



Preliminary Site Investigation

Lot 104 and Lot 105 Port Elliot Road, South Australia

May 2022



PROJECT NAME: Preliminary Site Investigation – Middleton SA


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A circular professional seal for a registered professional engineer, featuring a globe and the letters 'CEP' in the center, surrounded by the text 'REGISTERED PROFESSIONAL ENGINEER'.

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Executive Summary

DBD Environmental (DBD) was engaged to undertake a Preliminary Site Investigation (PSI) for the property at Lot 104 and Lot 105 Port Elliot Road, South Australia (the Site). DBD understand that the site is currently vacant and is proposal for rezoning for residential land use. The objective of the assessment is to identify the potential for PCAs to exist on the Site that may preclude the proposed future residential land use. This includes:

- Identification of any potential onsite and offsite sources of contamination (potentially contaminating activities).
- Determination of potential chemical substances of concern.
- Identify areas of potential contamination.
- Identify potentially affected media (being soil, water, and vapour).

The scope of works required DBD to gather information about the site including a review of available historical documentation and development of a conceptual site model (CSM) in accordance with the National Environmental Protection Measure (NEPM) Assessment of Site Contamination (ASC) [amended 2013].

A desktop investigation of the title history suggests that there have been several different landowners throughout the history of the site. The title history between 1853 and 1984 states that the landowners have included farmers, graziers, labourers, storekeepers, and an engine driver. An interview with a representative of the Site owner since 2000 has confirmed that there has been small-scale cropping on the Site since that time but has been periodic in nature and has not been continuous across the entire period of his ownership. This assertion is supported by a 2010 aerial photograph which shows the bailing of hay across the entirety of the Site, indicating the presence of agricultural activity during that period. Information has been provided to DBD relating to the herbicides used for agricultural activities, including (Glyphosate), DBD understands that chemicals have had limited use and been applied as per the manufacturer's specifications and that no chemicals have been stored on site. Given the lack of storage infrastructure on Site, it is unlikely that any large quantities of chemicals have been stored on the Site.

A historical aerial photograph since 1949 shows a small building on Lot 105 (north-eastern corner) which, according to Mr. Grant Lewis, was a horse stable. This stable was demolished shortly after he took ownership in 2000. No other changes to the site have occurred. Historical aerial photographs can be seen in Appendix G.

A site walkover was conducted by a DBD scientist on 12 May 2022. The presence of fill material or Asbestos Containing Material (ACM) were not identified on the Site, and no other significant signs of contamination were identified.

Surrounding land use in 1949 was mostly open farmland or vacant land with scattered rural residential properties. Since then, the township of Middleton has developed significantly and now

borders the property on the southern and eastern boundaries, with an additional smaller development on the western boundary. A railway Line extends the entirety of the southern boundary of Site and is still currently operational. The railway line was constructed in 1854 to provide a transportation route between the River Murray and the ocean wharfs and Port Elliot and the line was extended northwards in 1869 through Middleton and Strathalbyn. In 1986, this railway line was repurposed as the Victor Harbour Tourist Railway Line. A small station was visible from the 1949 aerial photograph in the middle of the southern boundary (approximately 15 meters from the boundary) and is still present in this location today. However, the extent of infrastructure associated with this railway appears to diminish over time. There appears to be no other railway infrastructure observed from the aerials and during the site walkover. Maintenance of the railway may have included the routine spraying of weeds. Contaminants of potential concern (COPCs) associated with railway activity include Total Petroleum Hydrocarbons (TPH), Benzene, Toluene, Ethylbenzene and Xylene (BTEX), Phenols, Heavy Metals, Nutrients, Pesticides and Herbicides. Contamination may exist as a result of the railway operations and could have affected the Site.

The use of the land for broad acre farming has been identified through historical aerial photographs and interviews and has also been identified as a Potentially Contaminating Activity (PCA) associated with the Site. COPCs which relate to the use of the land for agricultural practices include pesticides, herbicides, heavy metals, and nutrients.

Table 1.1 below aims to address the current planning requirements of Practice Direction 14. In the case of this site, the contaminants would have the potential to impact receptors such as future site users through the interaction with soil.

Table 1.1: Site contamination indicator checklist

Site Contamination Indicator	Onsite	On Adjacent Sites
Class 1 Potentially Contaminating Activity	No	No
Class 2 Potentially Contaminating Activity	No	Yes (Railway)
Class 3 Potentially Contaminating Activity	No	May Exist
SA EPA Section 83a Notification	No	No
SA EPA Section 7 Statement	No	No
Groundwater Prohibition Area	No	No

Based on review of the historical information as part of this PSI, the site is not the subject to a Section 83a notification, is not within a groundwater prohibition area. However, there has been a Class 2 activity identified on the adjacent land on the southern boundary. No Class 1 activity has been identified on adjacent sites.

In the case of this site, any contamination that may exist would have the potential to impact receptors including future site users and personnel working onsite through the interaction with shallow soil. Exposure pathways include direct contact with soil through mechanical disturbance,

and the consumption of vegetation growing onsite influenced directly by uptake of chemicals within the soil.

It should be noted that soil, groundwater or soil vapour sampling was not included as part of this investigation. Given the absence of intensive agricultural activities and large-scale chemical use, the risk of groundwater contamination at the site that would preclude the use of the site for residential land use is considered unlikely. Given the depth of groundwater (approximately 7 m bgl), the risk of vapour intrusion that would preclude the use of the site for residential land use is also considered unlikely.

DBD considers that the historical PCAs identified would not preclude the proposed future land use. This assessment has been completed for the purposes of planning and it is likely that additional works will be required at the next stage of development to quantitatively confirm the suitability of each parcel for residential land development.

1 Introduction

1.1 Background

DBD Environmental (DBD) has been engaged by Andrew Humby of Humby Consulting on behalf of Mr. Grant Lewis to undertake a PSI for the property on Lot 104 and 105 Port Elliot Road, Middleton, SA (the Site). DBD understands that the property is currently zoned as Deferred Urban Zone, and a code amendment is proposed to rezone the land to Neighbourhood Zone (i.e., residential). This zoning change proposes a more sensitive land use, and is therefore subject to a PSI Report, pursuant to Schedule 8, Clause 2A of the Planning, Development, and Infrastructure (General) Regulations 2017.

A Site Location Plan is provided in Figure 1 (Appendix A).

1.2 Objective

The objective of the assessment is to identify the potential for PCAs to exist on the Site that may preclude the proposed future residential land use.

1.3 Scope of Work

DBD completed the following tasks as part of the PSI report:

- Review Historical aerial photographs.
- Review ownership history (Certificate of Title Historical Review).
- Review of EPA records (Site Contamination Index & Public Register).
- Review of EPA Section 7 records.
- Summary of the site's topography, geology, and hydrogeology.
- Review and summary of available reports pertaining to site contamination at the site.
- Identifying current and historical PCAs (defined in Environment Protection Regulations, 2009).
- Identification of areas of interest and chemicals of potential concern.

A Site walkover:

- Visual inspection of the property to assess any site features or properties that may relate to the contamination status of the land.
- Visually confirm the presence/absence of asbestos materials across the site.

The preparation of this PSI report, which will include the following:

- A summary of the PSI investigation including a PCAs table.

- One site contamination declaration form as per the Practice Direction 14 - Site Contamination Assessment.

2 Site Information

The basic site information is shown in Table 2.1.

Table 2.1: Site Information.

Information	Details
Address	Lot 104 and 105 Port Elliot Road, Middleton, South Australia
Site area	95,525 m ²
Certificate of title	Lot 104, Volume: 5799, Folio: 377 Lot 105, Volume: 5799, Folio: 208
Current ownership	Grant Lewis
Current land use	Broad Acre Farming
Proposed land use	Rural Residential
Surrounding boundary land use	North: Rural residential/agricultural South: Neighbourhood zone and coastal line East: Neighbourhood zone West: Rural residential/agricultural
Local government Authority	Alexandrina Council
Current zoning	Differed Urban Zone

2.1 Surrounding Land Use

The key features of the neighbouring properties noted during a review of aerial photographs were:

- North – two rural residential properties are located directly north of the Site across Port Elliot Road, with farmland extending further north. A portion of the Middleton neighbourhood zone is located north-east of Site adjacent Ocean Road.
- East – neighbourhoods of Middleton town are located directly east of Site across Mindacowie Terrace, extending east and south-east for approximately 3.5 km. The Middleton Tavern is located directly east of the Site boundary.
- South – Victor Harbour Tourist Railway Line extends across the entire southern border, with an area of the Middleton neighbourhood extending approximately 400 m south to the coastline.
- West – A small group of rural residential dwelling are located directly west of the Site across Basham Beach Road, with farmland extending for approximately 800 m.

2.2 Indication of Preferential Pathways / Dial Before You Dig (DBYD) Plans

Based on a DBYD enquiry for the land parcel, there are currently no underground or above-ground services on or nearby to the site.

A summary of services located on or adjacent the land parcel is detailed in table 2.2, below.

The DBYD plans are shown in Appendix B.

Table 2.2: DBYD Summary

Services	DBYD Information
Power	Electricity Poles and low-voltage cables are present on the boundary of the allotments; however, no electricity cables enter the property at any point.
Telecommunications	Above ground cables are present bordering the perimeter of the Site boundary. No underground cables exist.
Reticulated Water	Water mains run along roadways on the outside of each allotment. One water main is located at the boundary of both allotments along Port Elliot Road.
Wastewater	No sewer exists in the area.
NBN	NBN optic-fibre cables run on the outside of the site along the trainline and Port Elliot Road. No fibre-optic cables or trenches enters the property.
Gas	No gas exists in the area.

3 Site History

3.1 Historical Ownership

A review of the certificates of titles (CTs) was undertaken to identify previous owners of the site to determine the potential for contaminating activities that may have occurred. A summary of the site ownership is shown in Table 3.1. The current CT is included in Appendix C. Table 3.1 indicates that the site owners have had a variety of occupation, some of which relate to the land use, including farmers, a graziers, labourer, storekeeper, and engine driver. No occupational information is available between 1995 and 2022.

Table 3.1: Current and historic certificates of title.

Title reference	Date issued	Proprietors/ lessees/ custodians at time of issue	Occupation
Lot 105 Port Elliot Road, Middleton SA			
CT 5799/377	17/8/2000	Grant Lewis	-
CT 324/38	11/7/1963	Lorna May Randall	-
	16/6/1928	John Reidlands Chibnall	Farmers
	7/11/1864	James Chibnall	Grazier
Lot 104 Port Eliot Road, Middleton SA			

Title reference	Date issued	Proprietors/ lessees/ custodians at time of issue	Occupation
CT 5799/208	17/8/2000	Grant Lewis	-
CT 324/37	12/7/1984	Lorna May Randall	Grazier
	30/7/1974	Donald Wilkie Innes	Storekeeper
	23/4/1969	Wallis Field	Farmer
	9/8/1946	Elizabeth Field Ruby Field	-
	31/8/1898	Henry Newich	Engine driver
	11/7/1853	Thomas Hollis	Labourer

3.2 Historical Aerial Photography

Aerial photographs of the site and surrounding area were reviewed to identify historical land use and any activities from 1949 to 2020 that may have led to site contamination. Photographs were obtained from The Government of South Australia Department for Environment and Water and Google Earth. Details of the photographs and significant features of the site and surrounding area are shown in Table 3.2. The full extent of the land identified in this historical search is two separate land parcels, therefore, Table 3.2 will refer to them as Lot 104 (comprising the majority of the land area) and Lot 105 (a smaller portion of land in the north-eastern corner). Specific land boundaries are delineated in Figure 2 (Appendix A).

The historical aerial imagery is presented in Appendix E.

Table 3.2: Summary of historical aerial photography

Date	Site use	Surrounding land use
1949	Lot 104 is vacant, with no significant site features on any portion of the land parcel. There is a structure present on Lot 105, however, no features exist to discern the use of this structure as a residential dwelling or an industrial/commercial use.	Multiple rural residential dwellings exist on surrounding properties, predominantly to the north and north-east of the Site where the town of Middleton is developing. Rural farmland is present in all directions. A railway line exists on the whole length of the southern boundary, with two groupings of structures present, which are likely to be railway stations.
1976	It is unclear if the structure located on Lot 105 is present. No other significant site features are apparent on Lot 104 or Lot 105.	Significant development of the town of Middleton to the north-east, east, and south of the Site.
1987	It is unclear if the structure located on Lot 105 is present. No significant changes to the 1976 aerial photograph.	Significant development of the town of Middleton to the north-east, east, and south of the Site.
1997	It is unclear if the structure located on Lot 105 is present. No significant changes to the 1987 aerial photograph.	Further development of the Middleton township. Development of rural residential dwelling on the western border of the Site.
2010	The structure on Lot 105 previously identified in	Further development of the Middleton township.

Date	Site use	Surrounding land use
	1949 is no longer present. The land on Lot 104 appears to have had agricultural uses, with hay bales present on a majority of the Site. No significant changes since the 1997 aerial photograph.	
2020	No significant changes to the 2010 aerial photograph.	No significant changes to the 2010 aerial photograph.

3.3 Environmental Protection Authority Records

The SA EPA provided a response to the questions prescribed in section 7(1)(b) Schedule 1- Contracts for sale of land or business-forms (Divisions 1 and 2) of the Land and Business (Sale and Conveyancing) Act 1994. A copy of the SA EPA search result is shown in Appendix D.

The results of the SA EPA section 7 search show the SA EPA does not hold details relating to mortgages, charges and prescribed encumbrances affecting the land, licences and exemptions relating to environment protection or pollution and site contamination on both land parcels. The SA EPA has noted that historical records concerning matters prior to 1 May 1995 are limited.

3.4 Site Walkover/Interview with Site Owners

A brief phone interview was conducted by DBD scientist William Abbott and the current Site owner Mr. Grant Lewis on 12 May 2022. The current owner has owned the land title since 2000. The interview included a discussion of historical ownership, land use, and the potential for contaminating activities to have occurred at the site. A site walkover was also conducted on 12 May 2022. The following is a summary of the key information obtained during the interview:

- The current owner is noted that since 2000 low intensity broad acre farming has been undertaken at the site. The farming was periodic in nature, with no cropping on the land for several years. He is unaware of the land use before taking ownership.
- To his knowledge, no burial of animals or burning of waste has occurred on the Site.
- Typical agricultural chemicals (herbicides) were used on the crops and were used to the manufacturer’s specifications. No large quantities of chemicals were stored on Site.
- A 1949 aerial photograph shows a structure located on the north-eastern corner of the Site. The owner claims that this structure was a stone horse stable and was demolished upon his ownership around the year 2000.
- The Site was covered in grass and appeared to have been mowed recently.
- Vegetation looked in good condition with no visible signs of stress.
- Old wooden railway infrastructure was observed close to the southern boundary.
- Small piles of scrap metal were observed under trees close to the southern boundary.

- No asbestos containing material (ACM) is known to have existed on site or were identified during the site walkover.
- No fill material is known to have been imported to the Site and no fill was observed during the site walkover.

Site photographs are shown in Appendix G.

4 Environmental Setting

4.1 Topography and Drainage

There is a gradual slope from an approximate height of 23 m Australian Height Datum (m AHD) on the north-western corner (Port Elliot and Basham Beach Road) to approximately 18 m AHD on the southern boundary, therefore, sloping in a south-easterly direction.

Stormwater is expected to flow in a south-easterly direction, although stormwater flow over land is not expected to be significant as a large amount of stormwater is expected to infiltrate through the soil profile.

The Middleton Beach coastline is located approximately 400 m south-east of the site at its closest point. A small water body is located approximately 1.2 km north of the Site on a private property. Lake Alexandrina is located approximately 24 km East of the Site.

4.2 Geology

The South Australian Resources Information Geoserver (SARIG) database indicates that the site is underlain by Blanchetown clay, with undifferentiated Quaternary rocks further south. Blanchetown clay is described as a laminated greenish-grey and red-brown clay and silty clay, with local areas of calcarete and minor interbedded quartz sand.

A review of the Australian Soil Resource Information Systems (ASRIS) acid sulphate soils map indicates that the site has extremely low probability of acid sulphate soils (ASS).

4.3 Hydrogeology

The WaterConnect Database provided by the Government of South Australia was searched to obtain groundwater data from wells drilled within a 2 km radius of the site. The wells within this radius have been installed between 1932 and 2020. The database provided the following information:

- There are 21 wells within a 2 km radius of the site, which were drilled from 6 m to 175.26 m below ground level (bgl).
- The standing water level (SWL) of groundwater from all wells ranged from 2 m bgl to 28 m bgl.

- No wells are located directly on the Site; however, two wells exist on private neighbouring properties approximately 200 m to the north and west. The well located north of Site was drilled in 1985 for irrigation purposes and has a SWL of 7.6 m bgl. The well to the west has no information regarding SWL.
- The salinity measured in total dissolved solids (TDS) concentration in the wells ranged from 1,285 mg/L to 17,150 mg/L. EPA (2009) Guidelines for the Assessment and Remediation of Groundwater Contamination considers that groundwater with TDS concentration less than 1,200 mg/L is suitable as a potential drinking water supply, therefore, no wells within this 2 km range are deemed as suitable for human consumption. Four wells within this range are suitable for irrigation and general water uses as they don't exceed 3,000 mg/L.

Further details obtained from the WaterConnect database are provided in Appendix F.

5 Potentially Contaminating Activities

For the purpose of sections 103C and 103H of the Environmental Protection Act 1993, the following activities are prescribed as PCAs:

- a) an activity of a kind set out in Schedule 3 clause 2, undertaken in the course of a business.
- b) a domestic activity of a kind set out in Schedule 3 clause 3.
- c) any other activity (other than an activity of a kind excluded under Schedule 3 clause 2 from the ambit of potentially contaminating activities) undertaken in the course of a business involving:
 - I. the manufacture, production (including as a by-product or waste) or recycling of a listed substance or a product containing a listed substance
 - II. the storage at a discrete premise of the business of
 - A. 500 litres or more of a liquid listed substance: or
 - B. 500 kilograms or more of a listed substance other than a liquid.

5.1 Listed Activities Planning, Development and Infrastructure Act 2016 – Practice Direction 14

Planning regulation Practice Direction 14 lists PCAs in Schedule 1 which are categorised into three Classes (Class 1, Class 2, and Class 3). After review of the collated site history information, PCAs that have been identified to have occurred at the site and at the adjacent sites are presented in Table 5.1.

Table 5.1: Potentially Contaminating Activities (Practice Direction 14, 2021)

Activity	Location	Definition
Broad Acre Farming	Onsite (historical)	Low-intensity periodic agriculture
Railway Operations	Offsite (historical and current)	Operation of rolling stock on a railway and other activities conducted on railway land.

Based on historical and current desktop searches, as well as an interview with a Site representative, there has been historic use of the land for low-intensity agriculture since the year 2000. The current owners are unaware of the land use before this time and there is no evidence of large-scale agricultural activity on the Site in historical aerial photographs. However, historical land title searches revealed that the land has been owned by graziers and farmers for specific periods of time between 1864 and 1984, therefore, cropping and grazing of animals may have occurred on the Site historically. A railway line exists adjacent to the Site, extending the entirety of the southern boundary, with a platform station located towards the south-east corner.

5.2 Contaminants of Potential Concern

The potential contaminants of concern have therefore been limited to the contaminants which may potentially exist, based on the activities outlined in Section 5.1. The COPCs related to broad acre farming is presented in Table 5.2 below.

Table 5.2: Contaminants of Potential Concern

Activity	Chemical of Potential Concern	Media	Current or Historical	Planning Class
Broad Acre Farming	Herbicides, Organochloride Pesticides (OCPs) Organophosphorus Pesticides (OPPs) Heavy metals (aluminium, arsenic, cadmium, chromium, copper, iron, lead, magnesium, potassium) Nutrients (nitrogen, phosphorus)	Soil	Historical	-
Railway Operations (offsite)	Total Petroleum Hydrocarbons (TPH), Benze, Toluene, Ethylbenzene and Xylene (BTEX), Phenols, Heavy Metals (arsenic, lead, zinc, cadmium, chromium, iron), Nutrients (i.e., nitrates, ammonia) OCPs and OPPs, Herbicides	Soil	Historical	Class 2

It is noted that there may be additional chemicals of concern that may have been associated with these activities, however, the site history suggests that these are the most likely chemicals of concern.

6 Conceptual Site Model

The preliminary conceptual site model (CSM) provides site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The preliminary CSM includes information on the following:

1. Sources - known and potential sources of contamination and contaminants of concern including the mechanisms of contamination as well as the nature and extent of site contamination.
2. Relevant media - potentially affected media such as soil, sediment, groundwater, surface water, indoor air, and ambient air.
3. Relevant receptors - human and ecological receptors.
4. Exposure pathways - potential and complete exposure pathways to relevant receptors.

Table 6.1: Preliminary Conceptual Site Model Summary

Item	Details
Site topography and surface drainage	<p>There is a gradual slope from an approximate height of 23 m AHD on the north-western corner (Port Elliot and Basham Beach Road) to approximately 18 m AHD on the southern boundary, therefore, sloping in a south-easterly direction.</p> <p>Stormwater is expected to flow in a south-easterly direction, although stormwater flow over land surface is not expected to be significant as a large amount of stormwater is expected to infiltrate through the soil profile.</p> <p>The Middleton Beach coastline is located approximately 400 m south-east of the site at its closest point. A small water body is located approximately 1.2 km north of the Site on a private property. Lake Alexandrina is located approximately 24 km East of the Site.</p>
Regional Geology	<p>The South Australian Resources Information Geoserver (SARIG) database indicates that the site is underlain by Blanchtown clay, with undifferentiated Quaternary rocks further south.</p>
Hydrogeological setting	<p>There are 21 wells within a 2 km radius of the site, which were drilled from 6 m to 175.26 m below ground level (bgl). The standing water level (SWL) of groundwater from all wells ranged from 2 m bgl to 28 m bgl. No wells are located directly on the Site; however, two wells exist on private neighbouring properties approximately 200 m to the north and west. The well located north of Site was drilled in 1985 for irrigation purposes and has a SWL of 7.6 m bgl. The well to the west has no information regarding SWL.</p> <p>The salinity measured in total dissolved solids (TDS) concentration in the wells ranged from 1,285 mg/L to 17,150 mg/L, therefore, no wells within this 2 km range are deemed as suitable for human consumption.</p>

Item	Details	
Current and proposed land use scenario	The site is currently zoned as Deferred Urban with no dwellings existing on the site. A residential development area is proposed for this Site and will be rezoned as Neighbourhood zone.	
Source of contamination and chemicals of interest	The primary source of contamination is the chemicals associated with the broad acre farming that has been identified on site. The COPCs associated with this activity are pesticides, heavy metals, and nutrients.	
Sensitive receptors	<p>Human Health</p> <p>Potential human receptors include:</p> <ul style="list-style-type: none"> • Future site users • Surrounding site users (i.e., adjoining land holders). • Construction or maintenance workers undertaking earthworks and other subsurface excavations. 	<p>Ecological</p> <p>Potential ecological receptors include:</p> <ul style="list-style-type: none"> • Vegetation growing onsite influenced directly by uptake of chemicals within soil.
Migration pathways and exposure routes	<p>Possible migration pathways may include:</p> <ul style="list-style-type: none"> • Transport of contaminants by mechanical disturbances (i.e., earthworks). • Uptake of contaminants by plants. <p>Possible exposure routes may include:</p> <ul style="list-style-type: none"> • Direct dermal contact (e.g., skin exposure). • Ingestion of contaminants in soil. • Inhalation of contaminants in soil (dust). • Consumption of garden produce grown in soil. 	

7 Discussion and Conclusion

DBD was engaged to undertake a PSI and soil investigation for the property on Lot 104 and Lot 105 Port Elliot Road, Middleton SA. The objective of the assessment is to identify the potential for PCAs to exist on the Site that may preclude the proposed future residential land use.

Based on the preliminary investigations, DBD concludes the following:

- This PSI identified one PCA relating to the historical and current use of the land in the form of broad acre farming. A number of COPC’s have been identified in relation to this PCA, including pesticides and herbicides, heavy metals, and nutrients.
- A Class 2 PCA was identified offsite located adjacent the southern boundary of the Site in the form of railway operations. COPCs associated with this activity include TPH, BTEX, Phenols, Heavy Metals, Nutrients, Pesticides and Herbicides. Contamination may have affected the Site through activities associated with this infrastructure.

- The future receptors of any potential contamination are the site users of the property, construction workers and surrounding land users. The contamination pathway which could lead to exposure to contamination is primarily the interaction with topsoil material through disturbance in ingestion or inhalation during site development.
- Based on the review of the historical information as part of this PSI, the site is not the subject of a Section 83a notification, is not within a groundwater prohibition area and the surrounding properties are unlikely to have been used for Class 1 or Class 2 activities.
- No ACM is known to have existed on the Site and was not observed during the site walkover.

DBD considers that the historical PCAs identified would not preclude the proposed future land use. This assessment has been completed for the purposes of planning and it is likely that additional works will be required at the next stage of development to quantitatively confirm the suitability of each parcel for residential land development.

8 References

National Remediation Framework Guideline on performing remediation options assessment
Version 0.1.

National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended
in 2013) (the ASC NEPM).

SA EPA (2015), Environment Protection (Water Quality) Policy and Explanatory Report 2015.

SA EPA (2018) Guideline Site Contamination: Determination of background concentrations
(EPA 838/08, 2018).

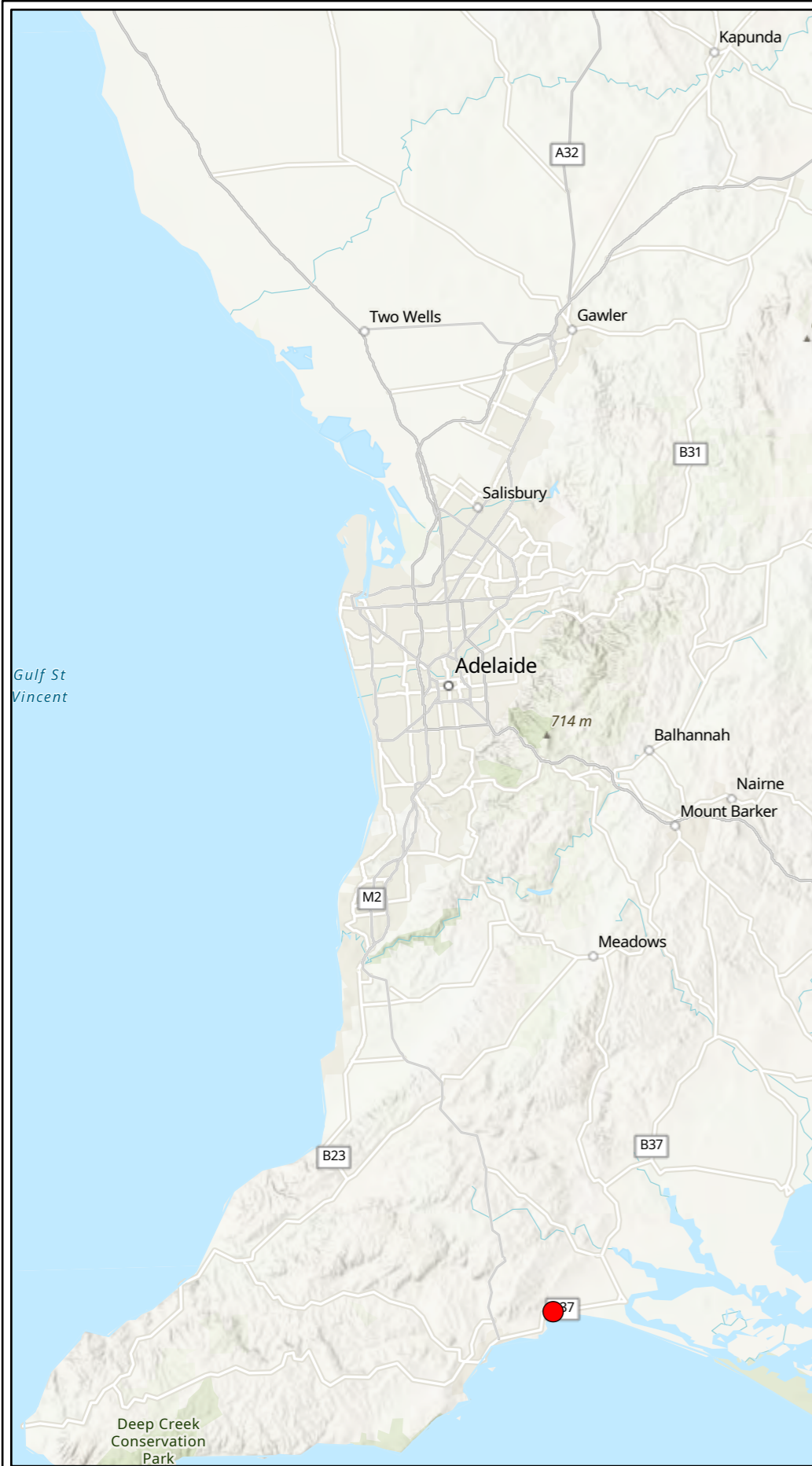
SA EPA (2019) Guidelines for the Assessment and Remediation of Groundwater Contamination.

SA EPA (2021), Site contamination referral decision-making framework.

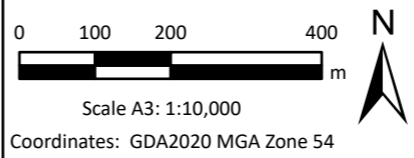
South Australia Environment Protection Act 1993.

State Planning Commission (2021), Practice Direction 14 - Site Contamination Assessment 2021.

Appendix A: Site Figures



Legend
 ● Site Location
 □ Site Boundary



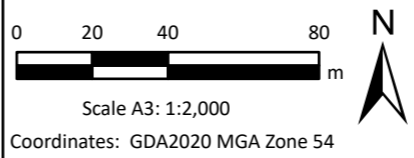
Drawn: AS	Job No: 0237LEW
Checked: WA	Client: Grant Lewis
Revision: 1	Date: 16 May 2022
Location: Lot 104 and Lot 105 Port Elliot Road, Middleton, South Australia	

SITE LOCATION

Figure: 1



- Legend**
- Site Boundary
 - CT Boundary
 - Photos



Drawn: AS	Job No: 0237LEW
Checked: WA	Client: Grant Lewis
Revision: 1	Date: 20 May 2022

Location: Lot 104 and Lot 105 Port Elliot Road, Middleton, South Australia

SITE LAYOUT

Figure: 2

Appendix B: DBYD Plans

Caller Details

Contact: William Abbott	Caller Id: 3116904	Phone: 0413 619 929
Company: DBD Environmental		
Address: 17 Sydenham Road Norwood SA 5067	Email: will.abbott@dbdenvironmental.com.au	

Dig Site and Enquiry Details

WARNING: The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



User Reference: 0237LEW		
Working on Behalf of: Private		
Enquiry Date: 01/05/2022	Start Date: 06/05/2022	End Date: 06/05/2022

Address:
 Lot 104 Port Elliot Road
 Middleton SA 5213

Job Purpose:
 Excavation

Onsite Activities:
 Manual Excavation, Mechanical Excavation

Location of Workplace:
 Private

Location in Road:

- Check that the location of the dig site is correct. If not you must submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

Notes/Description of Works:
 Not supplied

Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.


** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

Asset owners highlighted with a hash # require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
210847510	Alexandrina Council	(08) 8555 7000	NOTIFIED
210847514	NBN Co SANT	1800 687 626	NOTIFIED
210847511	Nextgen (SA)	1800 262 663	NOTIFIED
210847515	SA Power Networks	(08) 8292 0218	NOTIFIED
210847513	SA Water	(08) 7424 1117	NOTIFIED
210847512	Telstra SANT	1800 653 935	NOTIFIED

END OF UTILITIES LIST

To: William Abbott
Phone: Not Supplied
Fax: Not Supplied
Email: will.abbott@dbdenvironmental.com.au

Dial before you dig Job #:	31855660	
Sequence #	210847514	
Issue Date:	02/05/2022	
Location:	Lot 104 Port Elliot Road , Middleton , SA , 5213	






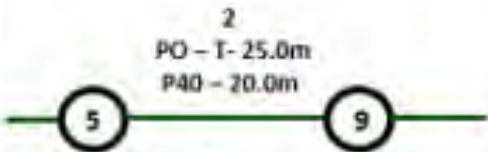
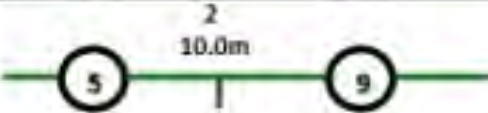





Indicative Plans

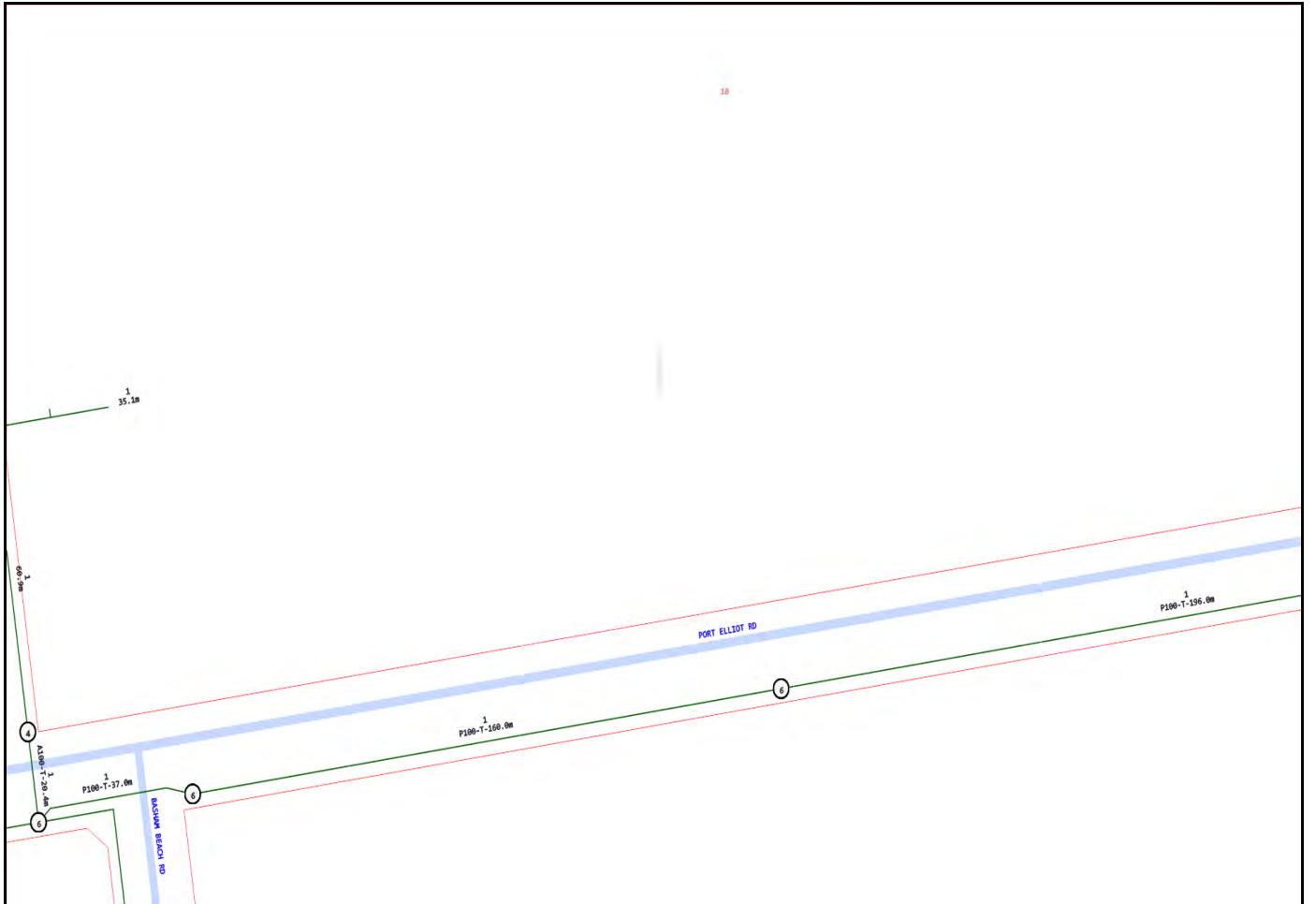
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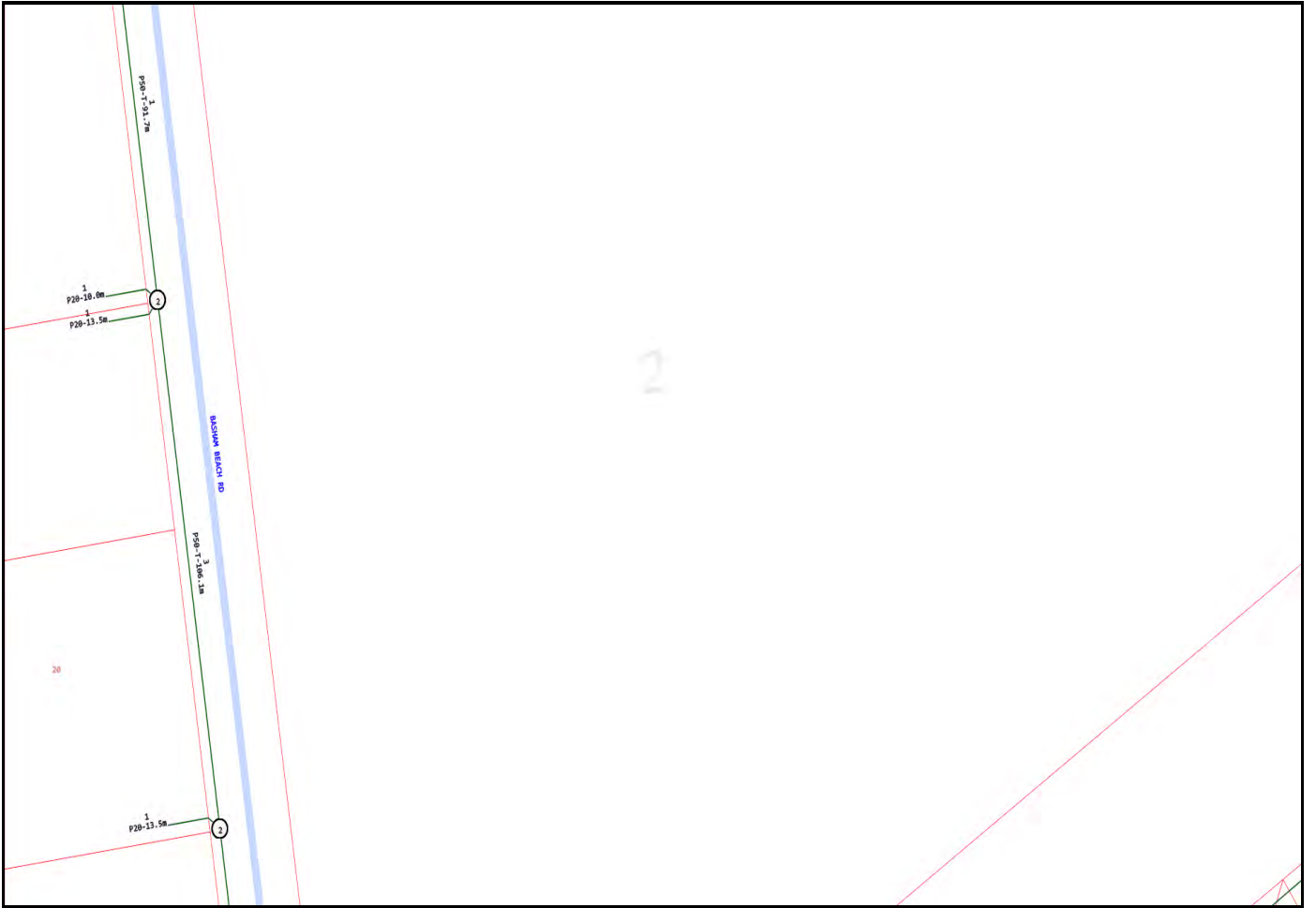


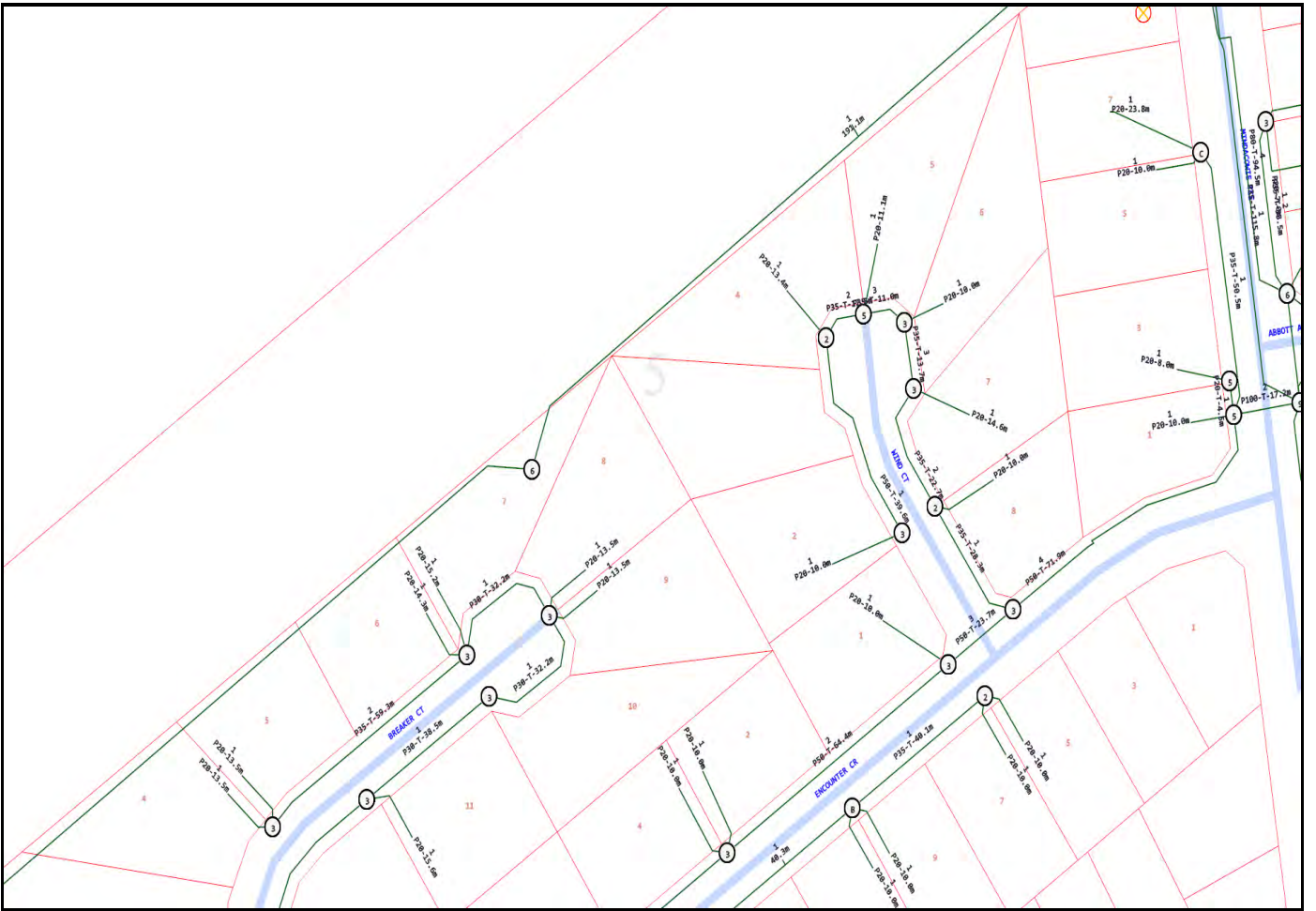
LEGEND




	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m 







To: William Abbott
Phone: Not Supplied
Fax: Not Supplied
Email: will.abbott@dbdenvironmental.com.au

Dial before you dig Job #:	31855660	
Sequence #	210847514	
Issue Date:	02/05/2022	
Location:	Lot 104 Port Elliot Road , Middleton , SA , 5213	

Indicative Plans

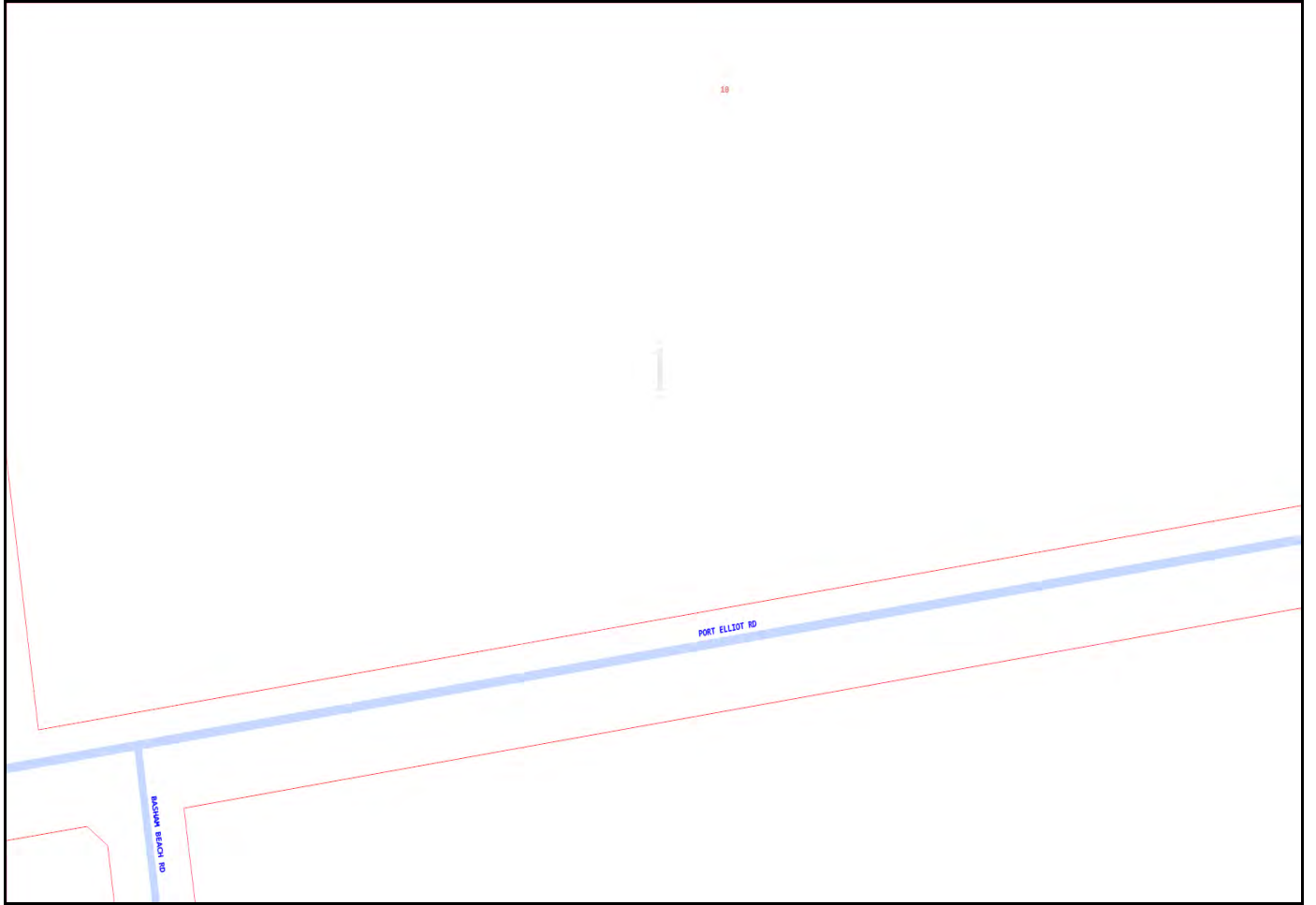
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2	5
3	6

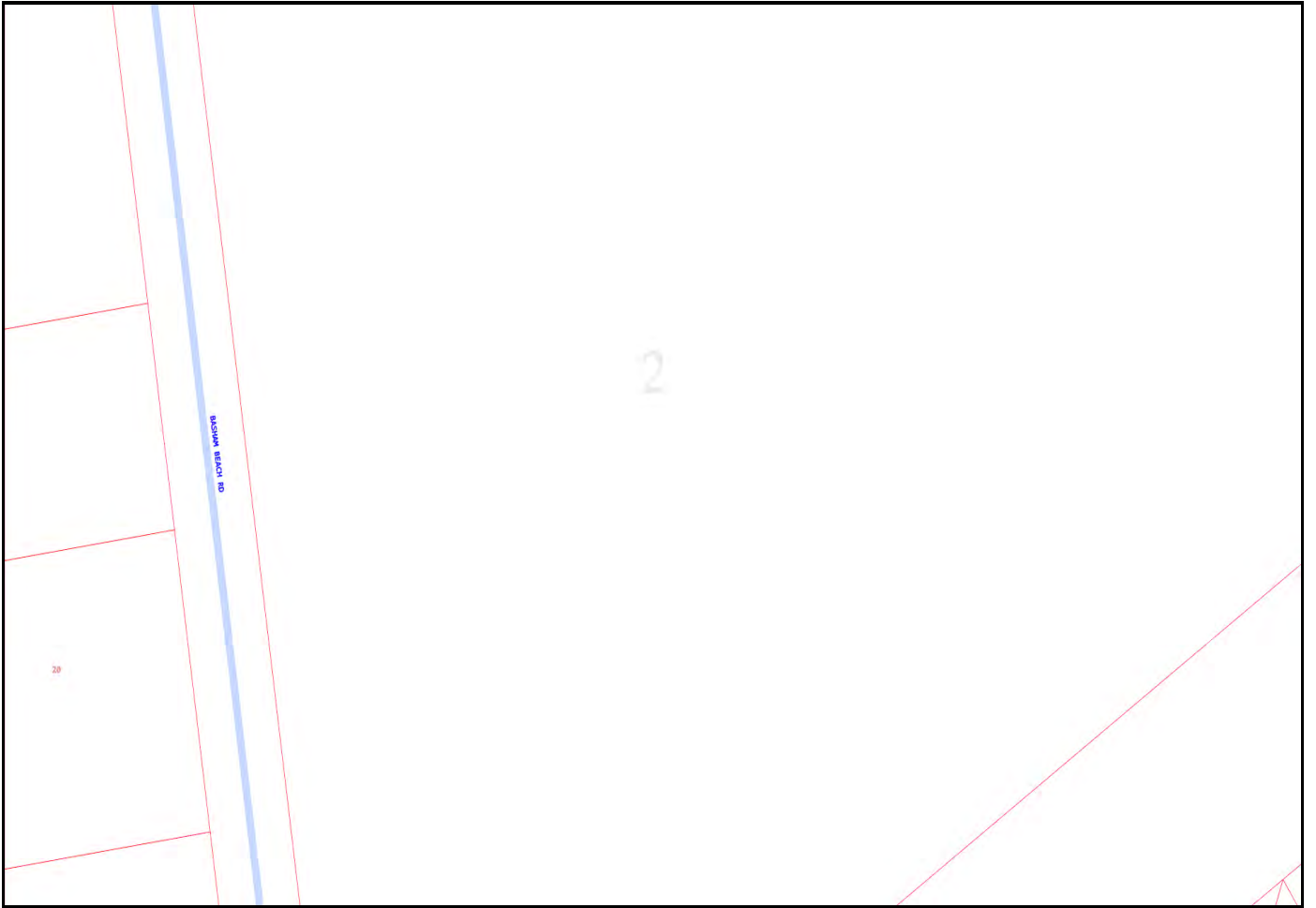


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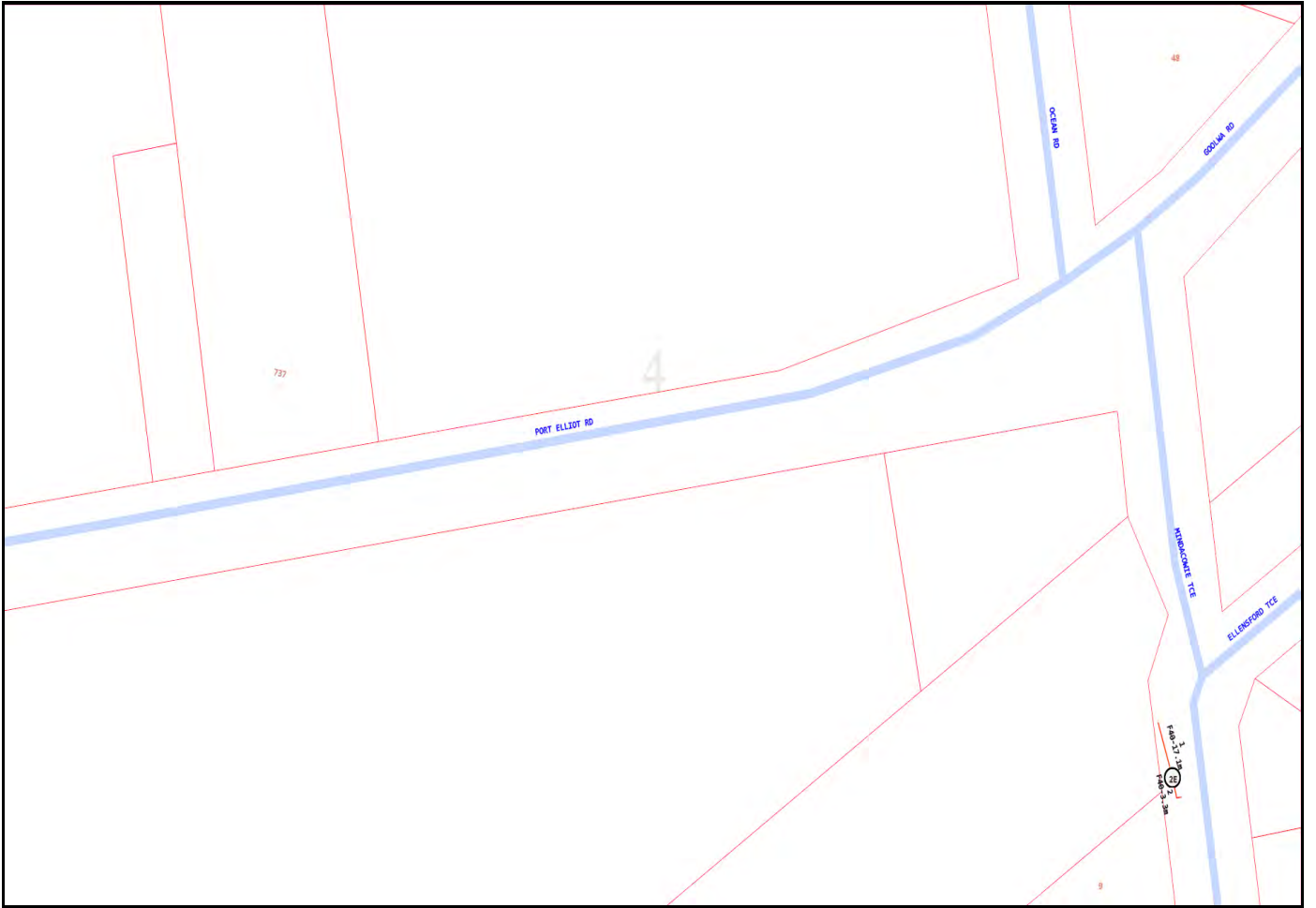


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m

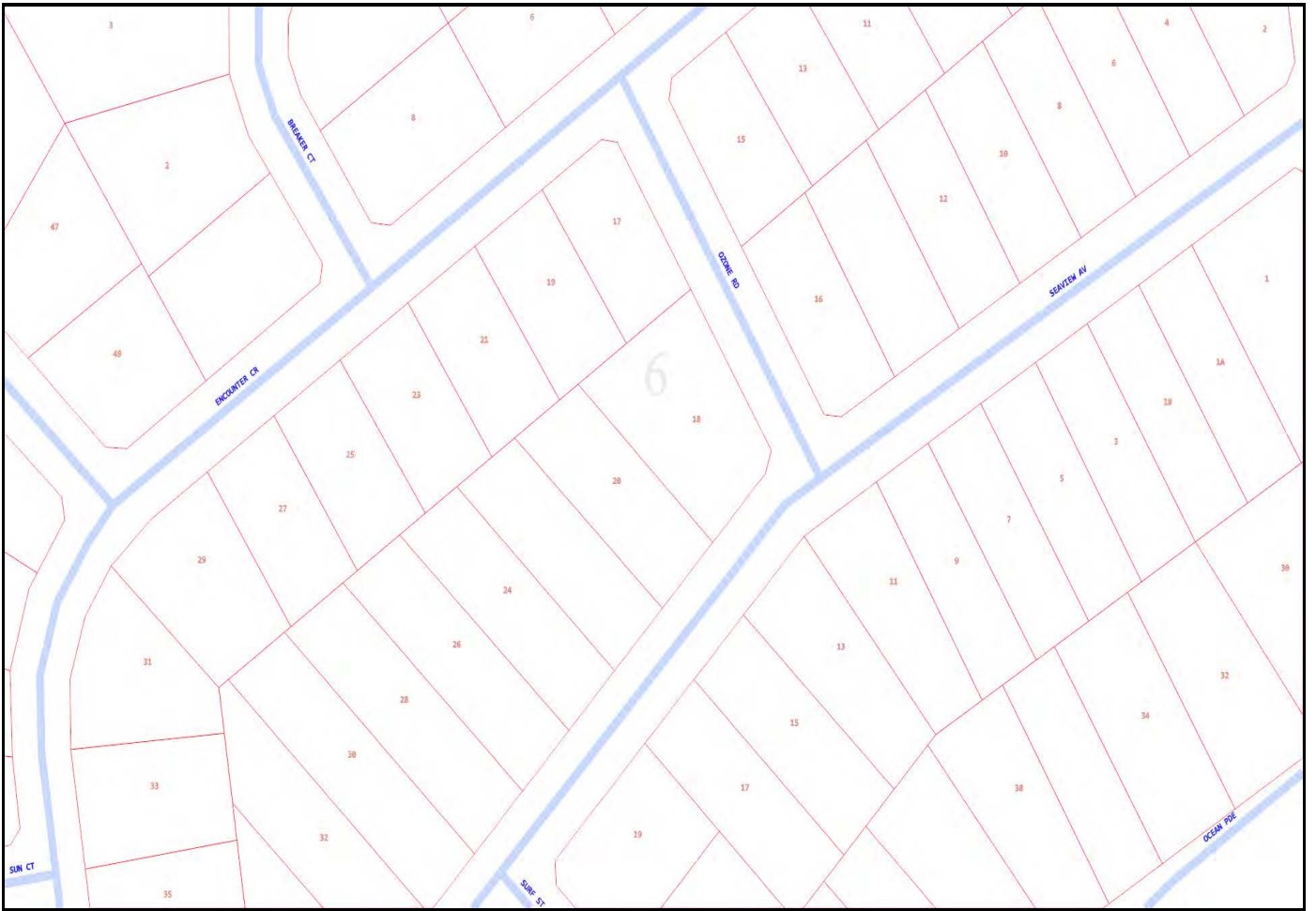






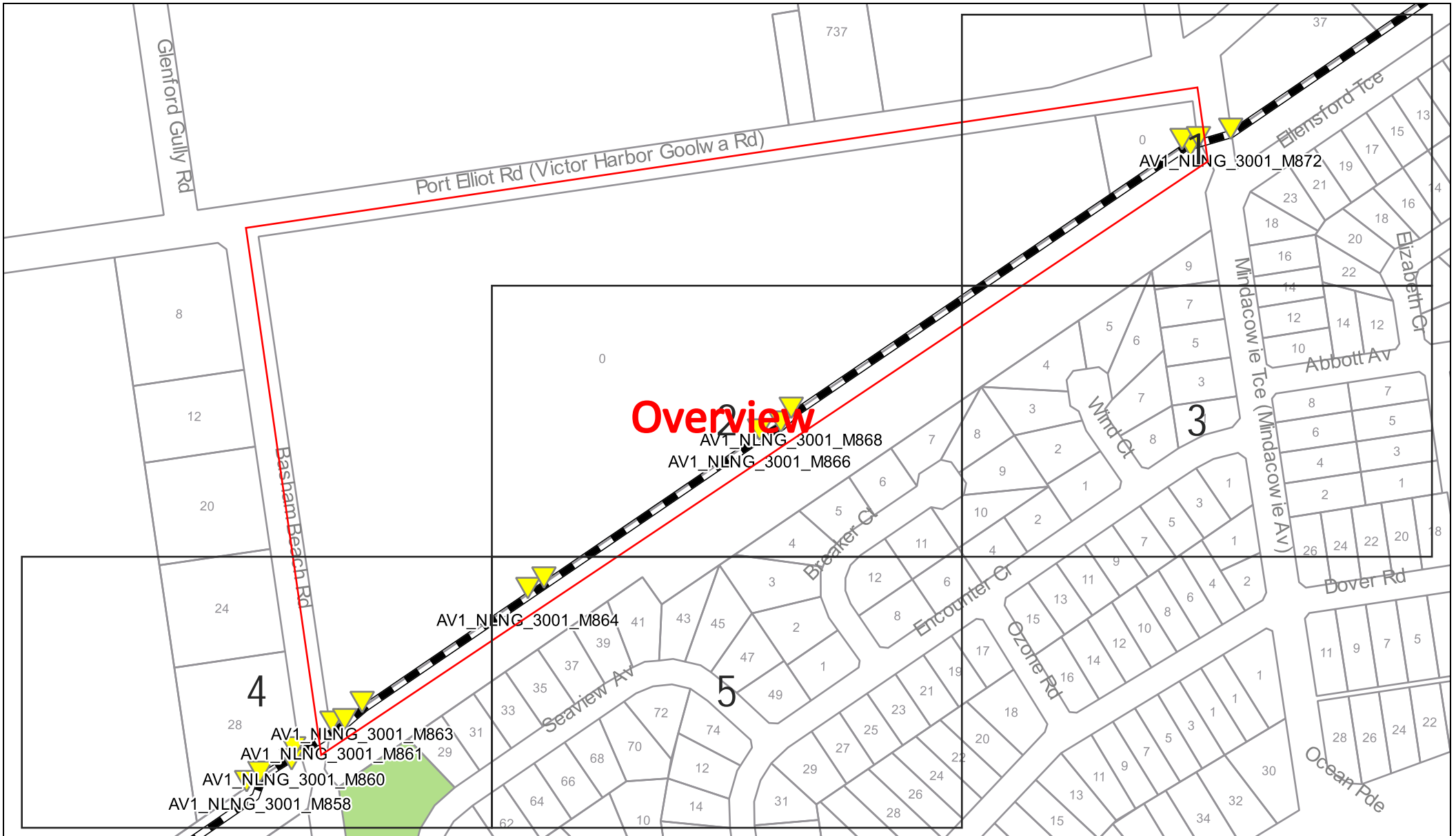






Emergency Contacts

You must immediately report any damage to the **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.



Sequence Number: 210847511

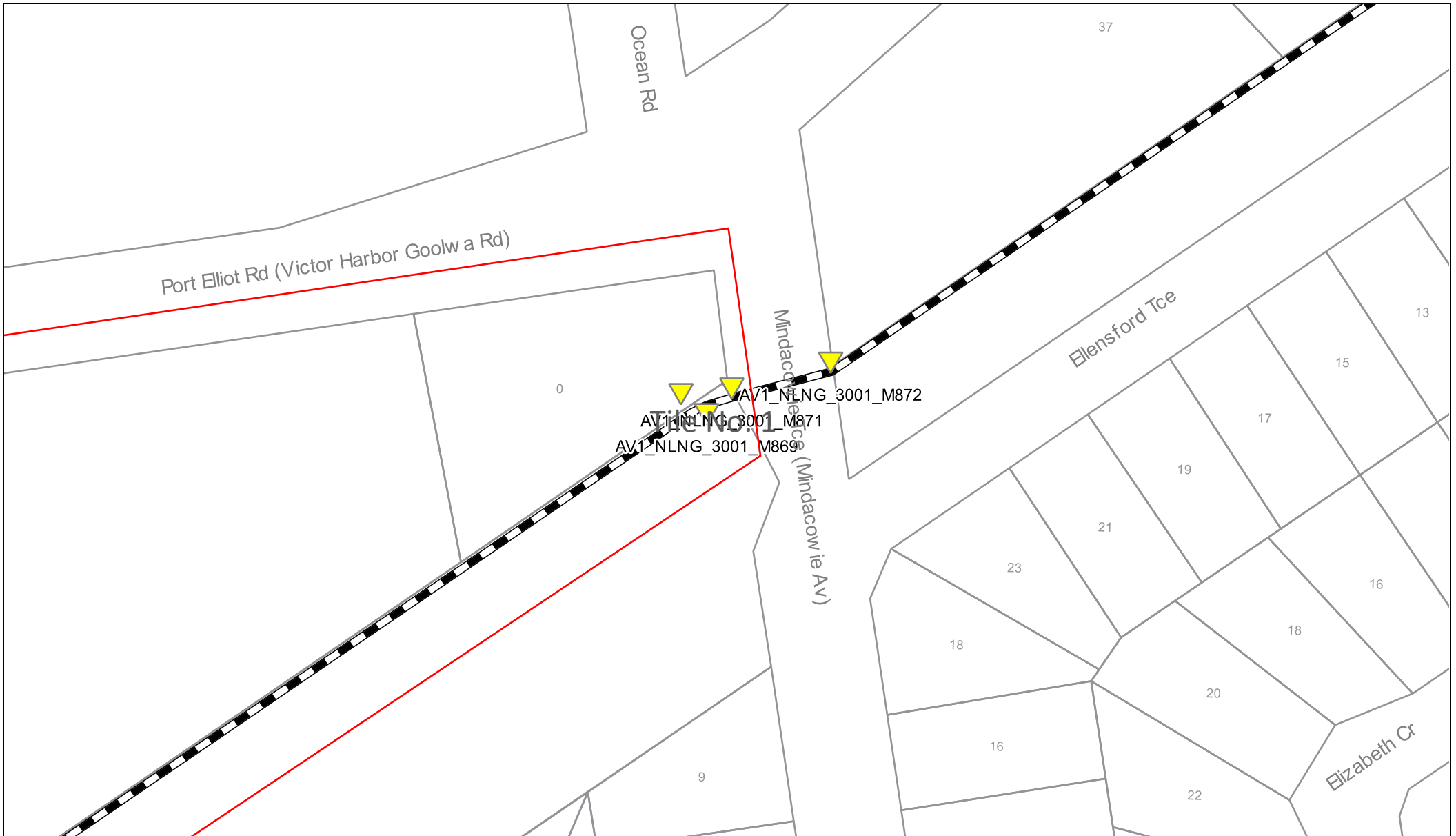
Date: 02/05/2022

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIAL SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.



LEGEND

- | Digsite | | Assets | |
|---|------|---|----------------|
|  | Area |  | Cable |
| | |  | 3rd Party Duct |
| | |  | Marker Post |



Sequence Number: 210847511

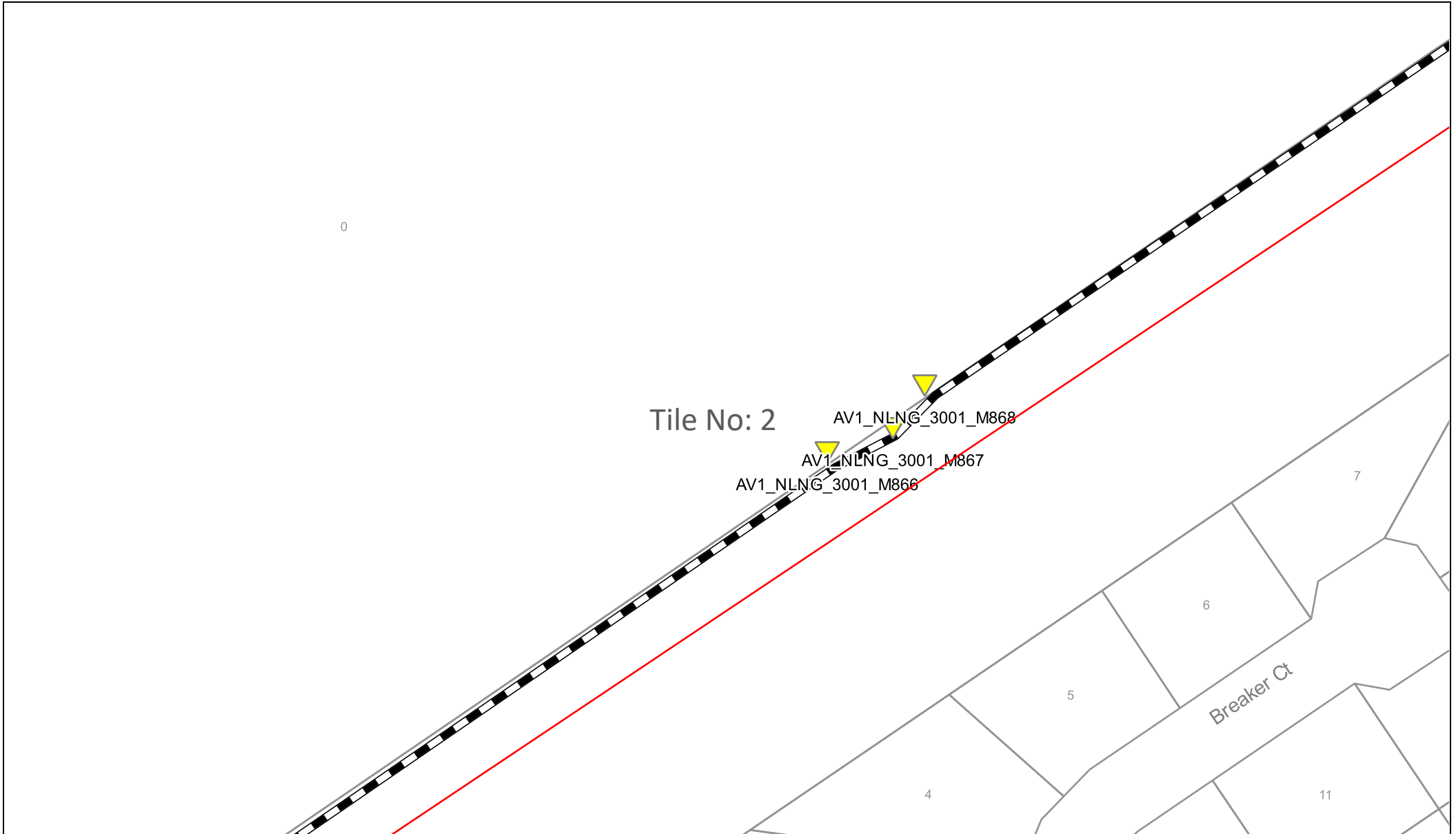
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LEGEND

- | Digsite | Assets |
|---------|----------------|
| Area | Cable |
| | 3rd Party Duct |
| | Marker Post |



Sequence Number: 210847511

Date: 02/05/2022

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LEGEND

- | Digsite | Assets |
|---------|----------------|
| Area | Cable |
| | 3rd Party Duct |
| | Marker Post |



Sequence Number: 210847511

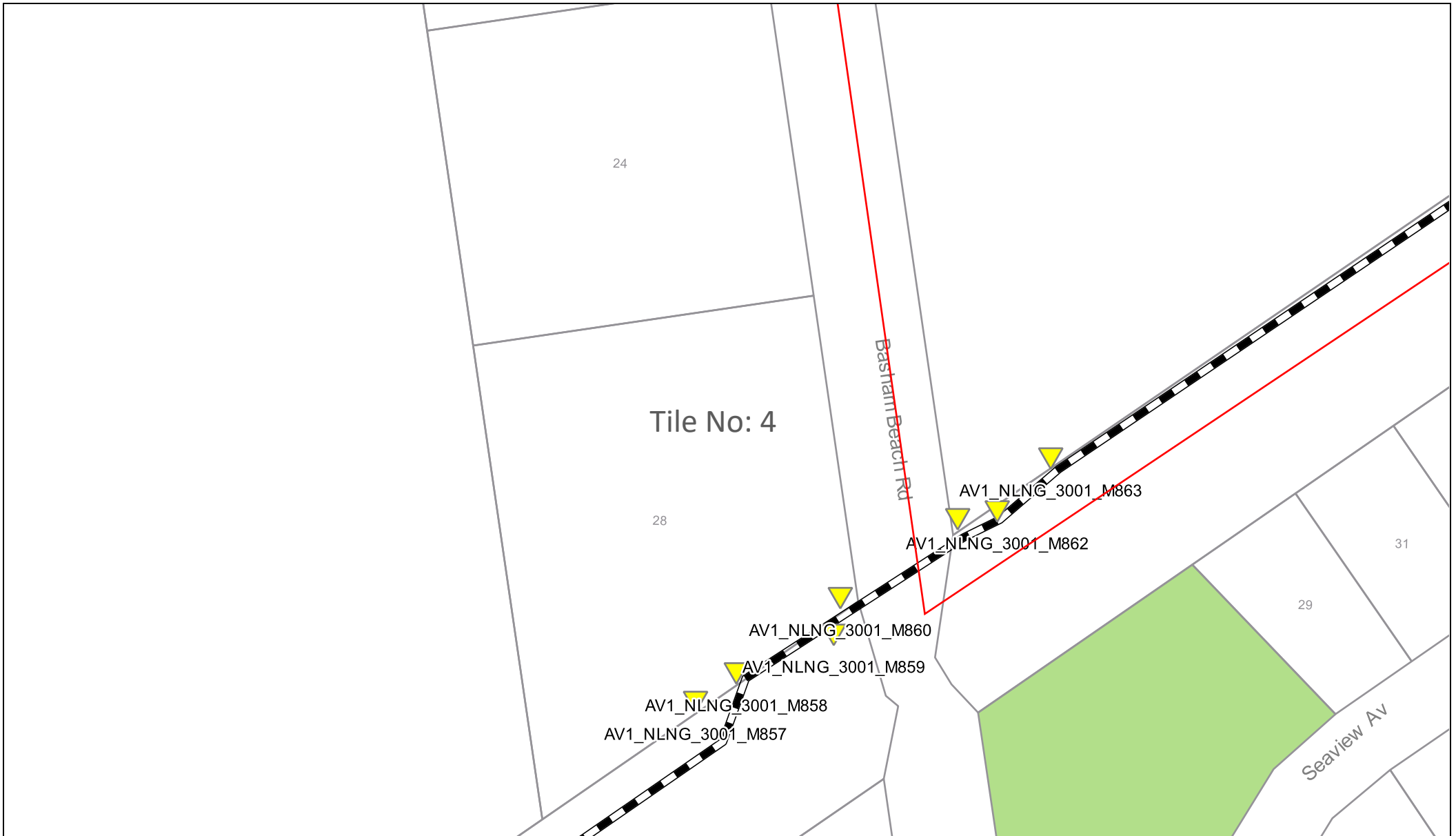
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LEGEND

- | Digsite | Assets |
|---------|----------------|
| Area | Cable |
| | 3rd Party Duct |
| | Marker Post |



Sequence Number: 210847511

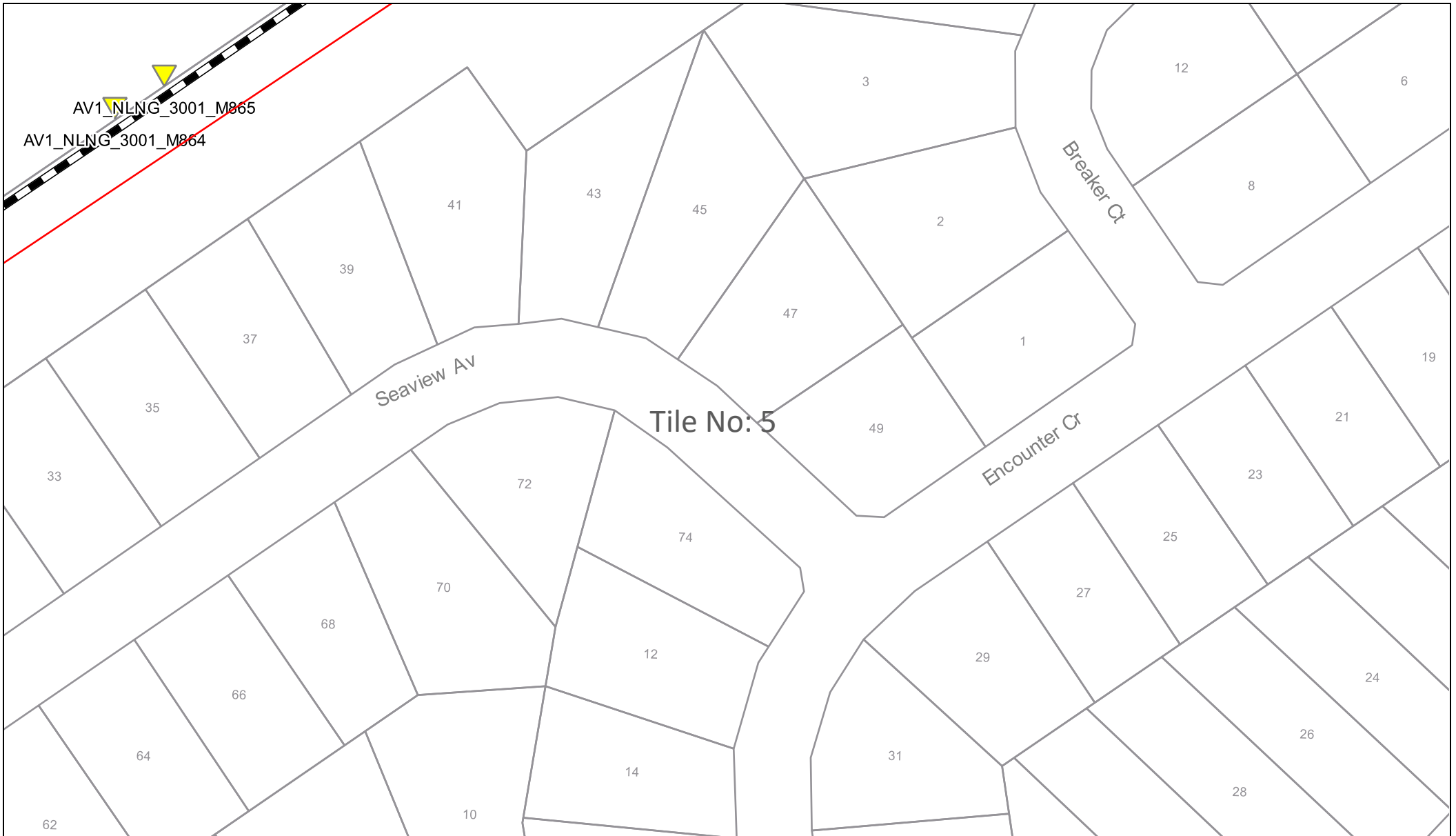
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LEGEND

- | Digsite | Assets |
|--|--|
|  Area |  Cable |
| |  3rd Party Duct |
| |  Marker Post |



Sequence Number: 210847511

Date: 02/05/2022

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIAL SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.



LEGEND

- | Digsite | Assets |
|--|--|
|  Area |  Cable |
| |  3rd Party Duct |
| |  Marker Post |

To:

DBD Environmental - William Abbott

17 Sydenham Road

Norwood

SA

5067

Enquiry Details		
Utility ID	50800	
Sequence Number	210847515	
Enquiry Date	02/05/2022 09:20	
Response	AFFECTED	
Address	Lot 104 Port Elliot Road Middleton	
Location in Road		
Activity	Manual Excavation, Mechanical Excavation	

Enquirer Details		
Customer ID	3116904	
Contact	William Abbott	
Company	DBD Environmental	
Email	will.abbott@dbdenvironmental.com.au	
Phone	+61413619929	Mobile

Underground cable locations ASSETS FOUND

The process:

1. You made an enquiry with Dial Before You Dig (1100).
2. Dial Before You Dig referred your enquiry to SA Power Networks (South Australia's Distribution Network).
3. SA Power Networks has checked their records and have found underground assets in your request area.
4. Please review the attached Asset Map(s) in regard to your excavation, as there may be some restrictions that apply if your excavation is greater than 300mm below ground level and less than 3.0m from an SA Power Networks Asset. Further explanation of restricted and exclusion zones can be found at <http://www.sapowernetworks.com.au/public/download.jsp?id=1775> OR search [sapowernetworks.com.au](http://www.sapowernetworks.com.au) for NICC 404 and by referring to the figure on page 10, 11 or 12.
5. An on-site assessment and/or technical drawings may also be necessary to ascertain the exact cable/asset location. This service can be provided by SA Power Networks and may incur a cost.
6. Please contact your local SA Power Networks Location Officer to schedule work or make further enquiries regarding this request either by return email or the contact number supplied. Other general enquiries can be made on (08) 8292 0218.
7. If you have damaged SA Power Networks Assets immediately notify Faults & Emergencies on (08) 8404 4496.

Please note: Underground services in the vicinity of any proposed earthworks must be located by hand digging (pot-holing) prior to the commencement of works. Persons conducting works will be held responsible for any resulting loss or damage to the services associated with infrastructure

Important information and conditions of use for users of underground services information supplied by SA Power Networks

Indicative information only

The accompanying information is intended only to indicate the presence of SA Power Networks' underground services and/or to convey general indicative information in respect of the location marked on the plans. **The information does not necessarily provide current, comprehensive or accurate description or location of the underground services or associated infrastructure.**

The information may also describe or indicate the presence of underground services or infrastructure not owned by SA Power Networks, for example, electrical services connected to an SA Power Networks' service point. SA Power Networks takes no responsibility for services or infrastructure that is not owned or operated by SA Power Networks or the accuracy or completeness of their description or location in the accompanying information.

Additional technical information may be requested from SA Power Networks for planning or engineering design (non-digging) purposes. Such requests are to be directed to SA Power Networks Builders and Contractors Electrical Service Line (1300 650 014).

Identifying the location of underground services

Working near or around live electrical cables can be hazardous. **An on-site assessment is strongly recommended prior to undertaking ANY works and is necessary to determine the location of the underground services.** This can be undertaken by SA Power Networks or an alternative professional locating service provider. Enquiries can be made about SA Power Networks' cable location service by telephoning (08) 8292 0218.

Restrictions may apply in regard to your excavation particularly if your excavation is greater than 300mm below ground level and less than 3.0m from an SA Power Networks asset. Further explanation regarding restricted exclusion zones can be found at <http://www.sapowernetworks.com.au/public/download.jsp?id=1775> OR search sapowernetworks.com.au for NICC 404 and by referring to the figures on pages 10, 11 or 12.

Underground services in the vicinity of any proposed earthworks must be located by hand digging (pot-holing) prior to the commencement of the works. Persons conducting works will be held responsible for any resulting loss or damage to the services or associated infrastructure.

Working near high voltage 66kV underground cables

Persons intending to conduct earthworks in the vicinity of an SA Power Networks high voltage 66kV underground cable MUST first obtain a site-specific clearance by contacting the SA Power Networks Cable Management Technical Officer on 0403 582 174.

Basis of information supply

The accompanying information is supplied at the request of, and is only provided for use by, the requestor. The information is valid for 30 days from the date of issue.

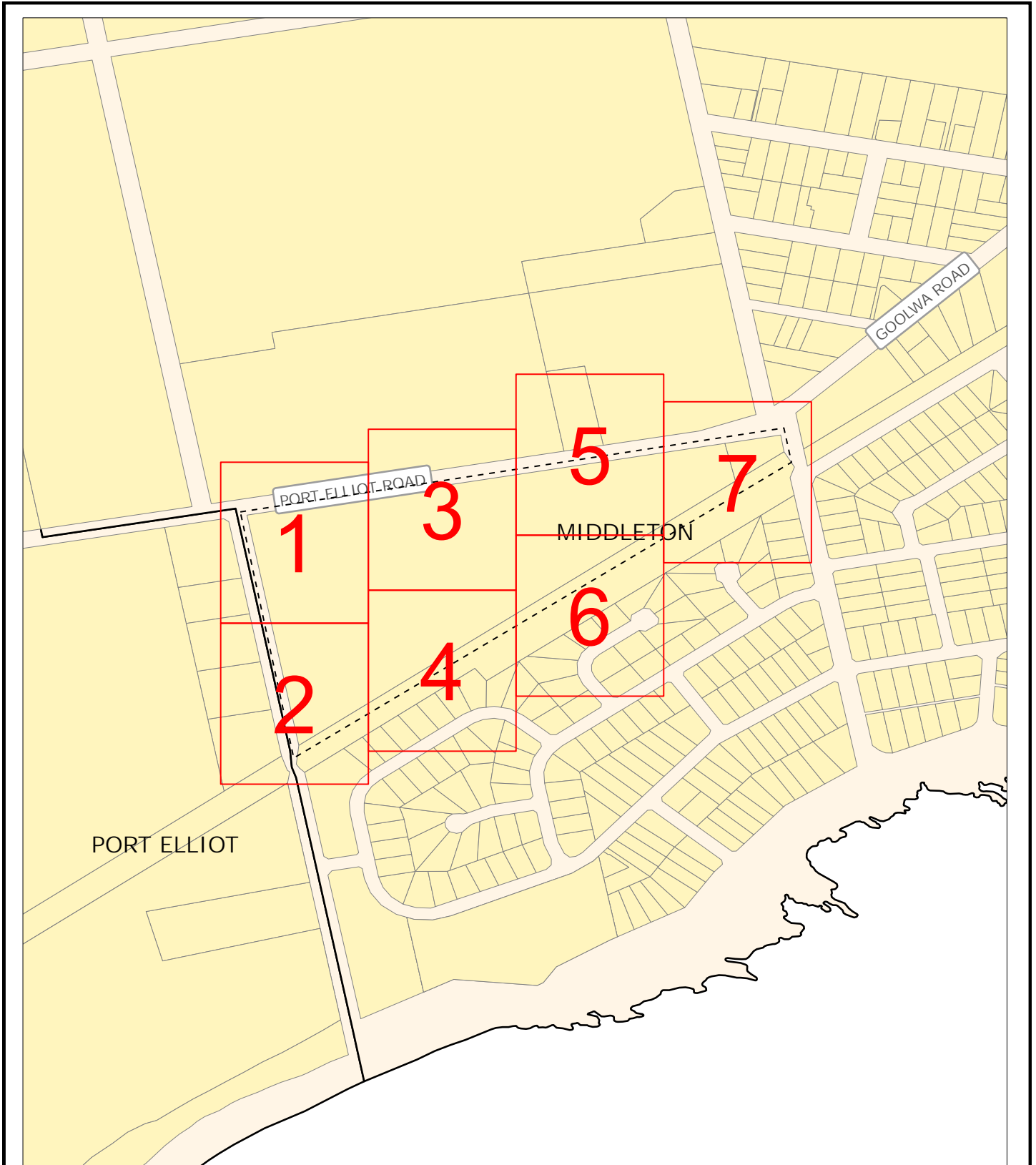
SA Power Networks, its employees, agents and contractors shall accept no responsibility for any inaccuracy or incompleteness in the information provided or liability in respect of any personal injury, death, loss or damage to any real or personal property or otherwise that arises out of or in connection with, directly or indirectly, the provision of or reliance upon the information.

It is the requestor's responsibility to ensure that the information provided accords with the area depicted on the requestor's Dial Before You Dig request. The information provided should not be used in respect of any area outside of the area depicted on the Dial Before You Dig request. SA Power Networks does not warrant that the information is suitable for the requestor's intended purposes.

Any use of the accompanying information is subject to the requestor's agreement to the conditions contained in this document. Upon acceptance of these conditions, SA Power Networks grants the requestor permission to use the information. The information must be returned to SA Power Networks if the conditions are not accepted.

Important note: It is an offence under the Electricity Act 1996 (SA) to cause damage to or interfere with electrical infrastructure

Date: 02/05/2022

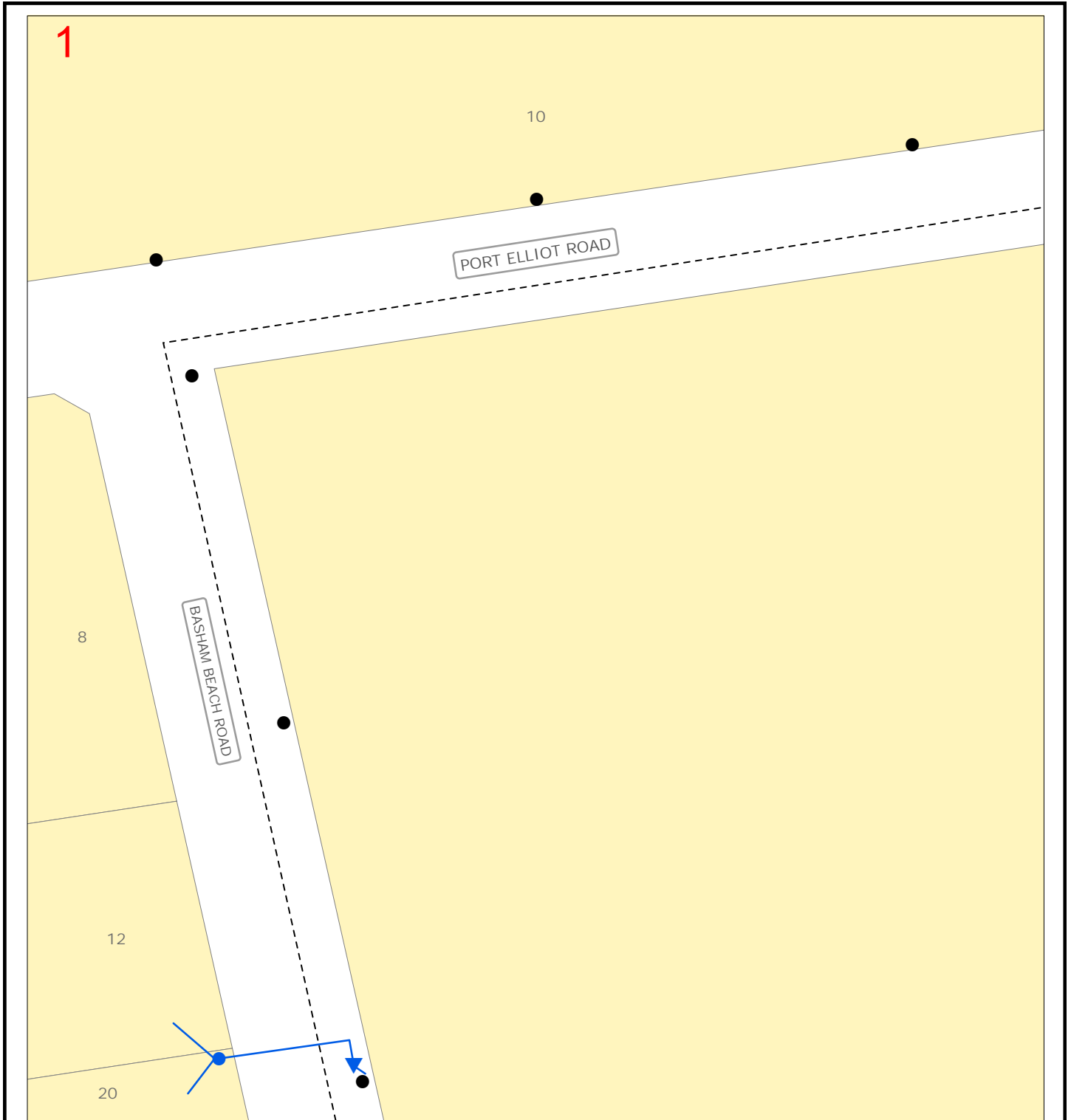


Disclaimer: The Plan/Sketch is supplied at your request and is subject to your agreement that SA Power Networks shall not be liable or responsible for the correctness or otherwise of any such information supplied pursuant to this request. Upon acceptance of this condition SA Power Networks grants you permission to use the Plan/Sketch as a guide to the location of SA Power Networks assets. The Plan/Sketch must be returned to SA Power Networks if you fail to accept the conditions of use.



LEGEND:

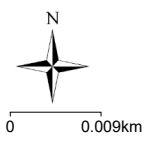
- 1 Detail Map
- DBYD Requested Area

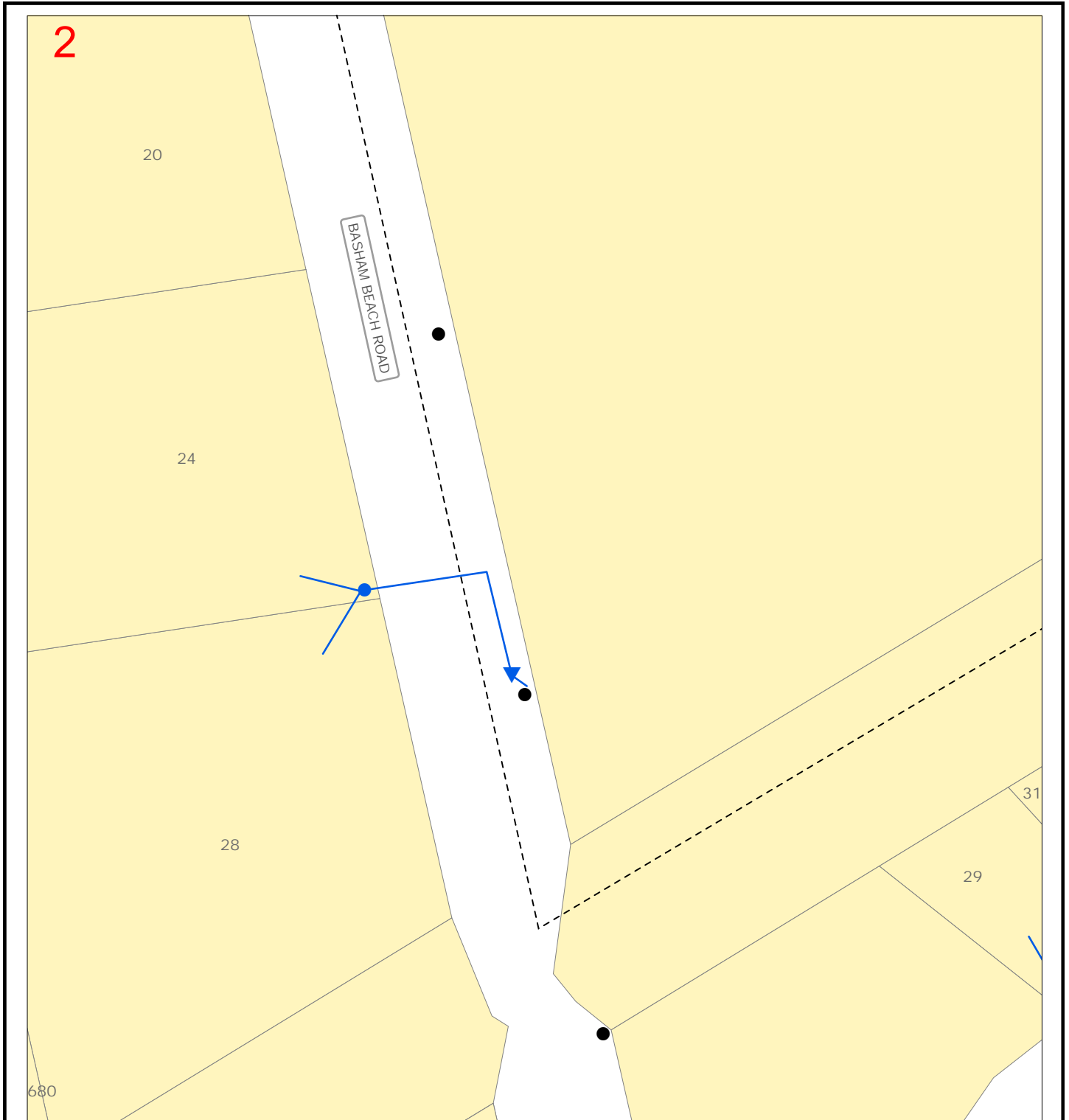


Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits		Cables			
	66kV/132kV		66kV/132kV		DBYD Requested Area
	33kV		33kV		HV Switching Cubicle
	19kV		19kV		Transformer Cubicle
	11kV		11kV		Cable Joint Bay
	7.6kV		7.6kV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Service Pit/Pillar
	Low Voltage		Low Voltage		Earthing Grid
					Fibre Optic Cable/Duct
					Fibre Manhole/Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column

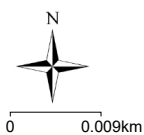


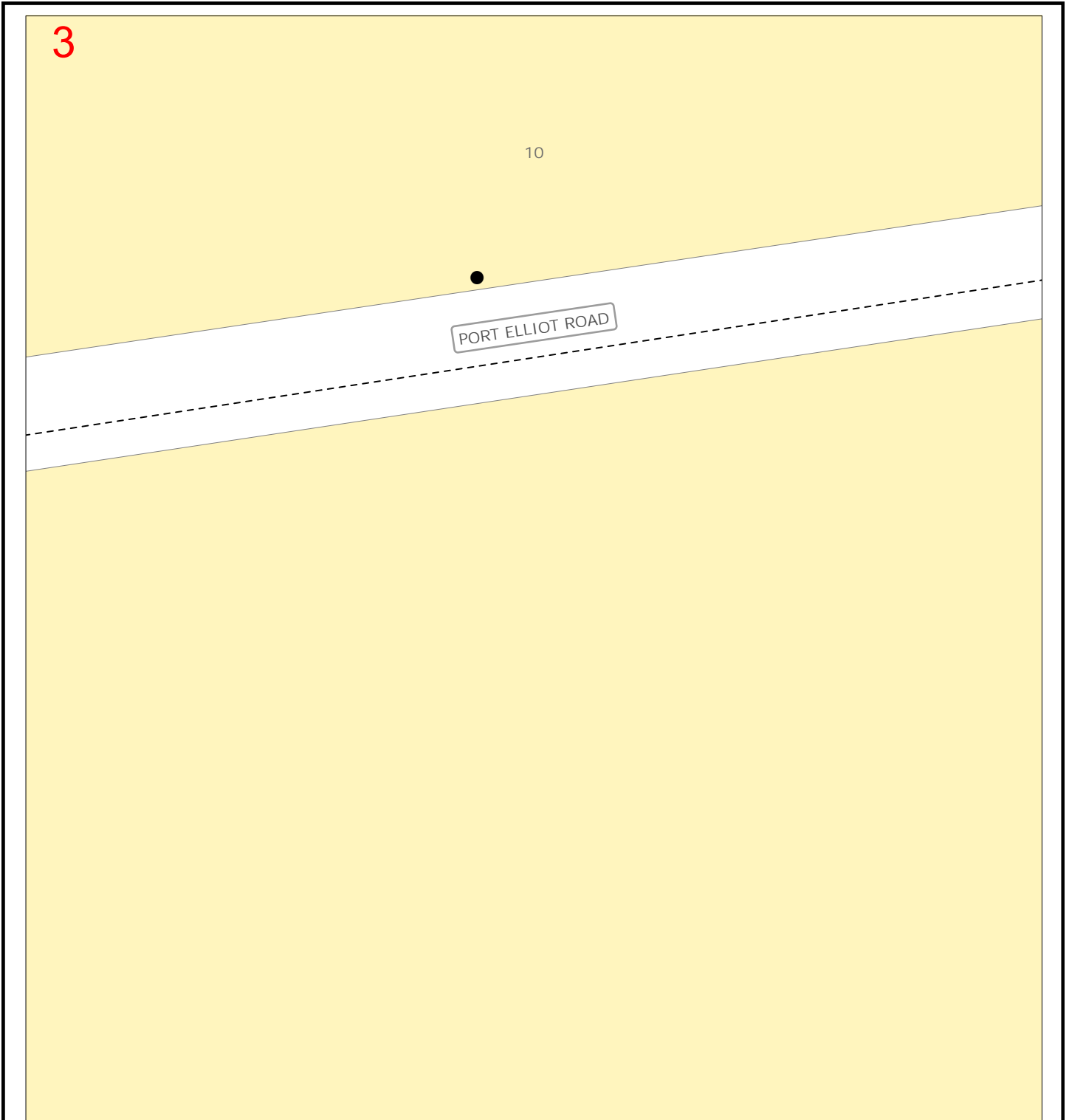


Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits		Cables		Other	
	66kV/132kV		66kV/132kV		DBYD Requested Area
	33kV		33kV		HV Switching Cubicle
	19kV		19kV		Transformer Cubicle
	11kV		11kV		Cable Joint Bay
	7.6kV		7.6kV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Service Pit/Pillar
	Low Voltage		Low Voltage		Earthing Grid
					Fibre Optic Cable/Duct
					Fibre Manhole/Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column





Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits

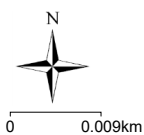
- ▼ 66kV/132kV
- ▼ 33kV
- ▼ 19kV
- ▼ 11kV
- ▼ 7.6kV
- ▼ Not In Service
- ▼ Low Voltage

Cables

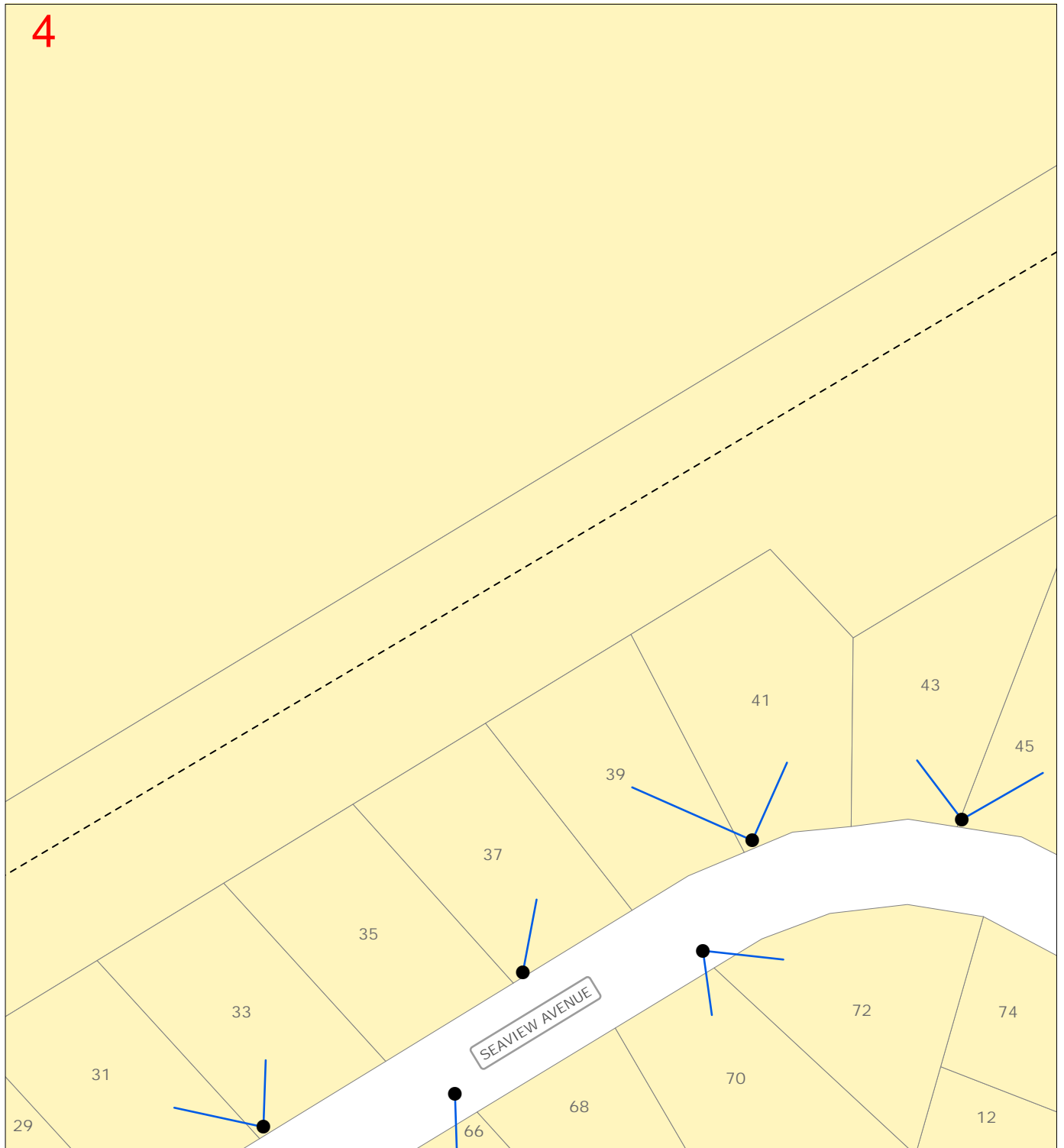
- 66kV/132kV
- 33kV
- 19kV
- 11kV
- 7.6kV
- Not In Service
- Low Voltage

- DBYD Requested Area
- HV Switching Cubicle
- Transformer Cubicle
- Cable Joint Bay
- LV Switching Cubicle/Pit
- Service Pit/Pillar
- Earthing Grid

- Fibre Optic Cable/Duct
- Fibre Manhole/Pit
- Pilot Cable
- Pilot Manhole/Pit
- Substation
- Electricity Pole
- Light Column



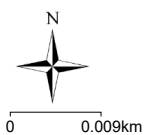
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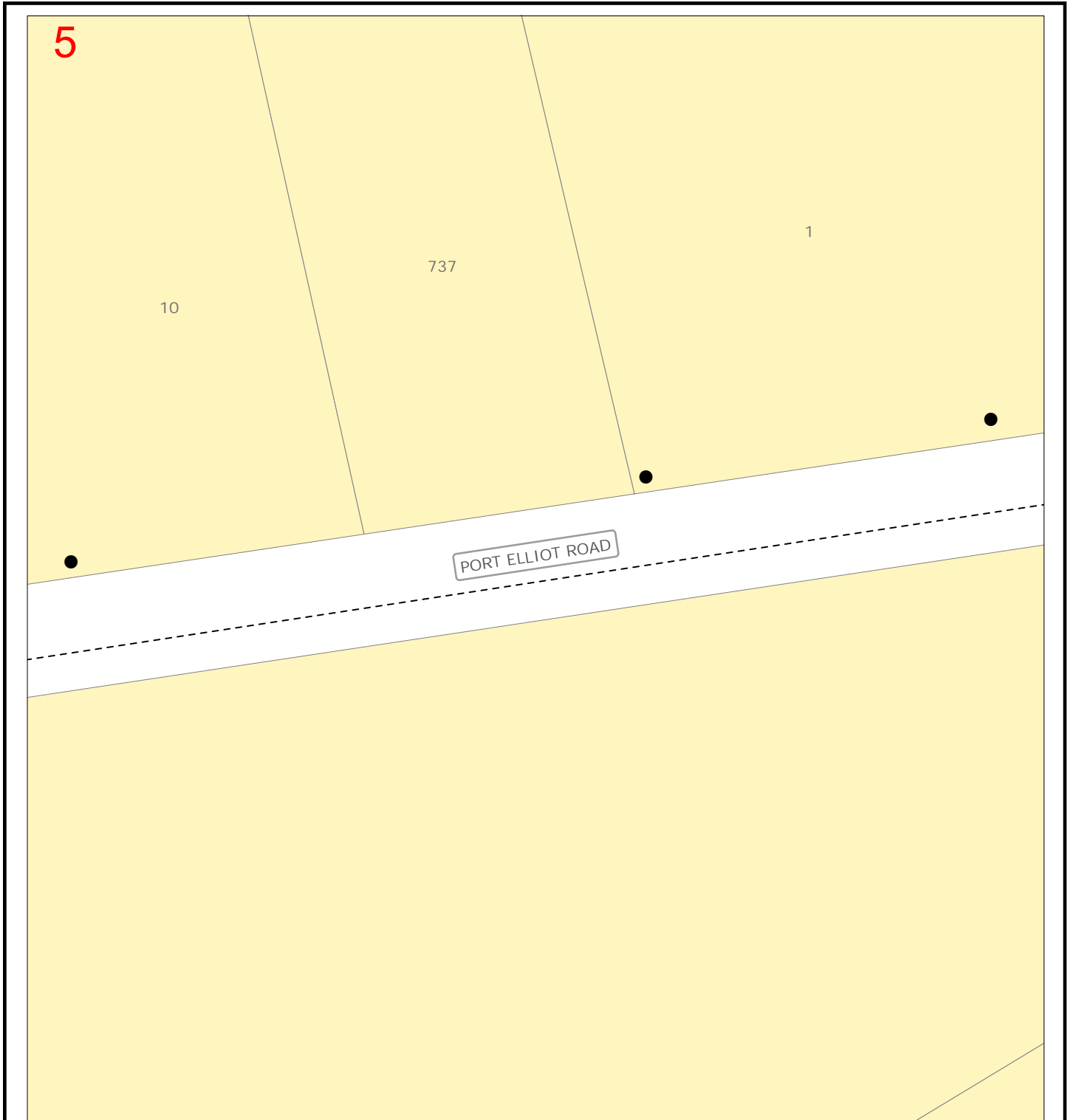


Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits		Cables			
	66kV/132kV		66kV/132kV		DBYD Requested Area
	33kV		33kV		HV Switching Cubicle
	19kV		19kV		Transformer Cubicle
	11kV		11kV		Cable Joint Bay
	7.6kV		7.6kV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Service Pit/Pillar
	Low Voltage		Low Voltage		Earthing Grid
					Fibre Optic Cable/Duct
					Fibre Manhole/Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column





Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits

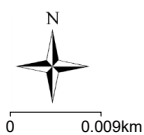
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- ▼ 33kV
- ▼ 19kV
- ▼ 11kV
- ▼ 7.6kV
- ▼ Not In Service
- ▼ Low Voltage

Cables

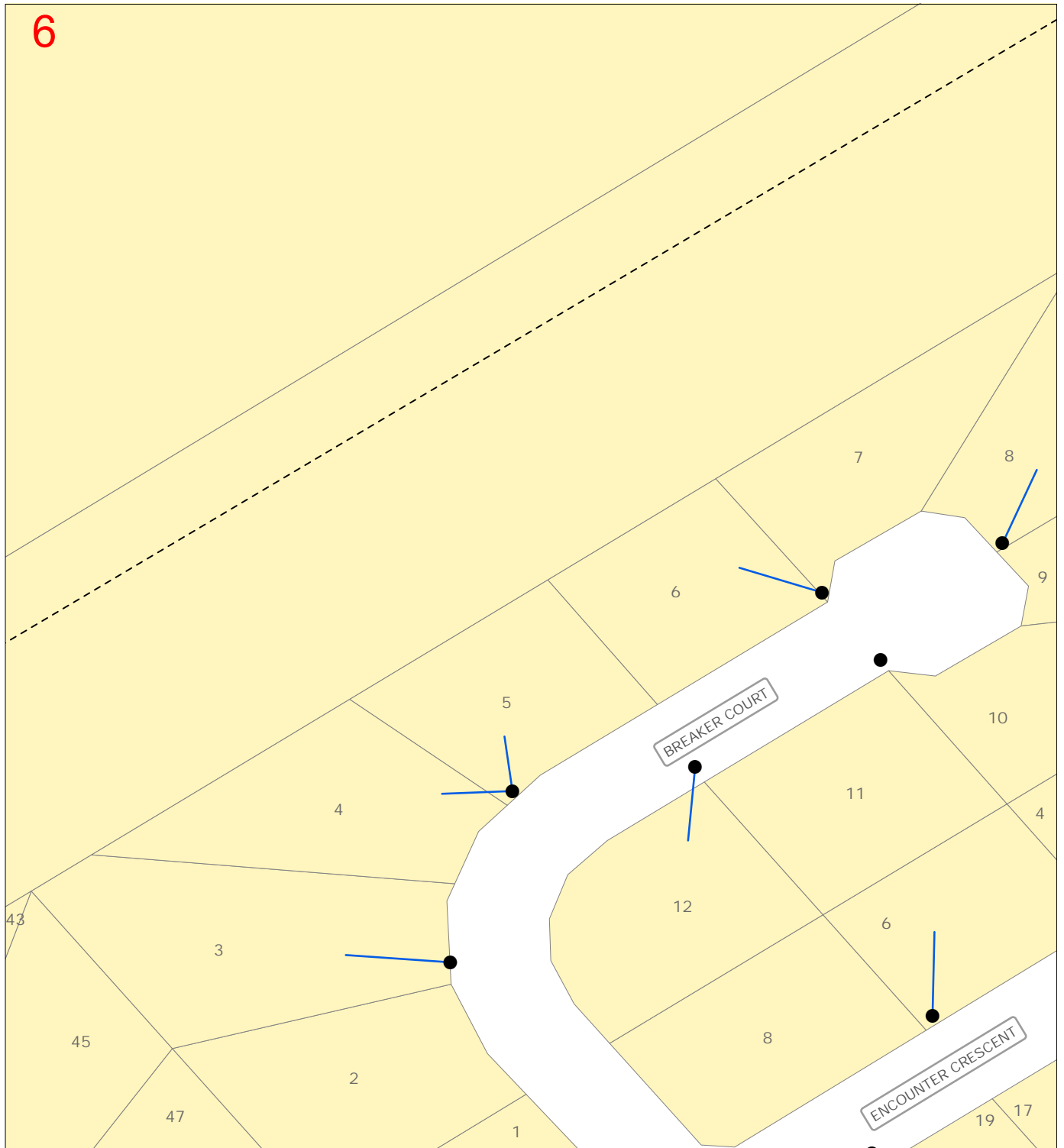
- 66kV/132kV
- 33kV
- 19kV
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- 7.6kV
- Not In Service
- Low Voltage

- DBYD Requested Area
- HV Switching Cubicle
- Transformer Cubicle
- Cable Joint Bay
- LV Switching Cubicle/Pit
- Service Pit/Pillar
- Earthing Grid

- Fibre Optic Cable/Duct
- Fibre Manhole/Pit
- Pilot Cable
- Pilot Manhole/Pit
- Substation
- Electricity Pole
- Light Column



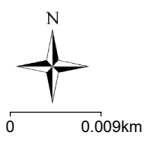
6

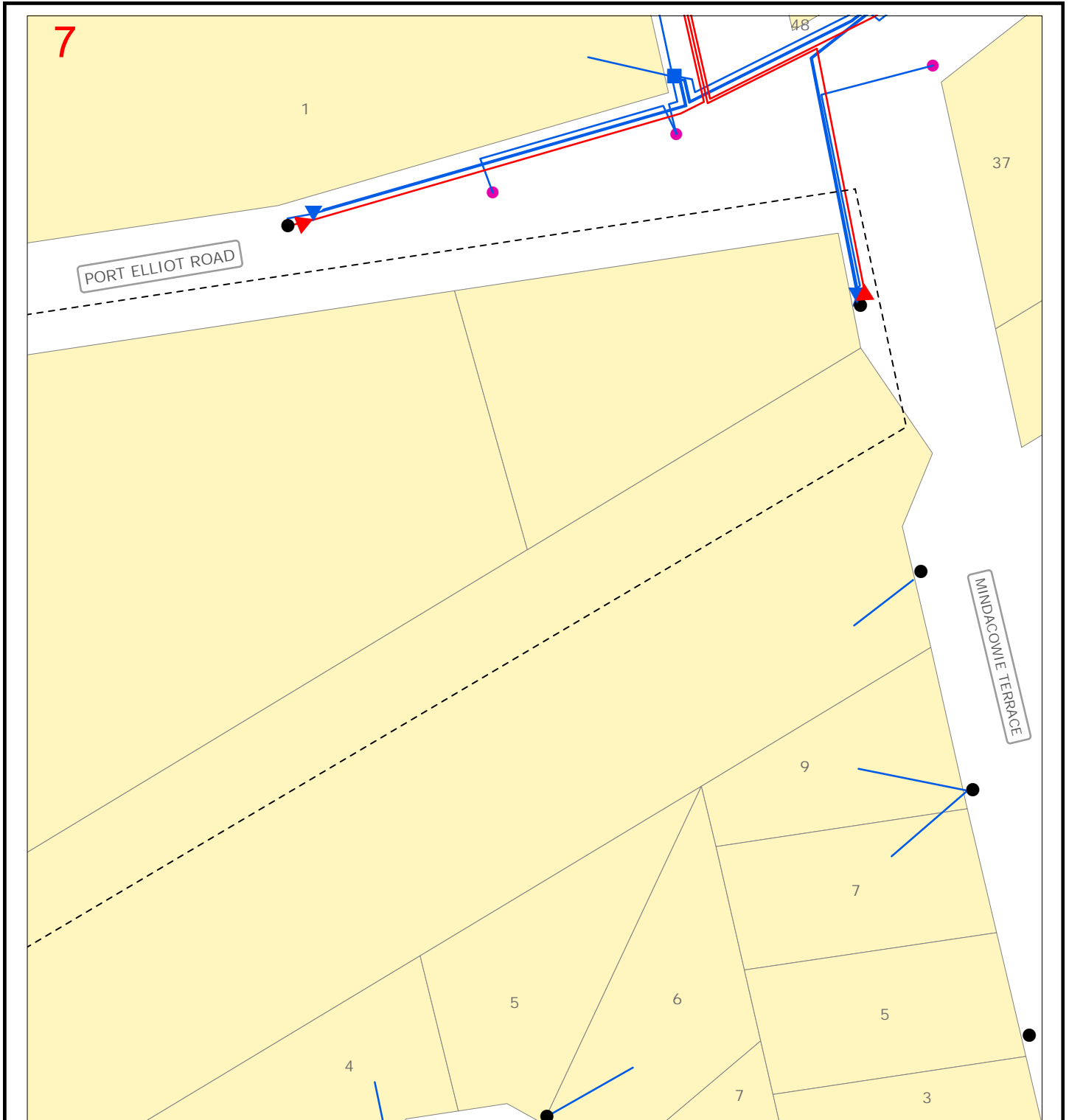


Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits		Cables			
	66kV/132kV		66kV/132kV		DBYD Requested Area
	33kV		33kV		HV Switching Cubicle
	19kV		19kV		Transformer Cubicle
	11kV		11kV		Cable Joint Bay
	7.6kV		7.6kV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Service Pit/Pillar
	Low Voltage		Low Voltage		Earthing Grid
					Fibre Optic Cable/Duct
					Fibre Manhole/Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column

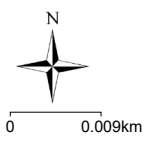




Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits		Cables			
	66kV/132kV		66kV/132kV		DBYD Requested Area
	33kV		33kV		HV Switching Cubicle
	19kV		19kV		Transformer Cubicle
	11kV		11kV		Cable Joint Bay
	7.6kV		7.6kV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Service Pit/Pillar
	Low Voltage		Low Voltage		Earthing Grid
					Fibre Optic Cable/Duct
					Fibre Manhole/Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column



Notification number: 31855660

Sequence number: 210847513

Enquiry date: 02/05/2022

Enquiry location: Lot 104 Port Elliot Road, Middleton

Dial Before You Dig Response – SA Water Assets Identified

Dear William Abbott

Thank you for contacting Dial Before You Dig (DBYD) before starting any work or activities which may affect the water and sewerage infrastructure of SA Water.



Our records indicate there has been SA Water infrastructure identified within your nominated search area and has been shown on the attached plan.

Disclaimer

The information has been generated by an automated system based on the area highlighted. It is your responsibility to ensure that the dig site is properly defined when submitting your Dial Before You Dig enquiry. If the information does not match the dig site or you have received this message in error, please resubmit your enquiry.

This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed, and no responsibility is accepted by the crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, incorrect description or statement therein whether caused by negligence or otherwise.

The information contained in this message may be confidential and may also be subject of legal, professional or public interest immunity. If you are not the intended recipient any use, disclosure or copying of this document is unauthorised. If you have received this message in error, please contact Dial Before You Dig.

For further enquiries or assistance with interpretation of plans and search content, or to report any obvious errors with the data provided, please contact our DBYD support team via email dialbefore.youdig@sawater.com.au

Thank you for contacting SA Water's DBYD section.

Kind regards,

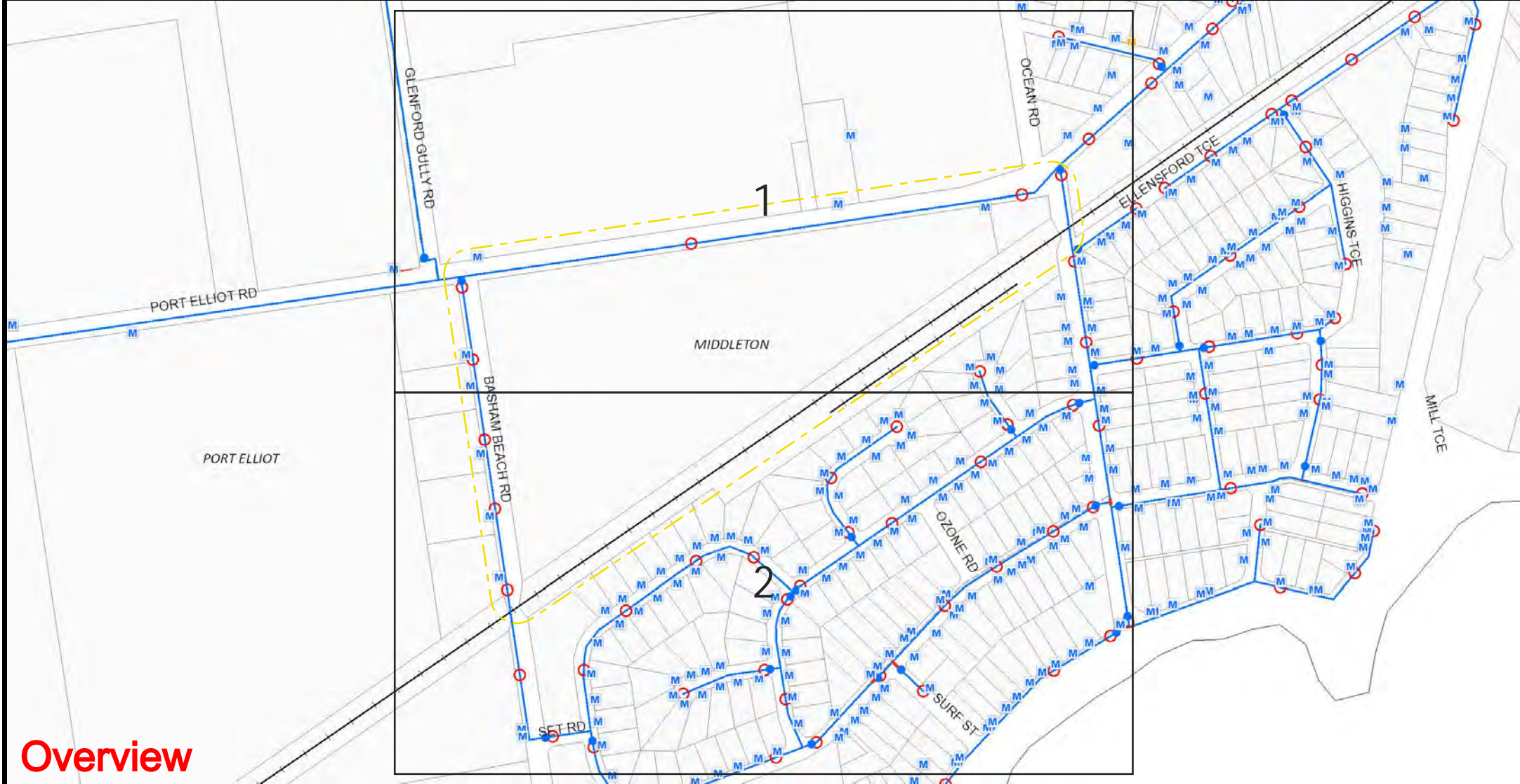
Dial Before You Dig Support Team
SA Water DBYD

Please note: Any damage to SA Water infrastructure must be reported immediately to our Faults Team (24 hours, 7 days) on 1300 SA WATER (1300 729 283)



WATER RETICULATION

DBYD Sequence No: 210847513



Overview

- Water Valves
- Water Main
- Water Main (Decommissioned)
- Decommissioned Asbestos Mains
- Water Pillar Hydrant
- Water Hydrant
- ▲ CP Facility
- CP = Cathodic Protection
- CP Anode/Cathode Cables
- CP Electricity Supply Cables
- CP Anode Bed Outlines
- Railway
- Land Parcels
- Water Meter*
- Shifted Water Meter*
- * Connection between water meter and pipe not shown

Scale @ A4: 1:5125

This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed, and no responsibility is accepted by the crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, incorrect description or statement therein whether caused by negligence or otherwise.



WATER RETICULATION

DBYD Sequence No: 210847513



Tile No: 1

- Water Valves
- Water Main
- Water Main (Decommissioned)
- Decommissioned Asbestos Mains
- ⊙ Water Pillar Hydrant
- Water Hydrant
- △ CP Facility
- CP = Cathodic Protection
- - - CP Anode/Cathode Cables
- - - CP Electricity Supply Cables
- ▭ CP Anode Bed Outlines
- Railway
- ▭ Land Parcels
- Ⓜ Water Meter*
- Ⓜ Shifted Water Meter*
- * Connection between water meter and pipe not shown

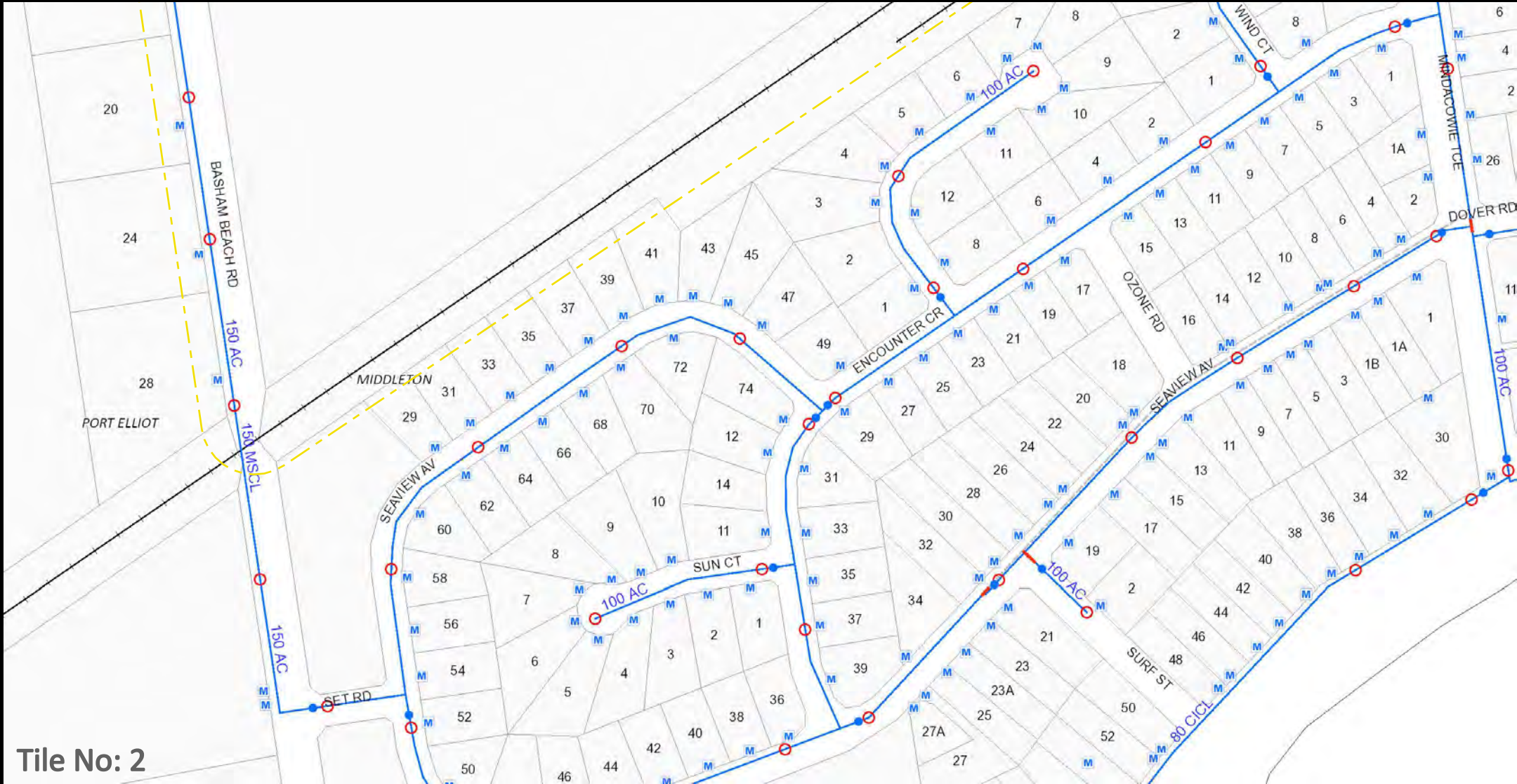
Scale @ A4: 1:2500

This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed, and no responsibility is accepted by the crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, incorrect description or statement therein whether caused by negligence or otherwise.



WATER RETICULATION

DBYD Sequence No: 210847513



Tile No: 2

- Water Valves
- Water Main
- Water Main (Decommissioned)
- Decommissioned Asbestos Mains
- Water Pillar Hydrant
- Water Hydrant
- ▲ CP Facility
- CP = Cathodic Protection
- - - CP Anode/Cathode Cables
- - - CP Electricity Supply Cables
- CP Anode Bed Outlines
- + Railway
- Land Parcels
- M Water Meter*
- M Shifted Water Meter*
- * Connection between water meter and pipe not shown

Scale @ A4: 1:2500

This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed, and no responsibility is accepted by the crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, incorrect description or statement therein whether caused by negligence or otherwise.

Appendix C: Certificates of Title



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



Certificate of Title - Volume 5799 Folio 208

Parent Title(s) CT 324/37
Creating Dealing(s) CONVERTED TITLE
Title Issued 17/08/2000 Edition 4 Edition Issued 23/09/2016

Estate Type

FEE SIMPLE

Registered Proprietor

GUMS ADHI PTY. LTD. (ACN: 097 289 793)
OF PO BOX 369 PORT ELLIOT SA 5212

Description of Land

ALLOTMENT 105 FILED PLAN 166164
IN THE AREA NAMED MIDDLETON
HUNDRED OF GOOLWA

Easements

NIL

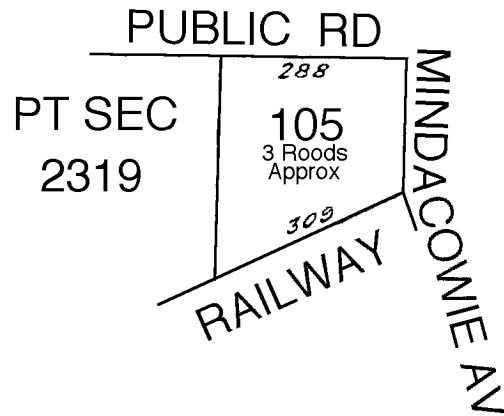
Schedule of Dealings

Dealing Number	Description
9150275	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 324/37



Lks 100 0 5 Chs

FOR METRIC CONVERSION	
1 LINK	= 0.201168 METRES
1 CHAIN	= 100 LINKS
1 ACRE	= 0.404686 HECTARES
1 ROOD	= 1011.7 m ²
1 PERCH	= 25.29 m ²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Certificate of Title

Title Reference: CT 5799/208
Status: CURRENT
Parent Title(s): CT 324/37
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 17/08/2000
Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
31/08/2016	23/09/2016	12590853	WITHDRAWAL OF CAVEAT	REGISTERED	11950697
29/05/2015	01/07/2015	12336902	WITHDRAWAL OF CAVEAT	REGISTERED	12161694
08/07/2014	11/07/2014	12161694	CAVEAT	REGISTERED	COVE LAND DEVELOPMENT PTY. LTD. (ACN: 111 961 972)
20/12/2013	15/01/2015	12057589	REMOVAL OF CAVEAT	REGISTERED	11146084
02/10/2013	22/10/2013	12017179	VESTING (GLOBAL UPDATE)	REGISTERED	WESTPAC BANKING CORPORATION 9150275
12/06/2013	18/06/2013	11950697	CAVEAT	REGISTERED	MERILYN FOOTT
30/03/2009	02/04/2009	11146084	CAVEAT	REGISTERED	COVE LAND DEVELOPMENT PTY. LTD. (ACN: 111 961 972)
01/08/2001	21/08/2001	9150275	MORTGAGE	REGISTERED	ST. GEORGE BANK LTD. (ACN: 055 513 070)
01/08/2001	21/08/2001	9150274	TRANSFER	REGISTERED	GUMS ADHI PTY. LTD. (ACN: 097 289 793)



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



Certificate of Title - Volume 5799 Folio 377

Parent Title(s) CT 324/38
Creating Dealing(s) CONVERTED TITLE
Title Issued 17/08/2000 Edition 4 Edition Issued 23/09/2016

Estate Type

FEE SIMPLE

Registered Proprietor

GUMS ADHI PTY. LTD. (ACN: 097 289 793)
OF PO BOX 369 PORT ELLIOT SA 5212

Description of Land

ALLOTMENT 104 FILED PLAN 166163
IN THE AREA NAMED MIDDLETON
HUNDRED OF GOOLWA

Easements

NIL

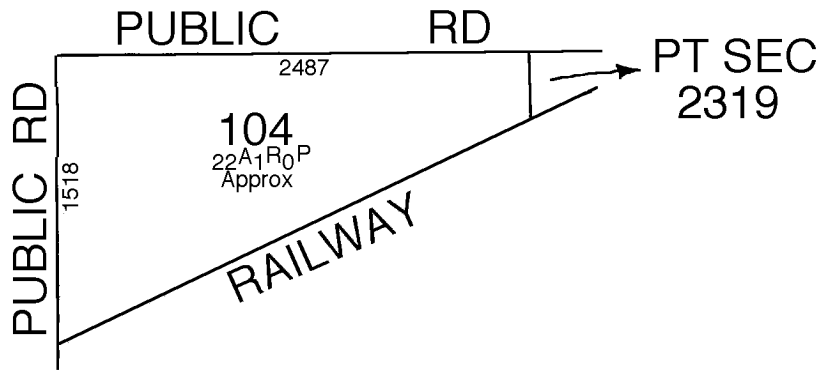
Schedule of Dealings

Dealing Number	Description
9150275	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 324/38



FOR METRIC CONVERSION	
1 LINK	= 0.201168 METRES
1 CHAIN	= 100 LINKS
1 ACRE	= 0.404686 HECTARES
1 ROOD	= 1011.7 m ²
1 PERCH	= 25.29 m ²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Certificate of Title

Title Reference: CT 5799/377
Status: CURRENT
Parent Title(s): CT 324/38
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 17/08/2000
Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
31/08/2016	23/09/2016	12590853	WITHDRAWAL OF CAVEAT	REGISTERED	11950697
29/05/2015	01/07/2015	12336902	WITHDRAWAL OF CAVEAT	REGISTERED	12161694
08/07/2014	11/07/2014	12161694	CAVEAT	REGISTERED	COVE LAND DEVELOPMENT PTY. LTD. (ACN: 111 961 972)
20/12/2013	15/01/2015	12057589	REMOVAL OF CAVEAT	REGISTERED	11146084
02/10/2013	22/10/2013	12017179	VESTING (GLOBAL UPDATE)	REGISTERED	WESTPAC BANKING CORPORATION 9150275
12/06/2013	18/06/2013	11950697	CAVEAT	REGISTERED	MERILYN FOOTT
30/03/2009	02/04/2009	11146084	CAVEAT	REGISTERED	COVE LAND DEVELOPMENT PTY. LTD. (ACN: 111 961 972)
01/08/2001	21/08/2001	9150275	MORTGAGE	REGISTERED	ST. GEORGE BANK LTD. (ACN: 055 513 070)
01/08/2001	21/08/2001	9150274	TRANSFER	REGISTERED	GUMS ADHI PTY. LTD. (ACN: 097 289 793)

Appendix D: EPA Records



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

DBD Environmental
Level 2
161 Ward Street
NORTH ADELAIDE SA 5006

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

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

05 May, 2022

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

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

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

Title Reference CT Volume 5799 Folio 377
Address Allotment 104, Port Elliot Road, MIDDLETON SA 5213

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

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

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

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

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

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

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

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

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

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

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

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

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

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

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

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

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



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

DBD Environmental
Level 2
161 Ward Street
NORTH ADELAIDE SA 5006

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

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

05 May, 2022

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

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

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

Title Reference CT Volume 5799 Folio 208
Address Allotment 105, Mindacowie Terrace, MIDDLETON SA 5213

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

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

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

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

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

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

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

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

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

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

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

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

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

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

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

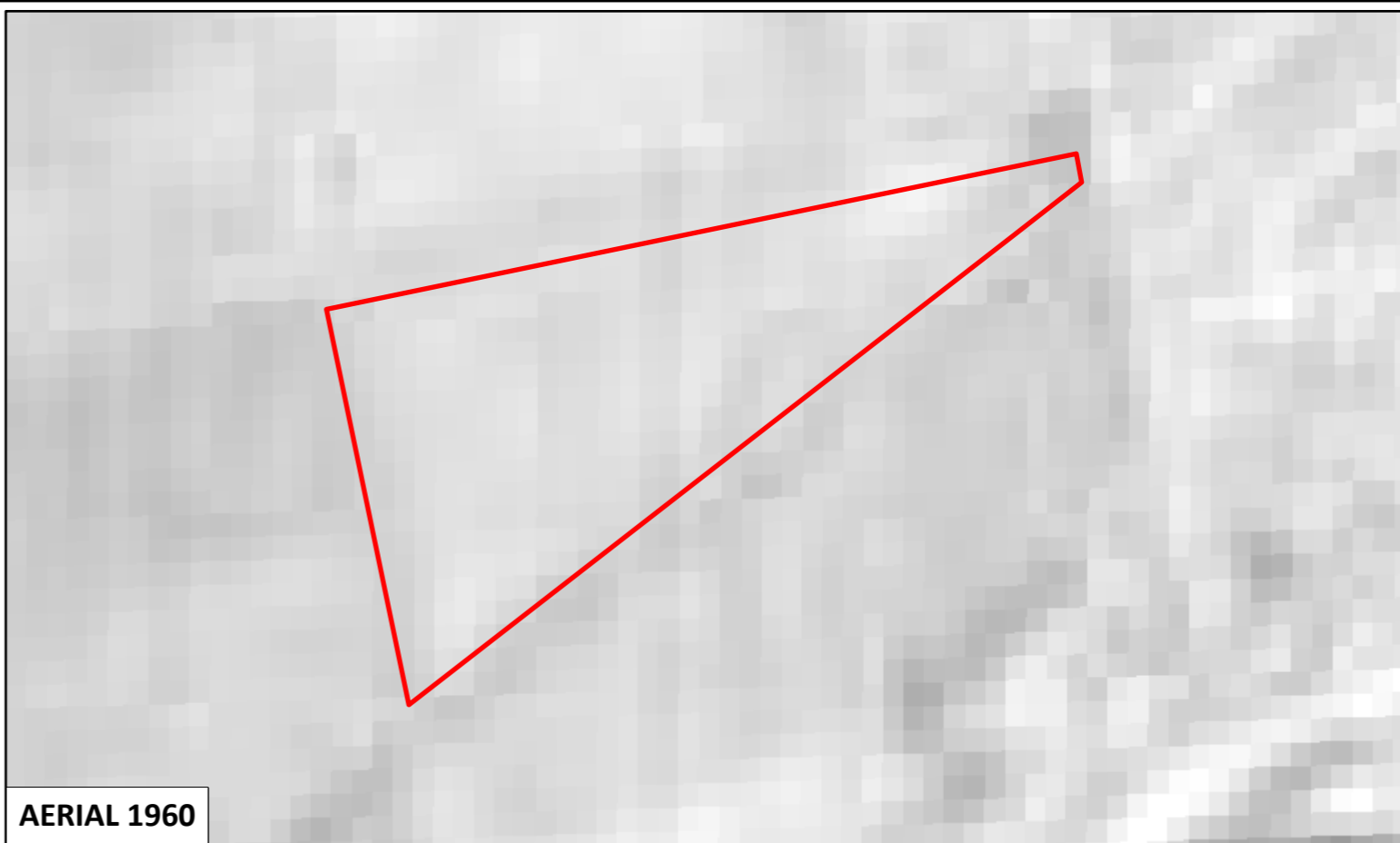
- | | | |
|----|--|----|
| a) | a copy of a report known as a "Health Commission Report" prepared by or on behalf of the <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
| b) | details (which may include a report of an environmental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

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

Appendix E: Historical Aerial Photographs



AERIAL 1949



AERIAL 1960



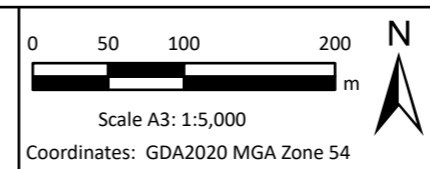
AERIAL 1976



AERIAL 1987



Legend
 Site Boundary



Source: Mapland

Drawn: AS	Job No: 0237HUM
Checked: WA	Client: Humby Consulting
Revision: 1	Date: 11 May 2022
Location: Lot 104 and Lot 105 Port Elliot Road, Middleton, South Australia	

**HISTORICAL AERIAL
 1949 - 1987**

Figure: 3A



AERIAL 1997



AERIAL 2009




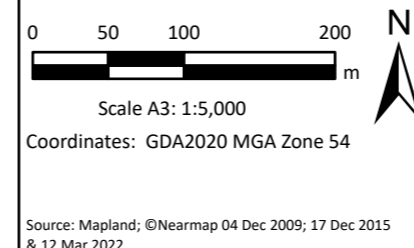
AERIAL 2015



AERIAL 2022



Legend
 Site Boundary



Drawn: AS	Job No: 0237HUM
Checked: WA	Client: Humby Consulting
Revision: 1	Date: 11 May 2022
Location: Lot 104 and Lot 105 Port Elliot Road, Middleton, South Australia	

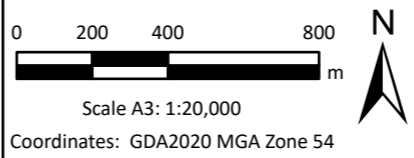
HISTORICAL AERIAL 1997 - 2022

Figure: 3B

Appendix F: WaterConnect Data



- Legend**
- Site Boundary
 - Site Buffer 2km
 - Water Connect Bore
 - ⊕ Domestic
 - ⊕ Irrigation
 - ⊕ Spring
 - ⊕ Stock
 - ⊕ Unknown



Drawn: AS	Job No: 0237HUM
Checked: WA	Client: Humby Consulting
Revision: 1	Date: 11 May 2022
Location: Lot 104 and Lot 105 Port Elliot Road, Middleton, South Australia	

WATER CONNECT BORE SEARCH 2km

Figure: 4

Circle Centre -35.512343,138.701631, Radius 2km

Unit No	Aquifer	Status	Max Depth (m)	Latest Depth (m)	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Purpose	SWL (m)	SWL Date	Date	Cased To (m)	Permit No
6626-146	Q	UKN												
6626-147	CP-j	UKN	175.26	175.26	1.52	28/01/1958	3427	28/01/1958						
6626-148	CP-j	UKN	10.06	10.06			17150	28/04/1932	IRR					
6626-149	CP-j	UKN	9.14	9.14					IRR	7.62	12/04/1932			
6626-150	CP-j	UKN	119.79	119.79					STK					
6626-151	Ek	UKN	27.43	27.43										
6626-152	Ek	ABD	24.38	24.38										
6626-154	CP-j	UKN	91.44	91.44	1.89	28/01/1958	1285	28/01/1958	IRR					
6626-155	Ek	UKN	78.03	78.03	11.36	28/01/1958	3570	28/01/1958						
6626-156	Q	UKN	6.4	6.4	12.63	06/03/1958	5369	06/03/1958	IRR	3.35	06/03/1958			
6626-213	Ek	OPR	77	77	3.75	06/05/1981	1367	06/05/1981	STK			06/05/1981	4	8948
6626-217	Ek	OPR	64	64	9	28/01/1982	2025	27/01/1982	DOM	28	28/01/1982	28/01/1982	60.8	9925
6626-243	Ek	OPR	91.2	91.2	7.5	03/04/1985	3224	03/04/1985	IRR	7.6	03/04/1985	03/04/1985	4.5	16532
6626-318	Ek	OPR	124	124	9	05/03/1992	2460	17/03/1992	IRR	2	05/03/1992	05/03/1992	120	27088
6626-506			130	130	3	25/03/2020	2421	30/03/2020	STK	0	30/03/2020	30/03/2020	117	351228
6627-9664	Ek		55	55	23	20/10/1997	2114	20/10/1997	IRR	7	20/10/1997	20/10/1997	39.5	42679
6627-9923	Ek	FL	63	63	6.5	30/11/1998	2448	27/11/1998	IRR			30/11/1998	12	45057
6627-10102	Q	OPR	6	6					STK	3.7	03/03/1976			
6627-10729	Ek		121	121	2.88	26/06/2001			IRR	16.4	26/06/2001	26/06/2001	41.5	55897
6627-11525	Ek	BKF	48	0	2	23/01/2007	1714	23/01/2007				23/01/2007		125997
6627-11526	Elm		70	70	9	25/01/2007	1912	25/01/2007		24	25/01/2007		40	125997

21 records



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Appendix G: Site Photograph

NE CORNER FACING NORTH



NE CORNER FACING WEST



NE CORNER FACING SOUTH



NE CORNER FACING EAST



SE CORNER FACING SOUTH-WEST



SE CORNER FACING EAST



SE CORNER FACING NORTH



SE CORNER FACING SOUTH



SW CORNER FACING NORTH-WEST



SW CORNER FACING SOUTH



SW CORNER FACING EAST



SW CORNER FACING WEST



NW CORNER FACING SOUTH



NW CORNER FACING EAST



NW CORNER FACING WEST



NW CORNER FACING NORTH



OLD RAILWAY INFRASTRUCTURE



RAILWAY LINE ON SOUTHERN BOUNDARY



RAILWAY LINE ON SOUTHERN BOUNDARY



RAILWAY STATION ON SOUTHERN BOUNDARY



