2.30	7.14	1775 m	South East
6628-26889	275630	MW 5		Investigation	2012-08-23	5.00							2.40	2.40		1776 m	North West
6628-25203	255938	MW 32			2010-04-28	6.00							4.00	4.00		1776 m	North
6628-22836	228926	SB/MW7		Monitoring	2006-02-13	6.00		4.69					3.00	3.00	1.69	1776 m	North
6628-24969	253046	MW 15		Observation	2007-10-08	5.00							3.70	3.70		1777 m	North
6628-28191	288549	MW 46		Investigation	2015-07-23	5.00							3.00	3.00		1777 m	North
6628-28321	288927	REM 6		Investigation	2015-10-27	6.00							3.00	3.00		1778 m	North
6628-20071	178570	STB 6		Monitoring	1998-11-10	5.00		4.78								1779 m	South West
6628-8757	55726				1935-01-01	20.12	9.00			2201	3954	15.1600	7.32	7.32	1.68	1780 m	South East
6628-28190	288548	MW 45		Investigation	2015-07-23	5.00							3.10	3.10		1782 m	North
6628-24968	253045	MW 14		Observation	2007-10-08	5.00							3.60	3.60		1782 m	North
6628-28179	288533	MW REM 5A	Backfilled													1782 m	North
6628-28328	288934	REM 15		Investigation	2015-10-28	6.00							3.00	3.00		1782 m	North
6628-26803	274839	MW 39		Investigation	2012-01-15	5.00							2.90	2.90		1783 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'n
6628-28322	288928	REM 5		Investigation	2015-10-27	6.00							3.00	3.00		1783 m	North
6628-12497	59466				1983-09-28	6.50	4.00		7.50	3195	5700	0.6300	3.00	3.00	1.00	1783 m	South
6628-17443	152951			Domestic	1995-11-23	22.00		9.52	7.30	2756	4930	1.0000				1785 m	South East
6628-28323	288929	REM 4		Investigation	2015-10-26	6.00							3.00	3.00		1786 m	North
6628-20019	178056		Abandoned	Domestic	1999-12-10	10.00		4.80		13886	23200		3.00	3.00	1.80	1787 m	South West
6628-28317	288923	MW 48		Investigation	2015-10-28	5.00							3.00	3.00		1787 m	North
6628-26885	275626	MW 2		Investigation	2012-08-23	4.50							2.40	2.40		1787 m	North West
6628-30095	315766			Investigation	2019-02-20	5.20										1788 m	North
6628-28178	288532	WM REM 4A	Backfilled													1788 m	North
6628-28324	288930	REM 3		Investigation	2015-10-26	5.00							3.00	3.00		1790 m	North
6628-8760	55729					17.98		10.35		2201	3954					1792 m	South East
6628-30005	315067			Investigation	2018-10-11	5.00										1793 m	North East
6628-27552	281118	MW 43		Investigation	2014-05-20	8.00							3.10	3.10		1793 m	North
6628-30004	315066			Investigation	2018-10-16	5.50										1793 m	North East
6628-29001	298812			Environmental	2017-04-10	12.00										1793 m	South East
6628-28189	288547	MW 44		Investigation	2015-07-23	5.00							3.00	3.00		1793 m	North
6628-8641	55610				1934-09-01			3.61		6691	11676		0.61	0.61	3.00	1793 m	North West
6628-28325	288931	REM 2		Investigation	2015-10-26	5.00							3.00	3.00		1795 m	North
6628-12797	59766		Operational	Domestic	1984-02-16	14.00	4.00		7.70	2171	3900	0.0500	8.00	8.00	-4.00	1797 m	South
6628-30096	315767			Investigation	2019-02-18	5.20										1798 m	North East
6628-18104	162765			Domestic	1996-11-20	12.00		4.72		16691	27500	1.0000	3.00	3.00	1.72	1799 m	North
6628-11516	58485		Backfilled		1980-10-10	220.00		4.49	7.60	1524	2750					1799 m	West
6628-28326	288932	REM 1		Investigation		5.00							3.00	3.00		1800 m	North
6628-15712	62681		Operational	Domestic	1991-10-14	15.00		11.12	7.70	1867	3361	1.2500	7.70	7.70	3.42	1801 m	East
6628-8623	55592	T2	Backfilled		1978-08-16	210.00		4.52	7.60	1105	2000	15.1600	1.50	1.50	3.02	1806 m	West
6628-30001	315062			Investigation	2018-10-23	5.50										1806 m	North East
6628-25208	255981	MW 30		Investigation	2010-04-27	6.00							4.00	4.00		1808 m	North
6628-10996	57965			Observation	1979-01-25	9.00	8.78					1.2500	6.59	6.59	2.19	1808 m	South East
6628-18624	166782			Domestic	1997-08-21	19.50		10.67		2086	3750	0.7500	11.00	11.00	-0.33	1808 m	South East
6628-18002	161223			Domestic	1996-06-27	13.20		10.10	6.70	1669	3009	1.5000	7.00	7.00	3.10	1809 m	South East
6628-25209	255982	MW 33			2010-04-28	6.00										1809 m	North
6628-25196	255931	MW 31		Investigation	2010-04-29	6.00							4.00	4.00		1809 m	North
6628-28998	298809			Environmental	2017-07-24	5.00										1810 m	North
6628-26800	274836	MW 37		Investigation	2011-11-09	5.00							3.00	3.00		1811 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'n
6628-28999	298810			Environmental	2017-07-24	5.00										1811 m	North
6628-18506	165704	MW 1		Observation	1996-11-18	4.50		4.70	7.00	7491	13000		2.53	2.53	2.17	1811 m	West
6628-26801	274837	MW 38		Investigation	2011-11-09	5.00							2.90	2.90		1812 m	North
6628-16803	146764			Domestic	1994-12-12	15.00		10.56	7.90	2047	3680	1.7000				1812 m	South East
6628-12133	59102		Backfilled		1983-01-12	10.90	6.00		7.20	4167	7386	1.2000	3.60	3.60	2.40	1814 m	South
6628-12798	59767		Operational	Domestic	1984-02-18	14.00	4.00		7.50	2404	4310	0.0500	8.00	8.00	-4.00	1814 m	South
6628-17496	153299			Domestic	1995-12-21	13.50		4.21	7.10	20063	32500	1.0000				1814 m	North West
6628-20073	178572	STB 8		Monitoring	1998-11-11	5.00		4.80								1818 m	South West
6628-29983	315039		Dry	Investigation	2018-10-15	6.50										1818 m	North East
6628-28236	288665	MW 15		Investigation	2016-01-28	12.00							7.50	7.50		1821 m	South East
6628-14408	61377		Operational	Domestic	1989-06-03	9.10	4.00		7.60	6453	11261	1.5000	3.40	3.40	0.60	1822 m	South West
6628-8835	55804					12.19	8.00			4469	7907	3.1600	4.57	4.57	3.43	1825 m	East
6628-29998	315059			Investigation	2018-10-17	5.00										1825 m	North East
6628-8631	55600							4.69		3689	6562		0.91	0.91	3.78	1826 m	West
6628-8758	55727					18.29	9.00			1527	2756	8.8400	10.97	10.97	-1.97	1828 m	South East
6628-8844	55813				1951-05-25	6.40		6.40								1830 m	North East
6628-8843	55812				1951-05-24	5.94		6.40								1830 m	North East
6628-27375	280394	MW 29		Investigation		5.30							2.90	2.90		1831 m	North
6628-17033	148203	SZ 47				1.57	5.00									1831 m	North East
6628-30099	315770			Investigation	2019-02-18	5.20										1833 m	North East
6628-8845	55814					19.81		6.72		2685	4807					1833 m	North East
6628-13527	60496				1980-07-07	6.09	8.00					1.5000	2.00	2.00	6.00	1834 m	South East
6628-12148	59117		Backfilled	Irrigation	1982-12-08	175.00		6.24								1835 m	South
6628-11517	58486	T2		Observation	1980-10-29	220.00	2.90		8.10	1126	2039	12.5000	1.50	1.50	1.40	1835 m	West
6628-16716	145635			Domestic	1992-06-01	6.00		4.30	7.40	2092	3760		3.00	3.00	1.30	1836 m	West
6628-18223	163022			Domestic	1996-12-24	12.00		4.89		4130	7320	1.0000	3.30	3.30	1.59	1837 m	South West
6628-8622	55591	SZ (T2) 113	Unknown	Irrigation	1970-12-10	212.45	2.00		8.00	1479	2670	11.3700	21.34	21.34	-19.34	1840 m	West
6628-27372	280391	MW 26		Investigation	2008-05-19	5.00							2.90	2.90		1841 m	North
6628-8836	55805					25.91		7.94		8353	14441	1.8900				1841 m	East
6628-8659	55628					9.14		4.84								1842 m	South West
6628-12290	59259				1982-12-10	13.70	8.00		7.50	2340	4200	2.0000	5.40	5.40	2.60	1842 m	South East
6628-17004	148169	SZ 7				10.10	4.00									1842 m	South West
6628-19351	173988			Monitoring	1998-11-11	6.00		4.68				0.1000	4.75	4.75	-0.07	1842 m	West
6628-27374	280393	MW 28		Investigation		5.00							2.90	2.90		1842 m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Groun d Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-24919	252871	GMW 2			2009-09-04	4.00							3.00	3.00		1844 m	West
6628-21763	200335			Domestic	2004-05-17	18.00		11.11		1867	3360	1.0000	7.50	7.50	3.61	1846 m	East
6628-17233	150816			Domestic	1995-01-15	10.67		10.72								1847 m	East
6628-26847	274972	WELL 9 (T1)	Operational as required	Irrigation	2013-06-21	184.00				2364	4240	30.0000	11.80	11.80		1848 m	West
6628-18507	165705	MW 2	Backfilled	Observation	1996-11-18	6.00		4.67	7.40	2631	4710		3.10	3.10	1.57	1849 m	West
6628-17385	152770			Domestic	1995-08-29	18.00		3.56	7.10	5175	9110	0.5000				1853 m	North West
6628-27373	280392	MW 27		Investigation	2008-05-19	5.00							2.70	2.70		1857 m	North
6628-19082	169822			Monitoring	1998-05-21	6.00		4.69				0.2000	2.90	2.90	1.79	1857 m	West
6628-12132	59101				1982-11-22	10.90	5.00		7.40	3137	5600	1.0000	3.60	3.60	1.40	1857 m	South
6628-12984	59953		Operational	Domestic	1984-06-07	6.00		4.56	7.90	1266	2290		2.80	2.80	1.76	1863 m	North
6628-22799	228696			Drainage	2007-03-16	12.00		7.88		3620	6440	0.5000	6.40	6.40	1.48	1863 m	East
6628-8640	55609							3.74		9251	15906					1869 m	North West
6628-30097	315768			Investigation	2019-02-20	5.20										1869 m	North East
6628-22798	228695			Drainage	2007-03-16	12.00		7.85		3609	6420	0.7000	6.40	6.40	1.45	1870 m	East
6628-30021	315084			Investigation	2018-12-12	5.50										1873 m	North
6628-12853	59822		Operational	Domestic	1983-10-25	12.60	9.00		7.50	2522	4520	1.5000	4.50	4.50	4.50	1874 m	South East
6628-13562	60531		Operational	Domestic	1985-11-18	11.00	9.00		7.60	1979	3560	1.5000	6.00	6.00	3.00	1875 m	East
6628-8675	55644				1917-04-01	128.02		4.84				0.2500	1.52	1.52	3.32	1875 m	South West
6628-14048	61017				1987-11-30	12.80	8.00		7.60	2369	4250	0.8100	4.50	4.50	3.50	1875 m	South East
6628-22797	228694			Drainage	2007-03-16	12.00		7.82		3586	6380	0.7000	6.40	6.40	1.42	1876 m	East
6628-17631	154942	MW 2		Investigation	1995-11-03	8.15		8.81								1877 m	East
6628-13367	60336				1985-07-15	6.00	2.00		7.50	3827	6800	0.5000	3.00	3.00	-1.00	1879 m	North West
6628-17532	153438			Domestic	1996-01-11	11.00		4.87	7.40	3131	5590	2.7500				1879 m	South
6628-29004	298815			Environmental	2017-04-12	12.00										1880 m	South East
6628-19081	169821			Monitoring	1998-05-21	6.00		4.73				0.2000	3.00	3.00	1.73	1880 m	West
6628-12149	59118	SZ 122	Operational	Irrigation	1983-02-09	202.00	7.00		8.00	760	1378	31.6000	16.70	16.70	-9.70	1883 m	South
6628-15899	62868		Operational	Domestic	1992-02-11	15.00		9.85	7.10	2359	4231		6.60	6.60	3.25	1885 m	South East
6628-30006	315068			Investigation	2018-10-12	5.50										1885 m	North East
6628-28239	288668	MW 12		Investigation	2016-01-29	12.00							7.50	7.50		1886 m	South East
6628-19352	173989			Monitoring	1998-11-11	6.00		4.73				0.1000	4.75	4.75	-0.02	1887 m	West
6628-27376	280407		Backfilled			8.50										1889 m	South
6628-26178	267224	MW 32		Investigation	2011-06-14	5.00							3.00	3.00		1890 m	North West
6628-19080	169820			Monitoring	1998-05-21	6.00		4.70				0.2000	3.20	3.20	1.50	1894 m	West
6628-27109	278494	GW 11	Backfilled													1895 m	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'n
6628-8746	55715					26.52		8.18	7.40	2596	4650	6.3200	4.57	4.57	3.61	1895 m	South East
6628-19353	173990			Monitoring	1998-11-11	6.00		4.74				0.1000	4.75	4.75	-0.01	1898 m	West
6628-15896	62865		Operational	Domestic	1992-02-04	15.00		11.31	7.30	2499	4481		8.00	8.00	3.31	1899 m	East
6628-15682	62651	GGC 2B (OLD)	Backfilled	Irrigation	1991-08-22	200.00		4.81	7.60	948	1716	12.0000	8.40	8.40	-3.59	1901 m	South West
6628-26632	272928	MW 8		Investigation	2012-03-13	9.00							4.50	4.50		1903 m	East
6628-22165	205845				2004-10-26	5.50		3.57		974	1763		2.50	2.50	1.07	1904 m	North
6628-26258	267681	MW 1			2011-02-19	9.50										1904 m	East
6628-16614	141362			Domestic	1994-04-28	18.00		10.88	6.90	2262	4060					1905 m	East
6628-26631	272927	MW 7		Investigation		9.00							4.50	4.50		1905 m	East
6628-19628	176100			Monitoring	1999-04-27	6.00		4.74				0.1000	2.90	2.90	1.84	1908 m	West
6628-19083	169823			Monitoring	1998-05-21	6.00		4.74				0.2000	3.00	3.00	1.74	1908 m	West
6628-27121	278510	GW 3R	Backfilled			7.00										1911 m	West
6628-19629	176101			Monitoring	1999-04-27	6.00		4.75				0.1000	2.90	2.90	1.85	1912 m	West
6628-28507	289749	MW 2		Investigation	2016-09-06	8.50							6.00	6.00		1913 m	East
6628-16699	145572			Irrigation	1994-10-07	50.30		8.14	7.70	1790	3230	5.0000				1915 m	South
6628-13119	60088		Operational	Domestic	1984-12-30	6.00	2.00		7.00	1194	2160	0.5000	3.00	3.00	-1.00	1916 m	North West
6628-23255	236044	UNIT 2		Drainage	2007-09-29	11.50		6.43		2835	5070	1.0000	5.00	5.00	1.43	1916 m	South
6628-8761	55730					7.62		10.65								1916 m	South East
6628-17029	148199					8.91	0.50									1916 m	West
6628-23256	236045	UNIT 3		Drainage	2007-09-30	11.50		6.40		2859	5110	1.0000	5.00	5.00	1.40	1916 m	South
6628-17634	154945	MW 6		Investigation	1995-12-11	8.15		8.75								1917 m	East
6628-19354	173991			Monitoring	1998-11-11	6.00		4.75				0.1000	4.75	4.75	0.00	1917 m	West
6628-16741	146191			Domestic	1993-01-15	5.00		3.44	7.20	1306	2360					1918 m	North West
6628-30098	315769			Irrigation	2019-02-19	5.20										1918 m	North East
6628-27144	278592	GW 5R	Backfilled			7.00										1918 m	West
6628-16046	63015		Operational	Domestic	1992-06-10	6.40		3.86	7.20	628	1140	0.6800	3.00	3.00	0.86	1919 m	North West
6628-8657	55626				1915-04-12	118.57		4.82		686	1245	4.5500	2.74	2.74	2.08	1919 m	South West
6628-17633	154944	MW 3		Investigation	1995-11-02	8.15		8.81								1921 m	East
6628-17636	154947	MW 1		Investigation	1995-11-03	8.15		8.90								1921 m	East
6628-15897	62866		Operational	Domestic	1992-02-06	15.00		10.41	7.10	1917	3450		7.50	7.50	2.91	1921 m	East
6628-19355	173992			Monitoring	1998-11-11	6.00		4.73				0.1000	4.75	4.75	-0.02	1922 m	West
6628-28508	289750	MW 3		Investigation	2016-09-07	8.50							6.40	6.40		1922 m	East
6628-19630	176102			Monitoring	1999-04-27	6.00		4.71				0.1000	2.90	2.90	1.81	1923 m	West
6628-12459	59428		Backfilled		1983-01-01	6.10		5.56	7.00	3597	6400					1925 m	South

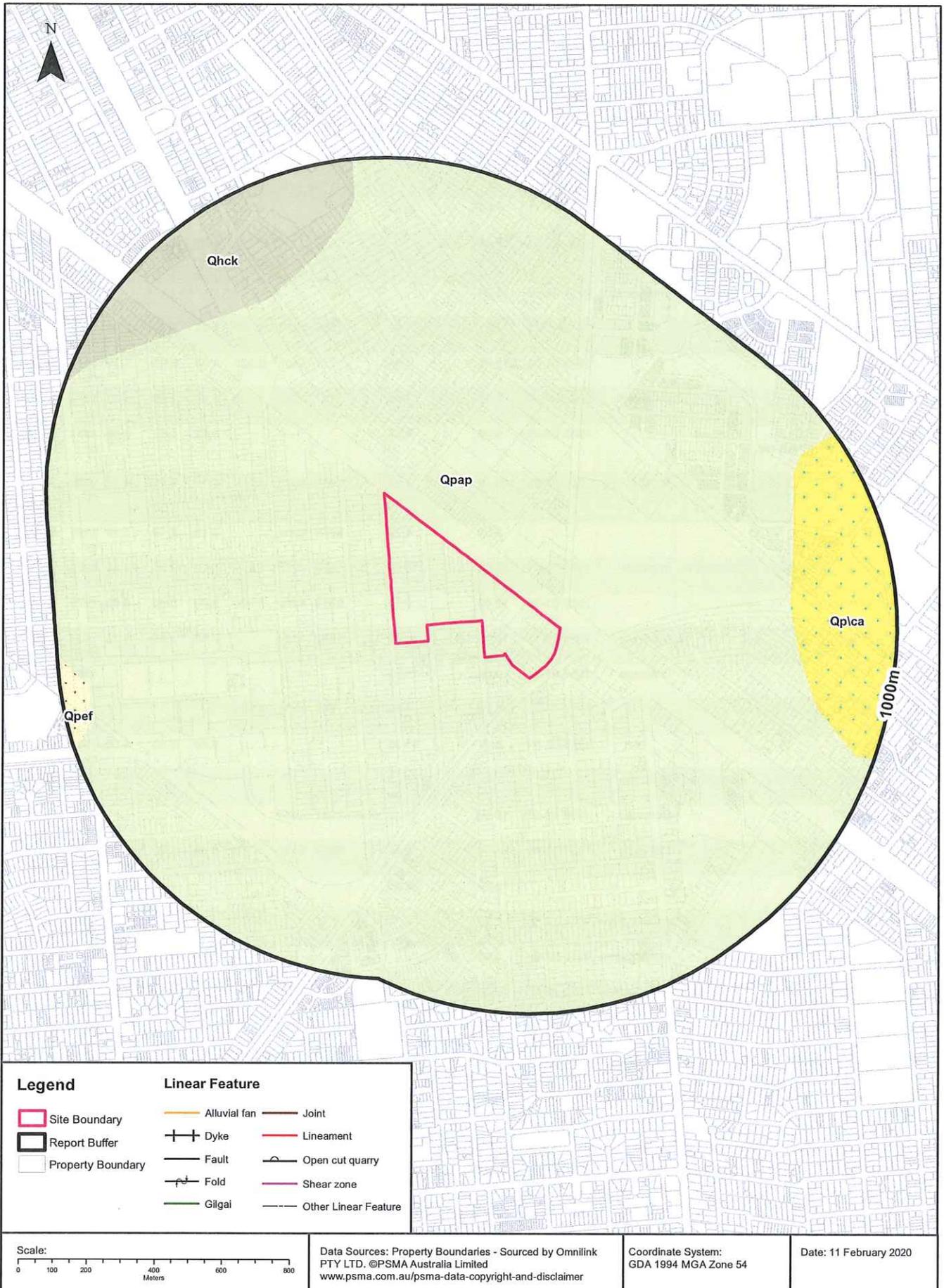
Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir'n
6628-17828	156143			Domestic	1996-03-01	18.00		10.92	6.90	2121	3810	1.0000				1926 m	East
6628-21570	198497	GW 23		Monitoring	2002-03-05	9.30		4.75								1927 m	West
6628-30003	315065			Investigation	2018-10-19	5.50										1928 m	North East
6628-15377	62346		Operational	Domestic	1990-08-14	8.00		9.80					6.50	6.50	3.30	1928 m	East
6628-14241	61210		Operational	Domestic	1988-04-28	11.00	9.00		7.30	2602	4660	1.0000	6.20	6.20	2.80	1928 m	South East
6628-17632	154943	MW 4		Investigation	1995-12-11	8.15		8.93								1929 m	East
6628-29367	306568			Environmental	2018-03-13	8.00										1930 m	East
6628-17448	152956			Domestic	1995-11-13	14.00		6.43	7.30	2664	4770					1931 m	South
6628-17447	152955			Domestic	1995-11-14	14.00		6.30	7.20	2960	5290					1933 m	South
6628-17635	154946	MW 5		Investigation	1995-12-11	8.15		8.88								1935 m	East
6628-19358	173995			Monitoring	1998-11-11	6.00		4.72				0.1000	4.75	4.75	-0.03	1935 m	West
6628-18508	165706	MW 3	Backfilled	Observation	1996-11-18	6.00		4.69	7.40	419	761		2.94	2.94	1.75	1937 m	West
6628-13859	60828				1985-12-01	6.00	8.00		6.70	2539	4550	0.4000	4.30	4.30	3.70	1939 m	South East
6628-13156	60125		Operational	Domestic	1985-01-17	6.00	2.00		7.30	764	1386	0.5000	4.00	4.00	-2.00	1941 m	North West
6628-19632	176104			Monitoring	1999-04-27	6.00		4.73				0.1000	2.90	2.90	1.83	1941 m	West
6628-19631	176103			Monitoring	1999-04-27	6.00		4.71				0.1000	2.90	2.90	1.81	1942 m	West
6628-14407	61376		Operational	Drainage	1989-06-03	9.10	3.00		7.60	3938	6992	1.2000	2.80	2.80	0.20	1943 m	South West
6628-12796	59765		Operational	Domestic	1984-02-18	14.00	5.00		7.60	2273	4080	0.0500				1944 m	South
6628-8837	55806					8.53		7.97		7382	12834					1944 m	East
6628-21764	200336			Domestic	2004-05-22	6.00		4.60		2386	4280	0.5000	2.50	2.50	2.10	1944 m	West
6628-17641	155095			Domestic	1996-01-22	18.00		8.63	7.50	1970	3480					1945 m	South East
6628-17446	152954			Domestic	1995-11-13	14.00		6.32	7.30	2138	3840					1948 m	South
6628-19357	173994			Monitoring	1998-11-11	6.00		4.72				0.1000	4.75	4.75	-0.03	1948 m	West
6628-19356	173993			Monitoring	1998-11-11	6.00		4.76				0.1000	4.75	4.75	0.01	1950 m	West
6628-13806	60775		Operational	Domestic		10.00		11.00								1951 m	East
6628-27120	278509	GW 6R	Backfilled			7.00										1952 m	West
6628-22699	219868	GRANGE GC 2 (ASR 1)	Operational	Irrigation; Managed Aquifer Recharge (incl ASR)	2006-08-11	192.40		4.80				10.0000	8.70	8.70	-3.90	1952 m	West
6628-23254	236040	UNIT 1		Drainage	2007-09-30	10.50		6.41		2835	5070	1.0000	4.50	4.50	1.91	1954 m	South
6628-20859	191228	PAMB 1R		Observation	2002-04-15	5.60		4.97				0.0030	4.15	4.15	0.82	1955 m	North West
6628-28506	289748	MW 1		Investigation	2016-09-06	9.00							7.00	7.00		1957 m	East
6628-27143	278591	GW 7R	Backfilled			7.00										1960 m	West
6628-8658	55627				1934-01-01		3.00			700	1271	3.7900	1.83	1.83	1.17	1962 m	South West
6628-15980	62949							11.36								1963 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'n
6628-8660	55629	ROYAL ADELAIDE GC 6	Abandoned		1933-01-01	147.52		4.84		2230	4005	5.0500				1964 m	South West
6628-30036	315111			Investigation	2018-10-17	5.00										1965 m	North East
6628-26179	267225	MW 40		Investigation	2011-06-27	5.00							3.00	3.00		1966 m	West
6628-27122	278511	GW 2R	Backfilled			7.00										1968 m	West
6628-29002	298813			Environmental	2017-04-19	12.00										1969 m	South East
6628-19359	173996			Monitoring	1998-11-11	6.00		4.73				0.1000	4.75	4.75	-0.02	1969 m	West
6628-8614	55583	ROYAL PARK HS 4	Unknown		1968-07-03	9.45	2.00						1.22	1.22	0.78	1969 m	North West
6628-29005	298816			Environmental	2017-04-10	12.00										1970 m	South East
6628-8621	55590	EWS 33			1949-11-22	122.53		4.97		1330	2404	17.6800	7.93	7.93	-2.96	1971 m	North West
6628-8677	55646				1930-01-01	220.98		4.84		771	1400	6.3200	3.05	3.05	1.79	1973 m	South
6628-20848	190744			Domestic	2002-01-10	6.00		3.50		1121	2030	1.0000	2.20	2.20	1.30	1974 m	North West
6628-8615	55584	ROYAL PARK HS 5	Unknown		1968-07-05	9.60		4.57					1.52	1.52	3.05	1974 m	North West
6628-22596	218524	GRANGE GC OBS 2		Monitoring	2006-07-28	196.10		4.80		868	1575	10.0000	9.10	9.10	-4.30	1976 m	West
6628-8803	55772					8.23		4.29		5405	9504		2.13	2.13	2.16	1976 m	North
6628-8630	55599		Operational	Irrigation	1972-04-01	182.88		4.76	7.00	699	1270	15.1600	16.76	16.76	-12.00	1978 m	West
6628-24742	247139				2009-01-14	12.00		9.70		2318	4160	1.0000	5.00	5.00	4.70	1979 m	South East
6628-18607	166686			Domestic	1997-09-17	18.00		10.68		1782	3210		7.50	7.50	3.18	1980 m	East
6628-15979	62948			Drainage	1950-01-01	6.00		11.39								1983 m	East
6628-8676	55645					143.26		4.82	6.00	955	1731	8.8400				1984 m	South
6628-12344	59313				1983-02-01	8.00		11.35					6.50	6.50	4.85	1987 m	East
6628-8763	55732	MR BILL FEKETE	Abandoned	Drainage				10.34								1988 m	South East
6628-16965	147777			Domestic	1995-01-21	15.00		10.10	6.90	2267	4070					1988 m	South East
6628-18659	167052			Drainage	1997-11-04	20.00		8.47		3454	6150	2.0000	6.00	6.00	2.47	1988 m	East
6628-8762	55731					10.06		10.85								1991 m	South East
6628-29991	315047			Investigation	2018-10-15	6.00										1992 m	North East
6628-26721	274541	GW 1		Investigation	2012-07-05	5.00							3.00	3.00		1993 m	West
6628-28850	294688			Investigation	2017-06-27	12.00							6.50	6.50		1994 m	South East
6628-17235	150818			Domestic	1995-04-29	15.00		11.41	7.00	2239	4020					1994 m	East
6628-17075	148584			Domestic	1995-03-28	15.00		10.10	7.30	2284	4100					1994 m	South East
6628-8654	55623	GRANGE 1	Abandoned	Exploration	1962-05-10	604.42	9.45	6.10	7.90	699	1270	13.0000				1994 m	South West

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# Geology 1:100,000

Port Road, Albert Park, SA 5014



## Geology

Port Road, Albert Park, SA 5014

### 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	Distance
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
Qhck	Saint Kilda Formation	Coastal marine sediment: calcareous, fossiliferous sand and mud of intertidal sand flats, beaches and tidal marshes; organic, gypseous clay of supratidal flats.	Unnamed GIS Unit - see description	ST VINCENT BASIN	HOLOCENE	Holocene	Holocene	672m
Qp1ca	Unnamed GIS Unit - see description	Undifferentiated Pleistocene calccrete.	Unnamed GIS Unit - see description	UNKNOWN	PLEISTOCENE	Pleistocene	Pleistocene	686m
Qpef	Fulham Sand	Sand, yellow-red, ferruginous, aeolian.	Unnamed GIS Unit - see description	ST VINCENT BASIN	PLEISTOCENE	Pleistocene, Late	Pleistocene, Late	916m

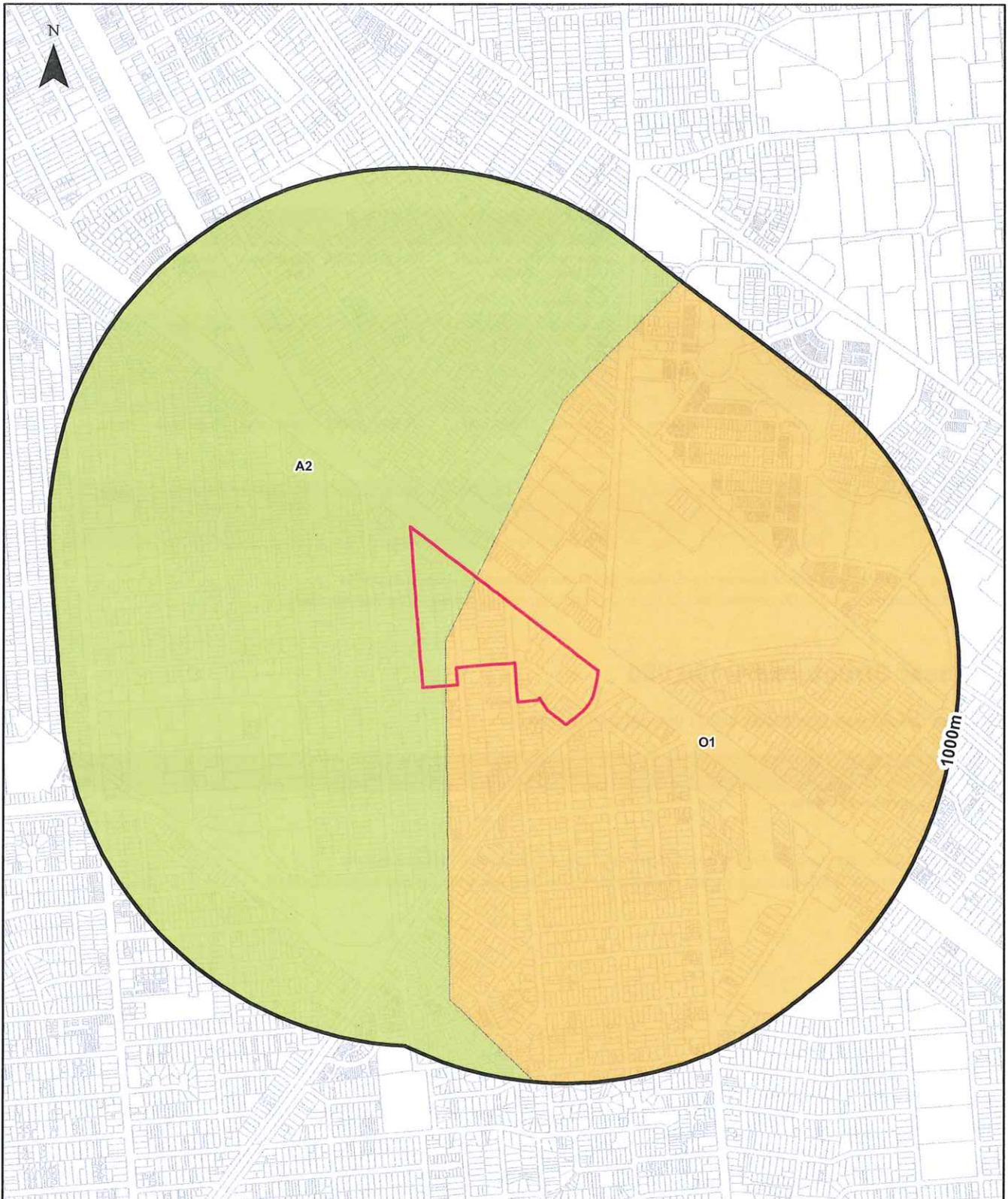
Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia  
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### Linear Structures 1:100,000

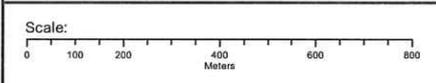
Linear geological structures within the dataset buffer:

Map Code	Description	Distance
N/A	No features in buffer	

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia  
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Legend		Australian Soil Classification Orders					
Site Boundary	Anthroposol	Dermosol	Kandosol	Podosol	Tenosol	No Data	
Report Buffer	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake		



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

Date: 11 February 2020

## Soils

Port Road, Albert Park, SA 5014

### 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
A2	Rudosol	Coastal dunes and plains with some swamps: dunes of calcareous sands (Uc1.11) and also siliceous sands (Uc1.22); plains of various saline soils (unclassified) and lesser areas of brown calcareous earths (Gc1.1 and Gc1.2).	0m
O1	Chromosol	Outwash plains: hard alkaline red soils (Dr2.23 with small areas Dr2.33); small areas cracking clay soils (Ug5.15, Ug5.16, and Ug5.2), also hard alkaline yellow mottled soils (Dy3.43); minor areas (Um6.21) and (Uf6.11); various alluvial soils (unclassified) in the stream valleys.	0m

Atlas of Australian Soils Data Source: CSIRO

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## Soils

Port Road, Albert Park, SA 5014

## Soil Types

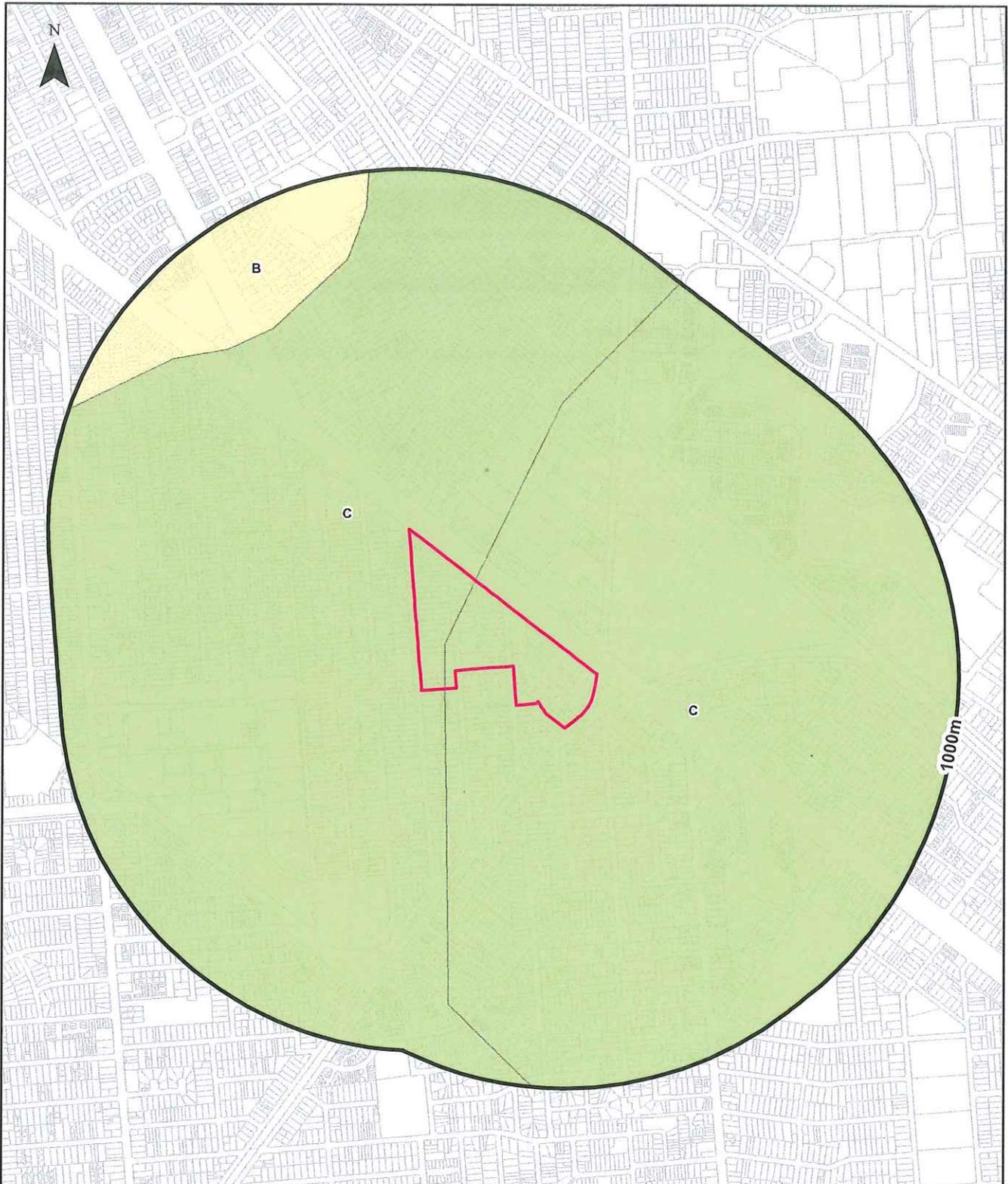
Soil types within the dataset buffer:

Map category code	Soil type description	Distance
XX	Not applicable - No assessment/analysis undertaken	0m

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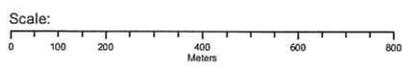
# Atlas of Australian Acid Sulfate Soils

Port Road, Albert Park, SA 5014



### Legend

- |                   |  |                         |
|-------------------|--|-------------------------|
| Site Boundary     | <b>Probability of occurrence of Acid Sulfate Soils</b> |                         |
| Report Buffer     | A. High (>70%)   | C. Extremely Low (1-5%) |
| Property Boundary | B. Low (6-70%)   | D. No Chance (0%)       |



Data Sources: Property Boundaries - Sourced by Omnalink PTY LTD. ©PSMA Australia Limited  
[www.psmas.com.au/psma-data-copyright-and-disclaimer](http://www.psmas.com.au/psma-data-copyright-and-disclaimer)

Coordinate System:  
GDA 1994 MGA Zone 54

Date: 11 February 2020

## Acid Sulfate Soils

Port Road, Albert Park, SA 5014

### Atlas of Australian Acid Sulfate Soils

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

Class	Description	Distance
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m
B	Low Probability of occurrence. 6-70% chance of occurrence.	673m

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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## Acid Sulfate Soils

Port Road, Albert Park, SA 5014

### 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
X	Not applicable - No assessment/analysis undertaken	0m

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

Port Road, Albert Park, SA 5014

### Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

Map category code	Severity description	Distance
X	Not applicable - No assessment/analysis undertaken	0m

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
X	Not applicable - No assessment/analysis undertaken			0m

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

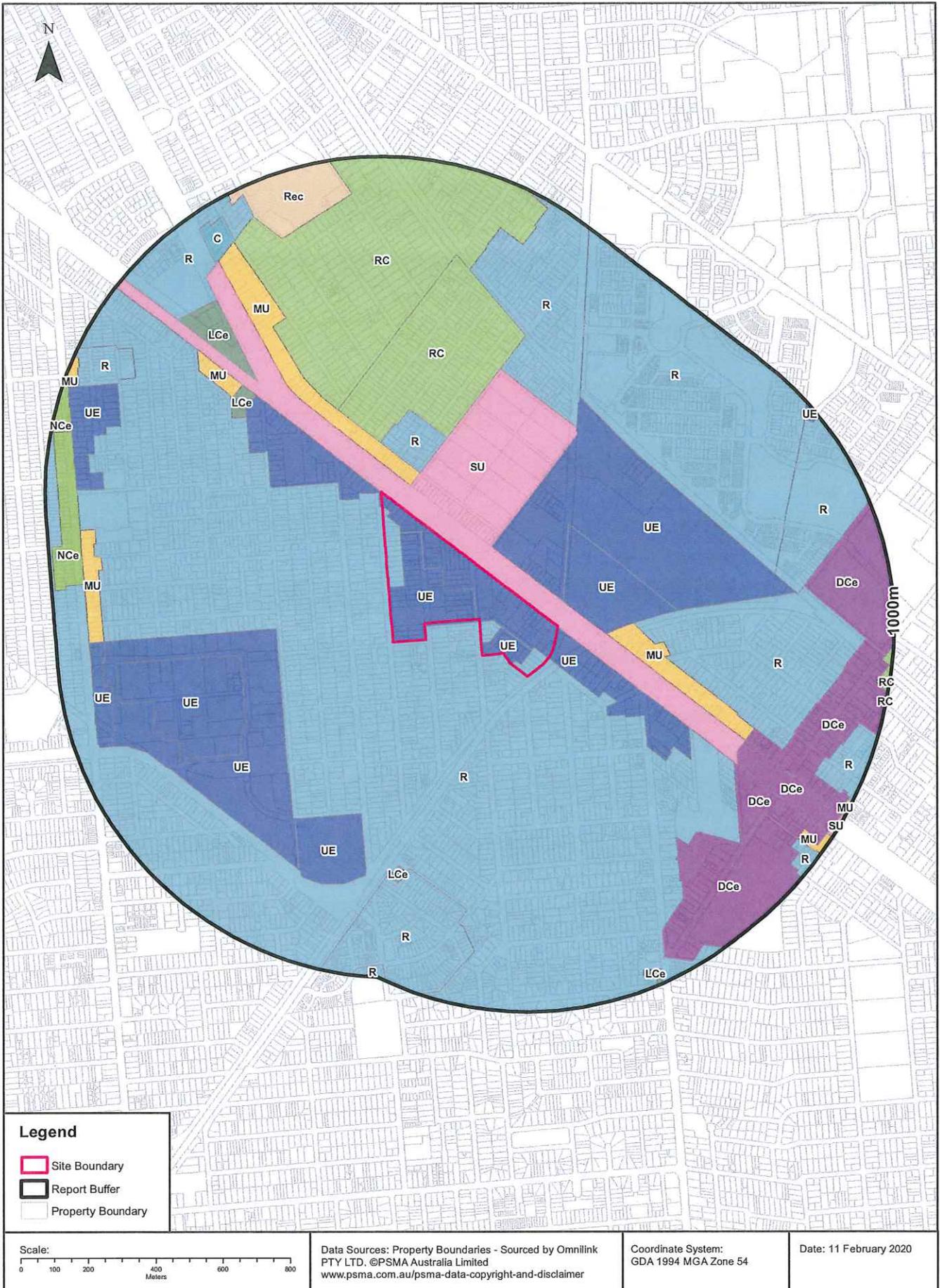
Magnesia patches within the dataset buffer:

Map category code	Proportion of land affected by magnesia patches	Distance
X	Not applicable - No assessment/analysis undertaken	0m

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

Port Road, Albert Park, SA 5014



# Planning

Port Road, Albert Park, SA 5014

## Land Development Zones

Land development zoning within the dataset buffer:

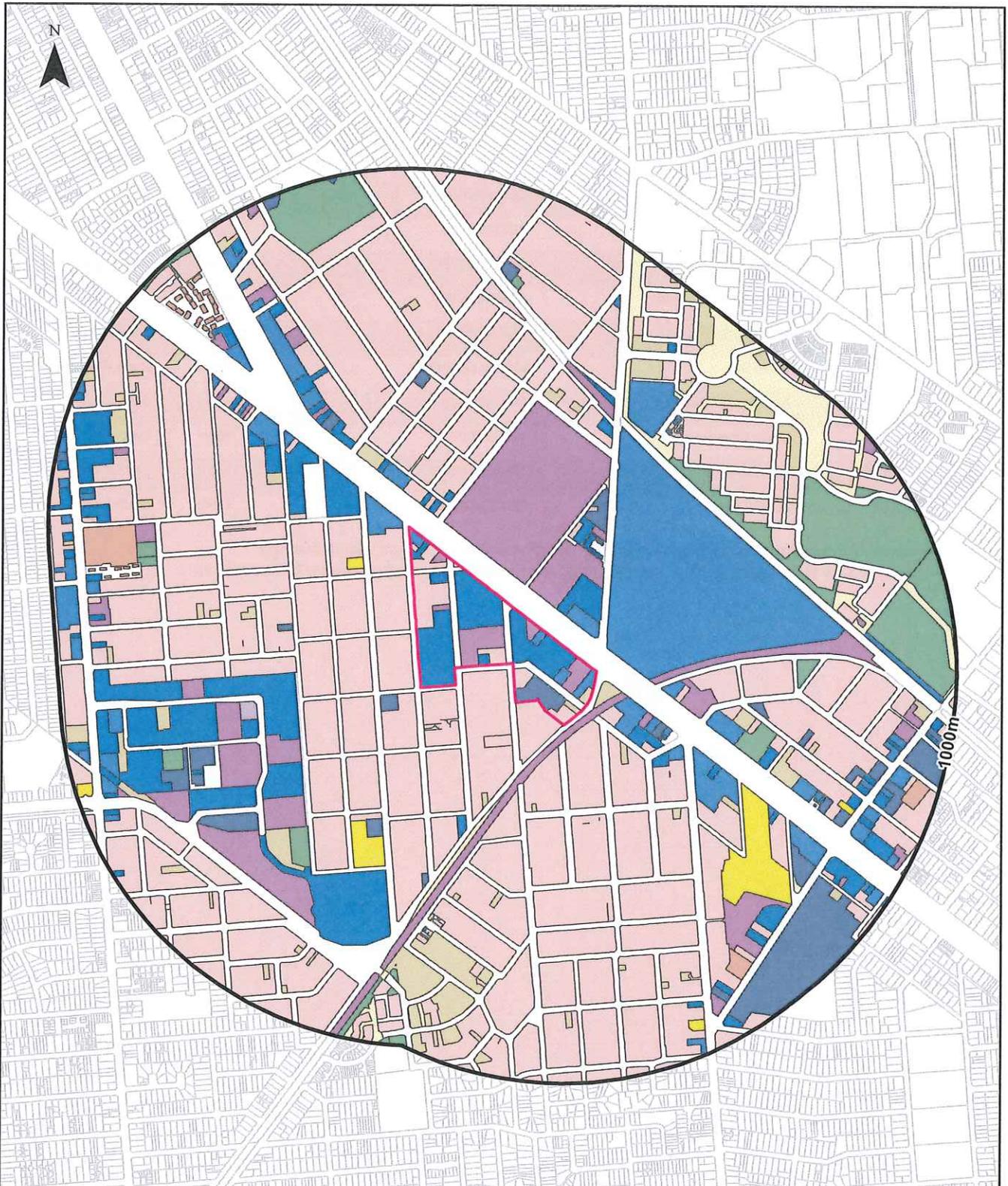
Zone Code	Development Plan Code	Zone Description	Development Category	Distance	Direction
UE	CHST	Urban Employment	INDUSTRIAL	0m	Onsite
R	CHST	Residential	RESIDENTIAL	0m	Onsite
SU	CHST	Special Use	MISCELLANEOUS	0m	North West
UE	CHST	Urban Employment	INDUSTRIAL	69m	East
MU	CHST	Mixed Use	MISCELLANEOUS	70m	North West
UE	CHST	Urban Employment	INDUSTRIAL	70m	East
R	CHST	Residential	RESIDENTIAL	116m	North
MU	CHST	Mixed Use	MISCELLANEOUS	147m	East
RC	CHST	Residential Character	RESIDENTIAL	148m	North
R	CHST	Residential	RESIDENTIAL	226m	East
RC	CHST	Residential Character	RESIDENTIAL	278m	North
UE	CHST	Urban Employment	INDUSTRIAL	346m	South West
UE	CHST	Urban Employment	INDUSTRIAL	459m	West
LCe	CHST	Local Centre	COMMERCIAL	462m	North West
LCe	PADE	Local Centre	COMMERCIAL	495m	North West
R	CHST	Residential	RESIDENTIAL	505m	North
UE	CHST	Urban Employment	INDUSTRIAL	519m	South West
MU	CHST	Mixed Use	MISCELLANEOUS	520m	North West
R	CHST	Residential	RESIDENTIAL	543m	North East
DCe	CHST	District Centre	COMMERCIAL	626m	South East
DCe	CHST	District Centre	COMMERCIAL	633m	South East
DCe	CHST	District Centre	COMMERCIAL	634m	East
DCe	CHST	District Centre	COMMERCIAL	650m	South East
LCe	CHST	Local Centre	COMMERCIAL	666m	South
R	CHST	Residential	RESIDENTIAL	666m	East
R	CHST	Residential	RESIDENTIAL	669m	South
DCe	CHST	District Centre	COMMERCIAL	744m	East
R	PADE	Residential	RESIDENTIAL	756m	North West
UE	CHST	Urban Employment	INDUSTRIAL	801m	North West
R	CHST	Residential	RESIDENTIAL	808m	North West

Zone Code	Development Plan Code	Zone Description	Development Category	Distance	Direction
Rec	PADE	Recreation	RECREATION	811m	North
C	PADE	Commercial	COMMERCIAL	839m	North West
MU	CHST	Mixed Use	MISCELLANEOUS	846m	West
UE	CHST	Urban Employment	INDUSTRIAL	849m	West
R	CHST	Residential	RESIDENTIAL	862m	South East
NCe	CHST	Neighbourhood Centre	COMMERCIAL	902m	West
R	CHST	Residential	RESIDENTIAL	915m	South East
MU	CHST	Mixed Use	MISCELLANEOUS	916m	South East
NCe	CHST	Neighbourhood Centre	COMMERCIAL	939m	North West
LCe	CHST	Local Centre	COMMERCIAL	940m	South East
MU	CHST	Mixed Use	MISCELLANEOUS	954m	North West
RC	CHST	Residential Character	RESIDENTIAL	960m	East
UE	CHST	Urban Employment	INDUSTRIAL	961m	North East
MU	CHST	Mixed Use	MISCELLANEOUS	973m	South East
SU	CHST	Special Use	MISCELLANEOUS	979m	South East

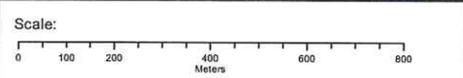
Land Development Zones Data Source: Dept of Planning, Transport and Infrastructure - South Australia  
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# Land Use Generalised 2018

Port Road, Albert Park, SA 5014



Legend			
	No Description		Forestry
	Site Boundary		Golf
	Report Buffer		Commercial
	Property Boundary		Horticulture
	Agriculture		Food Industry
	Education		Vacant
	Food Industry		Reserves
	Forestry		Retail Commercial
	Commercial		Utilities or Industry
	Food Industry		Vacant Urban Land
	Vacant		Recreation
	Recreation		Public Institution
	Public Institution		Non Private Residential
	Non Private Residential		Residential
	Residential		Rural Residential
	Rural Residential		Mining or Quarrying
	Mining or Quarrying		Livestock



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

Date: 11 February 2020

# Planning

Port Road, Albert Park, SA 5014

## Land Use Generalised 2018

Land use classes within the dataset buffer:

Description	Distance	Direction
Commercial	0m	Onsite
Commercial	0m	Onsite
Commercial	0m	Onsite
Residential	0m	Onsite
Utilities or Industry	0m	Onsite
Public Institution	0m	Onsite
Residential	0m	Onsite
Utilities or Industry	0m	Onsite
Retail Commercial	0m	Onsite
Commercial	0m	Onsite
Residential	0m	Onsite
Vacant Urban Land	0m	Onsite
Utilities or Industry	0m	Onsite
Utilities or Industry	0m	Onsite
Retail Commercial	0m	Onsite
Retail Commercial	0m	Onsite
Commercial	0m	Onsite
Vacant	0m	North West
Education	134m	North West
Recreation	417m	East
Food Industry	459m	West
Reserves	498m	South West
Non Private Residential	754m	West

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

Port Road, Albert Park, SA 5014

### 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
12276	1 Cricksdale Street CHELTENHAM	Contributory	House	House	1/13/2000	165m	North West
12278	2 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	175m	North West
12280	4 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	186m	North West
12282	6 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	197m	North West
9252	Port Road CHELTENHAM	State	Cemetery	Grave of Yoshikuma Kawakami (Japanese naval cadet), Cheltenham Cemetery		202m	North East
20867	Port Road Section C, Drive A, Path 5(16), Site 152S, Site 152C, Site 152N, Site 153S, Site 153C, Site 153N, Si CHELTENHAM	Local	Cemetery	Grave of Richard Day, Cheltenham Cemetery	5/15/2014	203m	North

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
12322	1 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	205m	North
12284	8 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	209m	North West
12277	1 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	213m	North West
20863	Port Road Section B, Drive A, Path 6(7), Site 171S, 171N CHELTENHAM	Local	Cemetery	Grave of Japanese Seamen, Toraiichi Shirahma and Chuhichi Ikeyama, Cheltenham Cemetery	5/15/2014	214m	North
20808	Port Road Section C, Drive A, Path 4(15) Site 22 CHELTENHAM	Local	Cemetery	Grave of Isaac Dewson, Cheltenham Cemetery	5/15/2014	214m	North
12324	3 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	218m	North
12279	3 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	222m	North West
12286	10 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	222m	North
20804	Port Road Section B, Drive A, Path 10(11), Site 326S, 326C, 326N CHELTENHAM	Local	Cemetery	Grave of Firemen, Cheltenham Cemetery	5/15/2014	227m	North
12281	5 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	231m	North West
12326	5 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	232m	North
12288	12 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	234m	North
12361	2 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	241m	North West
12283	7 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	242m	North West
12328	7 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	246m	North
12290	14 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	247m	North
12362	4 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	249m	North West
12285	9 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	252m	North West
12391	1 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	253m	North
12392	2 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	253m	North
12333	12 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	256m	North
12363	6 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	257m	North West
12292	16 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	260m	North
20805	Port Road Section H, Drive B, Path 5(38), Sites 13,14&15 CHELTENHAM	Local	Cemetery	Grave of Reverend Joseph Coles Kirby, Cheltenham Cemetery	5/15/2014	261m	North East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
20868	Port Road Section D, Drive B, Path 4(15), Sites 13, 14 & 15 CHELTENHAM	Local	Cemetery	Grave of Captain Patrick Weir, Cheltenham Cemetery	5/15/2014	263m	North
20807	Port Road Section D, Drive B, Path 2(13) Site 49, Sites 50,51,52,53 & 54 CHELTENHAM	Local	Cemetery	Grave of Adelaide Miethke, Cheltenham Cemetery	5/15/2014	264m	North
12287	11 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	264m	North West
20865	Port Road Section H, Drive B, path 8(41), Sites 80S, 80C, 80N, 81S, 81C, 81Nm, 40AS, 40AC, 40AN, 41S, 41C 41N CHELTENHAM	Local	Cemetery	Grave of Fletcher Family, Cheltenham Cemetery	5/15/2014	266m	North East
12364	8 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	267m	North West
12393	3 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	268m	North
12330	9 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	269m	North
12394	4 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	270m	North
12334	14 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	271m	North
20803	Port Road Section D, Drive B, Path 8(19), Sites 238S, 238N, 239S, 239N CHELTENHAM	Local	Cemetery	Grave of David Bower, Cheltenham Cemetery	5/15/2014	274m	North
9250	4 Findon Road WOODVILLE WEST	Local	Fire Station	Former Fire Station	11/27/1997	275m	South East
12289	13 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	275m	North
12365	10 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	276m	North West
20864	Port Road Section A, Drive B, Path 4(5), Site 8 section A, Drive B, Path 5 (6) site 8 CHELTENHAM	Local	Cemetery	Grave of John Barton Hack, Cheltenham Cemetery	5/15/2014	276m	North
12294	18 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	282m	North
12395	5 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	283m	North
12332	11 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	284m	North
12336	16 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	286m	North
20866	Port Road Section D, Drive B, Path 7(18), Sites 40,41&42 Section D Drive B Path 8(19) Sites 7,8&9 CHELTENHAM	Local	Cemetery	Grave of Richard Honey, Cheltenham Cemetery	5/15/2014	286m	North

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
20806	Port Road Section A, Drive B, Path 2(3), Site 43 CHELTENHAM	Local	Cemetery	Grave of John Alexander Walker, Cheltenham Cemetery	5/15/2014	287m	North
12366	12 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	287m	North West
12291	15 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	287m	North
12695	5 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	288m	North West
12696	7 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	294m	North West
12367	14 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	297m	North West
12335	15 Second Avenue CHELTENHAM	Contributory	House	House	9/13/2018	298m	North
12293	17 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	307m	North
12368	16 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	308m	North
12297	22 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	310m	North
12295	19 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	320m	North
12299	24 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	324m	North
12337	19 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	327m	North
12369	18 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	328m	North
12396	11 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	328m	North
12697	11a Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	329m	North West
12296	21 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	333m	North
12536	58 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	334m	North West
12300	26 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	338m	North
12397	14 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	341m	North
12398	15 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	341m	North
12338	21 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	341m	North
26219	Port Road Section I, Drive C, Path 3(4), Site 68 CHELTENHAM	Local		Grave of Thomas Carr, Cheltenham Cemetery	5/15/2014	342m	North
12698	15 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	343m	North West
12340	24 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	344m	North
12298	23 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	346m	North

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
26220	Port Road Section M, Drive C, Path 9(31), Site 326S, Site 326C, Site 326N CHELTENHAM	Local		Grave of John Carr, Cheltenham Cemetery	5/15/2014	346m	North
12535	56 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	349m	North West
12302	28 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	351m	North
12370	22 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	352m	North
12339	23 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	354m	North
12399	16 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	355m	North
12534	55 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	357m	North West
12342	26 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	358m	North
27613	74 May Street WOODVILLE WEST	Local		Dwelling		358m	South
12371	24 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	364m	North
12304	30 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	364m	North
12533	54 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	364m	North West
12341	25 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	366m	North
12532	52 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	379m	North West
12301	27 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	384m	North
12400	19 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	385m	North
12531	51 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	386m	North West
12343	28 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	387m	North
12699	17 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	392m	North
12303	29 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	396m	North
12402	21 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	398m	North
12345	30 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	400m	North
12530	50 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	402m	North West
12307	34 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	404m	North
12529	49 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	406m	North West
12491	40 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	407m	North West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
12344	29 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	409m	North
12700	19 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	410m	North
12403	22 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	411m	North
12404	23 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	411m	North
12347	32 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	413m	North
12309	36 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	417m	North
12346	31 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	421m	North
12305	31 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	422m	North
12490	38 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	422m	North West
12527	47 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	424m	North West
12405	24 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	424m	North
12528	48 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	425m	North West
12406	25 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	430m	North
12349	34 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	432m	North
12407	26 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	436m	North
12701	21 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	436m	North
12348	33 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	437m	North
12306	33 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	438m	North
12525	45 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	440m	North West
12526	46 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	440m	North West
12489	36 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	444m	North West
12486	31 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	447m	North
12666	30 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	447m	North
12409	28 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	449m	North
12408	27 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	450m	North
12351	36 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	451m	North
12350	35 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	453m	North
12308	35 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	454m	North
12313	42 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	454m	North

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
12523	43 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	454m	North West
12524	44 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	455m	North West
20861	2-4 Tenterden Street Rear WOODVILLE SOUTH	Local	House	House	5/15/2014	456m	South East
12410	29 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	464m	North
12353	38 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	464m	North
12488	34 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	466m	North West
12485	29 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	468m	North
12310	37 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	470m	North
12352	37 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	471m	North
12522	42 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	471m	North West
12374	36 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	472m	North
12665	28 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	473m	North
12411	31 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	475m	North
12418	4 Woodstock Street CHELTENHAM	Contributory	House	House	1/13/2000	475m	North
12521	41 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	477m	North West
12315	44 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	479m	North
9268	Port Road WOODVILLE SOUTH	Local	Primary School	Woodville Primary School	11/27/1997	479m	South East
12375	38 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	483m	North
12354	39 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	484m	North
12311	39 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	485m	North
12487	32 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	488m	North West
12355	40 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	489m	North
12484	27 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	490m	North
12316	46 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	491m	North
12668	37 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	495m	North
12520	39 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	499m	North West
12519	38 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	501m	North West
12312	41 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	501m	North

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
12482	25 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	503m	North
12667	35 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	513m	North
12414	1 Woodstock Street CHELTENHAM	Contributory	House	House	1/13/2000	516m	North
12417	3 Woodstock Street CHELTENHAM	Contributory	House	House	1/13/2000	516m	North
12517	36 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	516m	North West
12412	33 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	516m	North
12314	43 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	517m	North
12376	44 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	518m	North
12480	23 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	518m	North
12518	37 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	522m	North West
12356	41 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	525m	North
12358	44 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	530m	North
12478	21 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	531m	North
12317	48 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	531m	North
12661	22 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	533m	North
12515	34 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	535m	North West
12516	35 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	537m	North West
12413	37 Third Avenue CHELTENHAM	Contributory	House	House	1/13/2000	541m	North
9198	Woodville Road WOODVILLE	Local	Railway Station	Woodville Railway Station	11/27/1997	543m	East
12357	43 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	545m	North
12476	19 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	545m	North
12377	46 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	550m	North
12514	33 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	552m	North West
12659	20 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	552m	North
12513	32 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	553m	North West
12483	26 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	554m	North West
12321	15 High Street CHELTENHAM	Contributory	House	House	1/13/2000	559m	North
12475	17 Fifth Avenue CHELTENHAM	Contributory	House	House and front fence	1/13/2000	560m	North
12319	52 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	566m	North

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
12512	31 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	567m	North West
12664	27 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	568m	North
12511	30 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	572m	North West
12359	47 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	572m	North
12657	18 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	574m	North
20815	Circuit Drive cnr Phillips Crescent HENDON	Local	Monument - Column - Cairn - Cross - Shrine - Marker - Statue	Hendon Aerodrome Cairn	5/15/2014	574m	South West
12481	24 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	577m	North West
12473	15 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	579m	North
12378	48 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	579m	North
12382	19 Tewkesbury Street CHELTENHAM	Contributory	House	House	1/13/2000	580m	North
12631	26 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	582m	North
12510	29 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	583m	North West
12360	49 Second Avenue CHELTENHAM	Contributory	House	House	1/13/2000	584m	North
12663	25 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	587m	North
12379	50 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	590m	North
12383	25 Tewkesbury Street CHELTENHAM	Contributory	House	House	1/13/2000	592m	North
12384	29 Tewkesbury Street CHELTENHAM	Contributory	House	House	1/13/2000	593m	North
12655	16 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	594m	North
12385	31 Tewkesbury Street CHELTENHAM	Contributory	House	House	1/13/2000	595m	North
12509	27 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	598m	North West
12479	22 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	600m	North West
12320	58 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	603m	North
12318	51 First Avenue CHELTENHAM	Contributory	House	House	1/13/2000	603m	North
12662	23 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	607m	North
12642	45 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	607m	North
12386	33 Tewkesbury Street CHELTENHAM	Contributory	House	House	1/13/2000	608m	North
12387	37 Tewkesbury Street CHELTENHAM	Contributory	House	House	1/13/2000	613m	North

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
12508	25 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	613m	North West
12380	54 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	615m	North
12653	14 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	615m	North
12388	39 Tewkesbury Street CHELTENHAM	Contributory	House	House	1/13/2000	616m	North
12629	22 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	617m	North
12389	41 Tewkesbury Street CHELTENHAM	Contributory	House	House	1/13/2000	619m	North
12477	20 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	621m	North West
12390	43 Tewkesbury Street CHELTENHAM	Contributory	House	House	1/13/2000	626m	North
12660	21 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	626m	North
12641	43 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	628m	North
12652	12 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	636m	North
12381	56 Stroud Street South CHELTENHAM	Contributory	House	House	1/13/2000	636m	North
12627	20 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	636m	North
12640	41 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	644m	North
12658	19 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	646m	North
9199	878-882 Port Road WOODVILLE SOUTH	Local	Hotel - Motel - Inn	Woodville Hotel	11/27/1997	647m	South East
12650	10 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	657m	North
12506	21 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	658m	North West
12468	7 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	660m	North West
12639	39 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	661m	North
12656	17 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	666m	North
12474	16 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	666m	North West
12625	16 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	674m	North
12638	37 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	678m	North
12648	8 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	678m	North
12504	19 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	681m	North West
12466	5 Fifth Avenue CHELTENHAM	Contributory	House	House & Granny Flat	1/13/2000	683m	North West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
12654	15 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	686m	North
12472	14 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	688m	North West
12610	26 Railway Terrace CHELTENHAM	Contributory	House	House	1/13/2000	691m	North
12637	35 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	692m	North
12623	14 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	693m	North
12503	17 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	696m	North West
12651	11 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	700m	North
12646	6 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	700m	North
12636	33 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	703m	North
12464	3 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	705m	North West
12621	12 Seventh Avenue CHELTENHAM	Contributory	House	House & Granny Flat	1/13/2000	707m	North
12471	12 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	711m	North West
12502	15 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	713m	North West
12649	9 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	713m	North
12609	24 Railway Terrace CHELTENHAM	Contributory	House	House	1/13/2000	714m	North
12635	31 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	715m	North
12619	10 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	720m	North
12463	1 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	727m	North West
12647	7 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	727m	North
12633	29 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	731m	North
12608	23 Railway Terrace CHELTENHAM	Contributory	House	House	1/13/2000	731m	North
12617	8 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	732m	North
20809	60A-62 Stroud Street North CHELTENHAM	Local	Civic/Community Centre	Cheltenham Community Centre, former Cheltenham Congregational Church	5/15/2014	737m	North
12645	5 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	741m	North
12501	13 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	742m	North West
12632	27 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	743m	North
12644	2 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	743m	North

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
12615	6 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	752m	North
12470	10 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	752m	North West
12630	25 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	756m	North
12500	11 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	757m	North West
9203	Woodville Road WOODVILLE	Local	Sporting Facility - General	St Clair Youth Complex	11/27/1997	758m	East
12444	1 Colston Street CHELTENHAM	Contributory	House	House	1/13/2000	764m	North West
12607	21 Railway Terrace CHELTENHAM	Contributory	House	House	1/13/2000	765m	North
9196	789-791 Port Road WOODVILLE	State	Religious Building	St Margaret's Anglican Church and Lychgate		766m	South East
12643	1 Sixth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	768m	North
12445	3 Colston Street CHELTENHAM	Contributory	House	House	1/13/2000	770m	North West
12469	8 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	771m	North West
12499	9 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	772m	North West
12614	4 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	772m	North
12446	5 Colston Street CHELTENHAM	Contributory	House	House	1/13/2000	776m	North
12679	64 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	779m	North
12422	19 Buller Terrace CHELTENHAM	Contributory	House	House & Granny Flat	1/13/2000	780m	North
12606	20 Railway Terrace CHELTENHAM	Contributory	House	House	1/13/2000	782m	North
12447	7 Colston Street CHELTENHAM	Contributory	House	House	1/13/2000	784m	North
12497	7 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	787m	North West
12628	21 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	788m	North
27626	9 Colston Street CHELTENHAM	Local		Former shop and attached dwelling		792m	North
12612	2 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	797m	North
12467	6 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	797m	North West
12449	11 Colston Street CHELTENHAM	Contributory	House	House	1/13/2000	800m	North
9195	44a Woodville Road WOODVILLE SOUTH	Local	Religious Building	Uniting Church Complex	11/27/1997	802m	South East
12423	21 Buller Terrace CHELTENHAM	Contributory	House	House	1/13/2000	803m	North
12681	66 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	804m	North
12450	15 Colston Street CHELTENHAM	Contributory	House	House	1/13/2000	807m	North
12451	17 Colston Street CHELTENHAM	Contributory	House	House	1/13/2000	813m	North

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
12424	22 Buller Terrace CHELTENHAM	Contributory	House	House	1/13/2000	814m	North
12465	4 Fifth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	816m	North West
12605	18 Railway Terrace CHELTENHAM	Contributory	House	House	1/13/2000	818m	North
12452	19 Colston Street CHELTENHAM	Contributory	House	House	1/13/2000	820m	North
12453	21 Colston Street CHELTENHAM	Contributory	House	House	1/13/2000	829m	North
9197	65 Woodville Road WOODVILLE	Local	Historic Sites (unclassified)	State Bank	11/27/1997	829m	East
27633	4 Circuit Drive HENDON	Local		Former Hendon Ammunition Factory - Main Store		830m	West
12494	3 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	832m	North West
12626	17 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	833m	North
12604	17 Railway Terrace CHELTENHAM	Contributory	House	House	1/13/2000	836m	North
12454	23 Colston Street CHELTENHAM	Contributory	House	House	1/13/2000	839m	North
12682	68 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	845m	North
12669	31 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	845m	North
12736	10 Whitney Street CHELTENHAM	Contributory	House	House	1/13/2000	849m	North
12425	24 Buller Terrace CHELTENHAM	Contributory	House	House	1/13/2000	849m	North
12735	8 Whitney Street CHELTENHAM	Contributory	House	House	1/13/2000	851m	North
12492	1 Fourth Avenue CHELTENHAM	Contributory	House	House	1/13/2000	853m	North West
12734	6 Whitney Street CHELTENHAM	Contributory	House	House	1/13/2000	854m	North
12732	4 Whitney Street CHELTENHAM	Contributory	House	House	1/13/2000	857m	North
12455	25 Colston Street CHELTENHAM	Contributory	House	House	1/13/2000	859m	North
12537	2 Herbert Street CHELTENHAM	Contributory	House	House	1/13/2000	859m	North
12426	25 Buller Terrace CHELTENHAM	Contributory	House	House	1/13/2000	860m	North
12730	2 Whitney Street CHELTENHAM	Contributory	House	House	1/13/2000	860m	North
12670	33 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	864m	North
12462	10 Earle Street CHELTENHAM	Contributory	House	House	1/13/2000	864m	North West
12683	70 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	865m	North
12603	16 Railway Terrace CHELTENHAM	Contributory	House	House	1/13/2000	868m	North
12427	26 Buller Terrace CHELTENHAM	Contributory	House	House	1/13/2000	873m	North
12684	72 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	879m	North
2992	Queen Street ALBERTON	Local	Sporting Facility - General	Fos Williams Grandstand, Alberton Oval	5/4/2000	894m	North West

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
12685	74 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	895m	North
12671	37 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	898m	North
12624	15 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	898m	North
9200	72 Woodville Road WOODVILLE	Local	Hall	Town Hall & Council Chambers	11/27/1997	906m	East
12428	28 Buller Terrace CHELTENHAM	Contributory	House	House	1/13/2000	908m	North
12686	76 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	910m	North
12539	8 Herbert Street CHELTENHAM	Contributory	House	House	1/13/2000	911m	North
12672	39 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	913m	North
12622	13 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	918m	North
12429	29 Buller Terrace CHELTENHAM	Contributory	House	House	1/13/2000	919m	North
12733	5 Whitney Street CHELTENHAM	Contributory	House	House	1/13/2000	921m	North
12731	3 Whitney Street CHELTENHAM	Contributory	House	House	1/13/2000	924m	North
12729	1 Whitney Street CHELTENHAM	Contributory	House	House	1/13/2000	926m	North
12673	41 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	928m	North
12430	30 Buller Terrace CHELTENHAM	Contributory	House	House	1/13/2000	931m	North
12538	3 Herbert Street CHELTENHAM	Contributory	House	House	1/13/2000	932m	North
12601	13 Railway Terrace CHELTENHAM	Contributory	House	House	1/13/2000	936m	North
12620	11 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	938m	North
12542	12 Herbert Street CHELTENHAM	Contributory	House	House	1/13/2000	942m	North
12674	43 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	943m	North
12600	12 Railway Terrace CHELTENHAM	Contributory	House	House & Granny Flat	1/13/2000	945m	North
12687	80 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	953m	North
12543	14 Herbert Street CHELTENHAM	Contributory	House	House	1/13/2000	957m	North
12431	31 Buller Terrace CHELTENHAM	Contributory	House	House	1/13/2000	959m	North
12618	9 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	963m	North
12599	11 Railway Terrace CHELTENHAM	Contributory	House	House	1/13/2000	964m	North
12432	32 Buller Terrace CHELTENHAM	Contributory	House	House	1/13/2000	969m	North
12545	16 Herbert Street CHELTENHAM	Contributory	House	House	1/13/2000	972m	North

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
12574	2 Percy Street CHELTENHAM	Contributory	House	House	1/13/2000	972m	North
12675	47 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	972m	North
12616	7 Seventh Avenue CHELTENHAM	Contributory	House	House	1/13/2000	979m	North
12184	5 Russell Terrace WOODVILLE	Contributory	House	House	1/13/2000	982m	East
12266	86 Woodville Road WOODVILLE	Contributory	House	House	1/13/2000	982m	East
12433	33 Buller Terrace CHELTENHAM	Contributory	House	House	1/13/2000	983m	North
12598	10 Railway Terrace CHELTENHAM	Contributory	House	House	1/13/2000	984m	North
12576	4 Percy Street CHELTENHAM	Contributory	House	House	1/13/2000	986m	North
20810	615 Torrens Road CHELTENHAM	Local	Gate	Cheltenham Park Racecourse Entrance Gates and Fence (located on Cheltenham Parade, approximately 230 metres from the South Eastern corner of Cheltenham Parade and Torrens Road)	5/15/2014	986m	North
12547	18 Herbert Street CHELTENHAM	Contributory	House	House	1/13/2000	988m	North
12267	86a Woodville Road WOODVILLE	Contributory	House	House	1/13/2000	989m	East
9231	765 Port Road WOODVILLE	Local	Council Offices	Former Council Chambers	11/27/1997	991m	South East
12688	84 Stroud Street North CHELTENHAM	Contributory	House	House	1/13/2000	991m	North
12185	6 Russell Terrace WOODVILLE	Contributory	Flat - Units	Single Storey Flats	1/13/2000	993m	East
12268	88 Woodville Road WOODVILLE	Contributory	House	House	1/13/2000	995m	East
12434	34 Buller Terrace CHELTENHAM	Contributory	House	House	1/13/2000	996m	North
12597	9 Railway Terrace CHELTENHAM	Contributory	House	House	1/13/2000	997m	North

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

Port Road, Albert Park, SA 5014

### Bushfire Protection Areas

Bushfire Protection Areas within the dataset buffer:

Map Id	Bushfire Risk Code	Development Plan Code	Additional Development Criteria	Distance	Direction
N/A	No records in buffer				

Bushfire Protection Areas Data Source: Dept of Planning, Transport and Infrastructure - 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	Distance	Direction
N/A	No records in buffer						

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

Port Road, Albert Park, SA 5014

## Groundwater Dependent Ecosystems Atlas

GDEs within the dataset buffer:

MapID	Type	Name	GDE Potential	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance
N/A	No records within buffer							

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology  
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## Ecological Constraints

Port Road, Albert Park, SA 5014

## Ramsar Wetlands

Ramsar Wetlands 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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LC Code	Location Confidence
Premise match	Georeferenced to the site location / premise or part of site
General area or suburb match	Georeferenced with the confidence of the general/approximate area
Road match	Georeferenced to the road or rail
Road intersection	Georeferenced to the road intersection
Feature is a buffered point	Feature is a buffered point
Land adjacent to geocoded site	Land adjacent to Georeferenced Site
Network of features	Georeferenced to a network of features

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