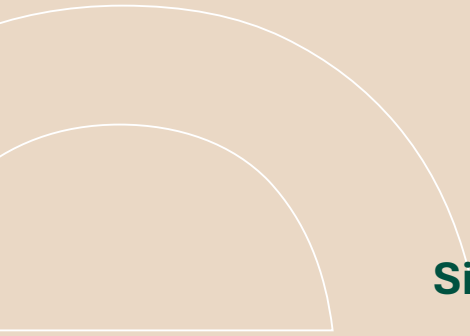




APPENDIX 19

Preliminary Site Investigation & Site Contamination (Soil) Investigations : LBWco



Southern Barossa Winery and
Tourist Accommodation Project

Preliminary Site Investigation


Report for Tweedies Gully
Property Pty Ltd
(c/- Turner & Townsend)



Southern Barossa Winery and Tourist
 Accommodation Project
 Preliminary Site Investigation

Report for Tweedies Gully Property Pty Ltd ATF
 Tweedies Gully Unit Trust (c/- Turner & Townsend)

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List of Acronyms

AHD	Australian Height Datum
ASC NEPM	<i>National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended 2013)</i>
BGL	below ground level
Code	Planning & Design Code 2019, State Planning Commission (the Code)
COI	Contaminants of interest
CSM	Conceptual site model
CT	Certificate of title
DEW	Department for Environment and Water, Government of South Australia
EP Act	<i>Environment Protection Act 1993, Government of South Australia</i>
EPA	<i>Environment Protection Authority, Government of South Australia</i>
EPR	<i>Environment Protection Regulations 2023 (SA)</i>
GAR	Guidelines for the assessment and remediation of site contamination
LBWco	LBW co Pty Ltd
mg/L	milligrams per litre
PD14	<i>State Planning Commission Practice Direction 14 (Site Contamination Assessment)</i>
PDI Act	<i>Planning, Development and Infrastructure Act 2016</i>
PSI	Preliminary Site Investigation
SA	South Australia
S-P-R	Source-pathway-receptor
SWL	Standing water level
TDS	Total dissolved solids
T&T	Turner & Townsend

Executive Summary

LBWco was commissioned by Tweedies Gully Property Pty Ltd (c/- Turner & Townsend) (T&T) to undertake a Preliminary Site Investigation (PSI), comprising a site history of Allotment 102 Hoffnungsthal Road, Williamstown, South Australia (the site).

Based on the information provided by T&T, LBWco understood the following:

- Tweedies Gully Property Pty Ltd are seeking to develop a hotel and winery in a single allotment incorporating most of the existing onsite vineyard.
- The proposed hotel is located within the Barossa Valley Character Preservation District and is anticipated to comprise a multi-storey building with facilities associated with accommodation, restaurants, function/conference areas, wellness/spa facilities and outdoor event spaces, and associated carparking.

The objectives of the PSI were to:

- Assess whether a PCA has occurred at the site, on adjacent land, or nearby offsite, which may have cause contamination of soil, water or soil vapour at the site.
- Assess whether complete source-pathway-receptor (SPR) relationships could exist based on the PCAs identified and the proposed land use.

The PSI comprised desktop and data base investigations consistent with guidance provided by the ASC NEPM and SA EPA.

Based on the information presented within this PSI, LBWco makes the following conclusions:

Site History and Current Land Use Summary

The site has CT records dating back to 1860, originally issued to the South Australian Company. Subsequent site ownership was predominantly comprised of farmers/graziers or private individuals.

The site remained vacant and undeveloped until vineyard plantation commenced, first visible in aerial imagery from 1979. Southcorp Wines Pty Ltd leased the site from 1996, coinciding with a significant increase in viticulture at the site.

The site is currently owned and operated by Tweedies Gully Property Pty Ltd and remains in use as a commercial vineyard.

The site presents as a vineyard with no other distinguishing features or known previous activities or events relevant to the potential for any significant site contamination to exist.

Potentially Contaminating Activities

It is arguable that vineyards are rightly classified under the definition of Agricultural Activities as provided by PD14 and the EP Regulations however taking a somewhat precautionary approach the PCA has been adopted for this PSI, noting that the site will be subject to subsequent intrusive soil investigations.

A potentially complete SPR relationship is possible in respect of residual pesticides, herbicides and/or fungicides being present within surface and shallow surface soils which may affect workers during the conduct of site development works. The potential for this risk to eventuate will be assessed through the conduct of subsequent intrusive soil investigations. No potential future risks to users of the winery and hotel complex were identified as future direct access to the soils where former vine alleys were located will be restricted (and significantly disturbed during development works) and public access to the remaining vineyards will be restricted.

No adjacent or off-site PCAs were identified.

Overall LBWco considers that the potential for any significant site contamination to be present on site is low to negligible but will be further assessed through the conduct of intrusive soil investigations.

The information provided in this report is subject to the limitations expressed in Section 8. The reader should make themselves aware of the limitations and how they relate to the conclusions provided.

1 Introduction

LBWco was commissioned by Tweedies Gully Property Pty Ltd (c/- Turner & Townsend) (T&T) to undertake a Preliminary Site Investigation (PSI), comprising a site history of Allotment 102 Hoffnungsthal Road, Williamstown, South Australia (the site). A site locality plan is provided as Figure 1, Appendix 1.

The site at present is operated as a commercial vineyard.

Based on the information provided by T&T, LBWco understood the following:

- Tweedies Gully Property Pty Ltd are seeking to develop the site as a hotel and winery in a single allotment incorporating most of the existing onsite vineyard.
- The proposed hotel is located within the Barossa Valley Character Preservation District and is anticipated to comprise a multi-storey building with facilities associated with accommodation, restaurants, function/conference areas, wellness/spa facilities and outdoor event spaces, and associated carparking.

1.1 Objectives

The objectives of the PSI were to:

- Assess whether a PCA has occurred at the site, on adjacent land, or nearby offsite, which may have cause contamination of soil, water or soil vapour at the site.
- Assess whether complete source-pathway-receptor relationships could exist based on the PCAs identified and the proposed land use.

This investigation was undertaken in general accordance with LBWco's proposal to T&T on 21 October 2024 (LBWco ref: P242691).

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

2.1 Planning, Development and Infrastructure Act

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

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

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

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

State Planning Commission Practice Direction 14 (Site Contamination Assessment) (PD14, 2023) is issued under sections 42 and 127 of the PDI Act and describes how site contamination risks are to be assessed in the planning and development decision making processes. In particular, PD14, 2023 details the requirements related to site contamination assessment that are to be considered by a relevant authority when considering an application for planning consent, including specific conditions for development authorisations where remediation may be necessary before occupation or use of land that is the subject of an application.

A copy of PD14,2023 is provided in Appendix 2.

3 Site History Investigation Methodology

3.1 Site History Investigation Guidance

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

- ASC NEPM, 2013
- Edwards J. W., Van Alphen M. and Langley A., Identification and Assessment of Contaminated Land: Improving Site History Appraisal. Contaminated Sites Monograph Series No 3, SA Health Commission, Adelaide (1994)
- EPA, 2019. Guidelines for the assessment and remediation of site contamination (GAR, 2019)
- PD14, 2024.

Assessment of PCAs was made with reference to Section 50 and Schedule 3 Part 1 of the *Environment Protection Regulations 2023 (SA)* and schedule 1 of Practice Direction 14.

3.2 Methodology

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

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

4 Site Information

4.1 Site Details and Identification

Site identification details are provided in Table 4.1. Copies of the current CT for the site are provided in Appendix 3.

Table 4.1 Site Identification Details

Site Address	Allotment 102, Hoffnungsthal Road, Williamstown, SA 5351
CT Reference	CT 6227/450
Current Site Owner	Tweedies Gully Property Pty. Ltd.
Total Site Area	~21.6 ha
Local Government Authority	The Barossa Council
Zoning	Rural
Current Land Use	Primary production (vineyard) – Item 6 per PD14
Proposed Land Use	Primary Production (vineyard) – Item 6 per PD14 Primary Production (winery) – Item 6 per PD14 Tourist Accommodation – Item 4 per PD14
Proposed Change in Land Use Sensitivity	Yes.

4.2 Topography

According to the topographic map supplied by Geoscience Australia (via Lotsearch), the site is generally sloped towards the north/northeast.

The elevation towards the southern end of the site is approximately 260 – 270 m Australian Height Datum (mAHD) and slightly decreases towards the northern end of the site, with an appropriate elevation of 240 – 250 mAHD.

This is consistent with observations made during the site inspection.

4.3 Geology

The 1:100,000 surface geology map sheet for the region obtained from the SA Department of Environmental, Water and Natural Resources (via Lotsearch) indicated that the majority of the site is underlain by undifferentiated quaternary rocks.

The Woolshed Flat Shale formation comprises most of the remaining regional geology and may be encountered onsite along the eastern and western boundaries. The formation is generally described as black or grey shale with dolomite, siltstone, and/or dolomitic siltstone.

Soils at the site and surrounding areas are classified as Chromosols, paraphrased as alternating hills and valleys comprised of typically shallow hard red alkaline soils, with areas of cracking clays, friable earths, calcareous loamy earths, and unclassified alluvium.

CSIRO recorded the probability of occurrence of Acid Sulphate Soils as extremely low (1 – 5%).

4.4 Hydrogeology

The site lies within the Northern Adelaide Plains Area, just to the north of the Adelaide Metropolitan Area. As published in South Australian Department of Mines and Energy 1996, *The Potential for Aquifer Storage and Recovery in the Northern Adelaide Plains*, the two shallowest Tertiary aquifers (the T1 and T2 aquifers) are the main sources of groundwater, which is used mostly by the horticulture industry. The deeper T2 aquifer is separated from the T1 aquifer by the Munno Para Clay aquitard (confining layer). It occurs ubiquitously across the Northern Adelaide Plains and consists of well-cemented limestones of the lower Port Willunga Formation.

There are three major groups of aquifers that generally occur beneath the Northern Adelaide Plains Area:

- Shallow Aquifers – These consist of sand and gravel layers within alluvial silt and clay, at depths as shallow as between 3 and 30 m below ground level (mBGL). Salinity is highly variable;
- Deep Aquifers – Formed by porous layers which occur within marine sediments, these underlie the shallow aquifers. Deep tertiary aquifers include T1 and T2. Water from these aquifers is generally suitable for industrial and irrigation uses; and
- Fractured Bedrock – Underlies the deep tertiary aquifers and is generally of good quality.

Shallow perched water can also occur, particularly in areas where more permeable soils overlay tight clay formations. Surface water and stormwater inflows, as well as leaky water infrastructure, can create a shallow perched water system that is strongly influenced by variability in the source water flows.

On 26 September 2024, a search of the South Australian Government Water Connect database (via Lotsearch) identified 83 wells within a 2 km radius of the site, 30 of which were likely to be targeting the uppermost regional aquifer¹. The search results are presented in Appendix C.

The following key information relevant to the uppermost regional aquifer was identified from the database results:

One onsite bore was identified, drilled to a maximum depth of 76.80 mBGL, and was therefore not considered to be targeting the uppermost aquifer.

The closest offsite bore likely to be targeting the uppermost aquifer was located with a recorded standing water level (SWL) was 319 m southeast of the site, drilled to a depth of 30.48 mBGL with no recorded SWL.

Table 4.1 Summary of Local Groundwater Information within 2 km of Site Targeting Uppermost Aquifer

Number of bores	30		
Range of installed depths (mBGL)	1.52 – 30.48		
Range of SWLs* (mBGL)	0 – 9.5		
Range of TDS* (mg/L)	396 – 2,284		
Purpose listed for bores	6	Investigation	1 Environmental
Some listed with multiple purposes	4	Observation	13 Irrigation
	3	Stock	4 Unlisted

* Where recorded

¹ Based on the depth of registered investigation and monitoring wells in the Water Connect dataset (excluding those obviously targeting Tertiary aquifers), the maximum depth of the uppermost aquifer within a 2 km radius of the site was conservatively assessed to be approximately 30 mBGL. The number provided includes all wells with a recorded maximum depth below 31 mBGL and excludes those with no recorded depth.

Preliminary geotechnical investigations were undertaken by FMG in September 2024 and reported in FMG (2024) *Preliminary Geotechnical Investigation Report: Proposed development at Lot 102 Hoffnungsthal Road, Williamstown*, 3 October 2024. The FMG investigations did not encounter groundwater within a maximum drill depth of 3.7 m below ground level (mBGL).

4.5 Site Inspection

On 31 January 2025, an experienced senior consultant from LBWco conducted an inspection of the site to identify current site activities and any evidence of PCAs or suspected site contamination.

A site layout plan is presented as Figure 2, Appendix 1 and the following sections describe key observations made at the time of the site visit.

4.5.1 Current Land Use and Site Structures

The site at present is operated as a commercial vineyard. The Tweedies Gully Vineyard is reported to have approximately 16 hectares of vines producing an approximate yield of 140 tonne per annum. Grape varieties are understood to include: Cabernet Franc, Semillon, Shiraz, White Frontignac, Chardonnay; and Riesling².

Aside from the vine alleys the site other features observed on the site included:

- A groundwater bore and associated pump and electrical supply
- Three aboveground water tanks located in the centre of the site, with the largest tank identified as 'Fire Water.' The two smaller tanks appeared to be plumbed into the groundwater bore through a series of aboveground poly pipes.

No other structures were observed to be present on site.

Two dry watercourses / creek beds are observed to be present in the southwestern and southeastern portions of the site and merge within the centre of the site before discharging across the northern site boundary.

4.5.2 Evidence of potential site contamination

No evidence of any potentially significant site contamination was observed on the surface of the site during the site inspection. This includes no evidence of discoloured or stained soils, no evidence of any odorous soils, surface wastes or mounding that could be indicative of buried waste.

Minor evidence of chemical storage was observed in the form a blue liquid which was contained within a 1,000 L intermediate bulk container (IBC). The blue liquid is suspected to be the result of the addition of Tru-Blue to either a liquid pesticide or fertilizer. Tru-Blue is a blue spray indicator for use with pesticides and fertilisers on agricultural areas which allows the person applying the pesticide or fertiliser to see the area where spraying has occurred.

A half full blue 44-gallon plastic drum labelled 'DJ'S Seaweed' was located next to the IBC. DJ'S Seaweed is described as a green/brown 100 % liquid kelp fertiliser.

No evidence of any bulk storage of chemicals was observed at the site.

Several piles of suspected Copper-Chrome-Arsenate treated (CCA) posts were stored on the site, the posts were also across the entire site being utilised for supporting the vine alleys.

² Source <https://www.hamiltonewell.com.au/vineyards/tbv.html>

LBWco does not consider the presence of these chemicals and CCA treated posts as potential sources of contamination for the ongoing operation of portions of the site as vineyards. Locations where the new winery and winery car park, and the new hotel and hotel carpark will be developed, will be stripped of vine alleys prior to site preparation.

4.5.3 Site Photographs

Photographs recorded during the site inspection are presented below.



Photograph 1
Electrical box associated with the groundwater bore and pump.

31/01/2025



Photograph 2
IBC containing a suspected pesticide or fertiliser. Storage tank for water and associated filters and plumbing.

31/01/2025



Photograph 3
Fire water tank.
31/01/2025



Photograph 4
Suspected CCA
treated posts.
31/01/2025



Photograph 5
Vine alleys.
31/01/2025



Photograph 6
Dried up creek bed.
31/01/2025



Photograph 7
View from the proposed tourist accommodation development area.
31/01/2025



Photograph 8
View of the proposed cellar door development area.
31/01/2025

4.6 Adjacent Land Use Summary

Based upon the site inspection and review of current aerial photography, the general land use in the immediate vicinity of the site was predominantly primary production (agricultural/vineyards):

- North: vineyards with broadacre agriculture beyond.
- East: broadacre agriculture.
- South: broadacre agriculture.
- West: vineyards and broadacre agriculture.

5 Site History

5.1 Certificates of Title

On 20 December 2024 LBWco conducted a search of the current and historical CTs.

The site comprised one current certificate of title, with records dating back to 1860. Detailed historical site ownership information is summarised in a title tree alongside the CTs in Appendix B.

The earliest recorded land title dates back to 1860, created in favour of the South Australian Company. Based on a desktop search, the South Australian Company was a commercial enterprise founded in London in 1835 and was a key component of early emigration and colonisation of the state of South Australia. The site was considered unlikely to be used or occupied by persons during this time.

Two subsequent titles for the site were created in 1891 to and 1898.

The title created in 1891 was issued to farmer Johann Leske and was subsequently owned by numerous private proprietors who were generally farmers or graziers, or of no notable occupation, through to the present day.

The title created in 1898 was first issued to the South Australian Company, and later that year transferred to farmer August Bart Hausler. This portion of the site remained under ownership of the Hausler family until 1974. From 1974 to present, the site has continued to be owned by numerous private individual(s) who were either farmers/graziers, or of no notable occupation. Records indicate this portion of the site has been leased twice: to Johannes Steicke from 1919 to 1920, and to Southcorp Wines Pty Ltd in 1996 (with no end date).

In 2019, both portions of the site were amalgamated into a single certificate of title, issued to proprietors Mark Eric Hamilton and Deborah Ann Hamilton; a desktop search indicates that the site was operated by Hamilton's Ewell Vineyards, a family enterprise managed by Mark Hamilton.

The site was acquired by Tweedies Gully Property Pty. Ltd. in December 2024 and remains in use as a commercial vineyard.

Based on the information available from historical site ownership records, no PCAs were identified or inferred to have occurred onsite.

5.2 Historical Business Directory

The Lotsearch report (Appendix C) included a search of the Sands and McDougall and UBD Business to Business directories for businesses listed historically at the site, and nearby businesses in consideration of PCAs. These records were available until 1910.

One historical business was identified, road matched to Hoffnungsthal Road and listed as 1991. The business activity was not recorded; however, the premises name (Red Gum Twin Valley Estate) indicates that this record is associated with winemaking or vineyard operations, as is typical of the region.

Based on the limited information available, this record was not considered to be relevant for the purposes of this assessment, and unlikely to constitute a PCA which may present risks to site receptors. As such, this record has not been considered further.

5.3 Aerial Photographs

Aerial imagery of the site and surrounding area from 1949 to 1999 were acquired from DEW, and imagery from 2004 to 2023 were obtained from Google Inc., all via Lotsearch. Copies of the images are in Appendix C. Aerial imagery from 2024 was reviewed via Nearmap, and presented in Figures 1 and 2, Appendix 1.

A detailed summary of the features and apparent land use(s) observed in the historical aerial photography since 1949 is provided in Table 5.1.

Table 5.1 Aerial Photography Summary

Year	Description
1949	<p>On-site:</p> <ul style="list-style-type: none"> The site was predominantly vacant and undeveloped, with a small unknown structure present near the northeastern corner. Two natural water courses are visible and transect the site from the north, southeast and southwest. The channels appear to intersect near the centre of the site. <p>Off-site:</p> <ul style="list-style-type: none"> Vineyards were present adjacent to the site to the north, south and west. The remaining land was vacant/undeveloped. Rural residences were present to the southeast and north of the site.
1963	<p>On-site:</p> <ul style="list-style-type: none"> The unknown structure is no longer present, with no other significant changes. (nothing that the image was of generally poor visual clarity). <p>Off-site:</p> <ul style="list-style-type: none"> No significant change.
1979	<p>On-site:</p> <ul style="list-style-type: none"> The northeastern-most portion of the site has been planted with vine alleys. Most of the remainder of the site appeared to be used for broadacre agriculture (owing to observed cropping patterns). <p>Off-site:</p> <ul style="list-style-type: none"> A small unknown structure inferred to be a small shed was visible adjacent to the site boundary, just north of the southeastern corner. A small detention basin (suspected stock dam) is visible approximately 140 m south of the site.
1986-1989	<p>On-site:</p> <ul style="list-style-type: none"> Approximately half of the site now contained vine alleys, spanning from the northeastern corner towards the south/southwest. The remainder of the site remained vacant, with broadacre agriculture visible in the northwestern corner of the site. <p>Off-site:</p> <ul style="list-style-type: none"> No significant changes.
1999 (two images)	<p>On-site:</p> <ul style="list-style-type: none"> Majority of the site now contained vine alleys (coinciding with Southcorp Wines leasing the site from 1996, refer to Section 5.1). <p>Off-site:</p> <ul style="list-style-type: none"> The small, inferred shed (near the southeastern corner) was no longer visible, with surface disturbance visible approximately 30 m east. A slight increase in vineyard plantation coverage to the north and northeast was visible, with no other significant changes.
2004	<p>On-site:</p> <ul style="list-style-type: none"> No significant changes. <p>Off-site:</p> <ul style="list-style-type: none"> A new shed was approximately 30 m from the site nearby the southeastern corner, with unidentified equipment visible outside of the shed.
2015	<p>On-site:</p> <ul style="list-style-type: none"> No significant changes. <p>Off-site:</p>

Year	Description
	<ul style="list-style-type: none"> No significant changes.
2023	<p>On-site:</p> <ul style="list-style-type: none"> No significant changes. <p>Off-site:</p> <ul style="list-style-type: none"> No significant changes.
2024	<p>On-site:</p> <ul style="list-style-type: none"> A large rainwater tank was visible in the centre of the site (development approval was granted in 2002, however view of the tank was obstructed by trees). <p>Off-site:</p> <ul style="list-style-type: none"> No significant changes.

The detention basin (suspected stock dam) visible in aerial imagery from 1979 onwards is considered a PCA per PD14 (Class 2); detention basins are considered typical of the region and are commonplace rural/agricultural areas.

Based on the distance from the site (approximately 140 m), the detention basin (suspected stock dam) is not considered to be adjacent³ to the subject site and is too remote to be considered as a potential source of site contamination for the subject site. As such, this has not been considered further as a relevant PCA for the purposes of this assessment.

5.4 EPA Public Register Searches

5.4.1 Section 7

A Section 7 Search under the Land and Business (Sales and Conveyancing) Act 1994 was conducted by the EPA for the site. The search results are provided in Appendix D, and indicated, as 20 December 2024:

- There were no mortgages, charges or prescribed by encumbrances affecting the site under the relevant sections of the Environment Protection Act 1993
- No license or environmental authorisation was ever issued to operate a waste depot on the land under the South Australia Waste Management Commission Act 1979, the Waste Management Act 1987 or the Environment Protection Act 1993
- In relation to the subject site, the EPA Register did not hold any information relating to
 - Material or serious environmental harm caused or threatened in the course of an activity
 - Site contamination notified to the EPA under section 83A of the Environment Protection Act 1993
 - Environmental assessment report(s) or site contamination audit report(s)

5.4.2 Site Contamination Index

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

LBWco conducted a search of the database sourced by Lotsearch on 19 November 2024 (Appendix C). No records were identified onsite or within a 1 km radius of the site.

³ "Adjacent land" is defined in section 3(1) of the Planning, Development and Infrastructure Act 2016 to mean "in relation to other land, means land that is no more than 60 metres from the other land"

5.5 Environment Protection and Clean Up Orders

LBWco conducted a search of the EPA Environment Protection and Clean Up Orders sourced by Lotsearch on 26 November 2024 (Appendix C). No records were identified onsite or within a 1 km radius of the site.

5.6 EPA Authorisations and Applications

LBWco conducted a search of the EPA Authorisations and Applications sourced by Lotsearch on 26 November 2024 (Appendix C). No records were identified onsite or within a 1 km radius of the site.

5.7 The Barossa Council Section 7

On 23 December 2024, LBWco received information from The Barossa Council (council) noting that council did not hold details of any development approvals relating to commercial or industrial activity at the land or a change in the use of the land or part of the land (within the meaning of the Development Act 1993).

One development approval was identified for the site pertaining to the construction of a rainwater tank, approved in April 2002, lodged by Southcorp Wines Pty Ltd.

There were no other development approvals identified.

5.8 Unexploded Ordinance

Whilst not a record directly or typically pertaining to site contamination, the Lotsearch report did identify two unexploded ordinance zones covering the entirety of the site and surrounds, including the township of Lyndoch (one associated with Lyndoch, and one associated with Pewsey Vale).

Both records indicated that there were artillery range(s) within these areas during World War II. Due to the broad nature of the area covered by this search, and the absence of any features from the 1949 (and later) features to indicate the potential presence of an artillery range within or adjacent to the subject site LBWco has dismissed this entry as being irrelevant to the subject site and surrounds.

5.9 Site History Overview

The site has CT records dating back to 1860, originally issued to the South Australian Company. Subsequent site ownership was predominantly comprised of farmers/graziers or private individuals.

The site remained vacant and undeveloped until vineyard plantation commenced, first visible in aerial imagery from 1979. Southcorp Wines Pty Ltd leased the site from 1996, coinciding with a significant increase in viticulture at the site.

The site is currently owned by **Tweedies Gully Property Pty Ltd** and remains in use as a commercial vineyard.

6 Preliminary Conceptual Site Model

6.1 Potentially Contaminating Activities

A desktop assessment of prescribed PCAs, as defined in *Practice Direction 14, 2021 (PD14)* and/or the *Environment Protection Regulations 2023 (EP Regs)*, that were likely to have been undertaken at or near the site are summarised in Table 6.1 below.

Schedule 1 of PD14, 2023 categorises activities into either Class 1, Class 2 or Class 3 activities with Class 1 activities considered to have the highest potential for environmental risk. Classifications for the PCAs identified are listed below, where relevant.

Table 6.1 Prescribed PCAs

Activity	Description	PCA as per PD14 2023?	PCA as per EPR 2023?	Comment/Location
Onsite				
Agriculture activities	<p><i>Any of the following activities undertaken in the course of agriculture:</i></p> <p>(a) <i>burial of animals or parts of animals;</i></p> <p>(b) <i>burial of waste or other matter;</i></p> <p>(c) <i>irrigation using wastewater;</i></p> <p>(d) <i>intensive application or administration of a listed substance to animals, plants, land or water (excluding routine spraying, in accordance with manufacturers' instructions, of pesticides used in broad-acre farming)</i></p>	Yes – Class 2	Yes	It is arguable whether chemical spraying in vineyards constitutes intensive application or administration of listed substances, or whether vineyards can be considered in the context of broadacre farming.
Adjacent Land				
<i>Land within 60 m of the subject site boundary, per section 3(1) of the PDI Act 2016</i>				
None identified	N/A	N/A	N/A	N/A
Distant Offsite				
<i>Activities on land >60 m from the subject site boundary, per section 3(1) of the PDI Act 2016</i>				
None identified	N/A	N/A	N/A	N/A

N/A Not applicable.

6.2 Preliminary Conceptual Site Model

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

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

1. Contaminant source
2. Receptor

3. Pathway from source to receptor

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

- a **SOURCE** of contamination of sufficient toxicity to cause harm must be present;

AND

- a complete **PATHWAY** must exist between the source of contamination and a receptor;

AND

- a **RECEPTOR** must be present with potential to be exposed.

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

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

The CSM relative to identified PCAs at or near the site is presented in Table 6-2 below.

Table 6-1 Preliminary CSM – Desktop Assessment of Risk from PCAs

Potentially contaminating activity	Contaminants of interest (COI)	Area of interest	Potentially affected media	Pathway(s)	On-site receptor(s)	Does complete source-pathway-receptor (SPR) linkage exist
On-site						
Agriculture activities (Class 2)	Pesticides, herbicides, fungicides and mineral oils.	Historically present on-site.	Soil	Direct contact (dermal absorption, ingestion)	Construction workers	Potentially Chemical residues associated pesticides, herbicides, fungicides and mineral oils may be present in surface and shallow sub-surface soils .
					Future site users	Unlikely It is unlikely that future occupants of the hotel and visitors to the winery will have any direct access to site soils around these facilities. Public access to the remaining vineyards will be restricted.
			Groundwater	Direct Contact dermal absorption, ingestion)	Groundwater users	Unlikely It is unlikely that surficial application of pesticides, herbicides and/or fungicides would materially impact groundwater . It is direct contact with groundwater will occur during construction or post construction. Groundwater abstraction unlikely in future land use setting.
Adjacent Land – Land within 60 m of the subject site boundary, per section 3(1) of the PDI Act 2016						
Nil						
Offsite – Activities on land > 60 m from the subject site boundary, per section 3(1) of the PDI Act 2016						
Nil						

7 Conclusions

Based on the information presented within this PSI, LBWco makes the following conclusions:

Site History and Current Land Use Summary

The site has CT records dating back to 1860, originally issued to the South Australian Company. Subsequent site ownership was predominantly comprised of farmers/graziers or private individuals.

The site remained vacant and undeveloped until vineyard plantation commenced, first visible in aerial imagery from 1979. Southcorp Wines Pty Ltd leased the site from 1996, coinciding with a significant increase in viticulture at the site.

The site is currently owned and operated by Tweedies Gully Property Pty Ltd and remains in use as a commercial vineyard.

The site presents as a vineyard with no other distinguishing features or known previous activities or events relevant to the potential for any significant site contamination to exist.

Potentially Contaminating Activities

It is arguable that vineyards are rightly classified under the definition of Agricultural Activities as provided by PD14 and the EP Regulations however taking a somewhat precautionary approach the PCA has been adopted for this PSI, noting that the site will be subject to subsequent intrusive soil investigations.

A potentially complete SPR relationship is possible in respect of residual pesticides, herbicides and/or fungicides being present within surface and shallow surface soils which may affect workers during the conduct of site development works. The potential for this risk to eventuate will be assessed through the conduct of subsequent intrusive soil investigations. No potential future risks to users of the winery and hotel complex were identified as future direct access to the soils where former vine alleys were located will be restricted (and significantly disturbed during development works) and public access to the remaining vineyards will be restricted.

No adjacent or off-site PCAs were identified.

Overall LBWco considers that the potential for any significant site contamination to be present on site is low to negligible but will be further assessed through the conduct of intrusive soil investigations.

The information provided in this report is subject to the limitations expressed in Section 8. The reader should make themselves aware of the limitations and how they relate to the conclusions provided.

8 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 Tweedies Gully Property Pty Ltd and LBW co Pty Ltd (LBWco) ("scope of services"). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, access and/or site disturbance constraints.

Reliance on Data

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

Desktop Environmental Conclusions

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

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

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

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 Tweedies Gully Property Pty Ltd

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

Other Limitations

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

Appendix A

Figures



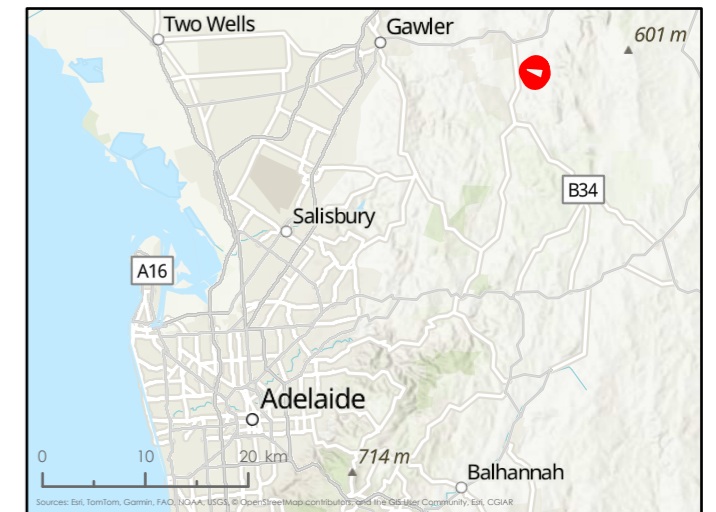
FIGURE 1

Site Locality Plan

Site: Southern Barossa Winery and Tourist Accommodation Project
 Project: Preliminary Site Investigation – Site History
 Client: Tweedies Gully Property Pty Ltd (c/- T&T)

Legend

- Site boundary
- 60 m from site boundary
- Land Use 2022
- Waterbody
- Watercourse



low **DELIVERING ENVIRONMENTAL SOLUTIONS**

 N			
	Spatial Reference: GDA2020 MGA Zone 54		
	Source: Nearmap.com (Oct, 2024)		
Job No	241606	Scale at A3:	1:8,000
Drawn	TH	Rev	0
Approved		Date	7/01/2025

Department for Infrastructure and Transport (DIT), 7 February 2023, Roads (RPs), data.sa.gov.au/data/dataset/roads, downloaded 10 February 2023. DIT, 8 February 2023, Generalised Land Use 2021 (RPs), data.sa.gov.au/data/dataset/land-use-generalised, downloaded 10 February 2023. adjusted by LBWCO, Department for Environment and Water (DEW), 2 July 2014, Watercourses in South Australia (shapefile), data.sa.gov.au/data/dataset/watercourses-in-south-australia, downloaded August 2022. DEW, 2 July 2014, Waterbodies in South Australia (shapefile), data.sa.gov.au/data/dataset/waterbodies-in-south-australia, downloaded January 2021.

FIGURE 2

Site Layout Plan

Site: Southern Barossa Winery and Tourist Accommodation Project
 Project: Preliminary Site Investigation – Site History
 Client: Tweedies Gully Property Pty Ltd (c/- T&T)

Legend

- Site boundary
- 60 m from site boundary
- Watercourse



	Spatial Reference: GDA2020 MGA Zone 54		
	Source: Nearmap.com (Oct, 2024)		
Job No	241606	Scale at A3:	1:3,500
Drawn	TH	Rev	0
Approved		Date	7/01/2025

Department for Infrastructure and Transport (DIT), 7 February 2023, Roads (RPs), data.sa.gov.au/data/dataset/roads, downloaded 10 February 2023. DIT, 8 February 2023, Generalised Land Use 2021 (GLU), data.sa.gov.au/data/dataset/land-use-generalised, downloaded 10 February 2023, adjusted by LbwCo, Department for Environment and Water (DEW), 2 July 2014, Watercourses in South Australia (shapefile), data.sa.gov.au/data/dataset/watercourses-in-south-australia, downloaded August 2022. DEW, 2 July 2014, Waterbodies in South Australia (shapefile), data.sa.gov.au/data/dataset/waterbodies-in-south-australia, downloaded January 2021.

Appendix B

Certificates of Title

Land Ownership History

Lot 102 Hoffnungsthal Road, Williamstown, SA

Preliminary Site Investigation

241606



Land Ownership History

Lot 102 Hoffnungsthal Road, Williamstown, SA

Preliminary Site Investigation

241606



CT 633/118

18.05.1898 Title created to The South Australian Company of No. 54 and 55 London Wall in the City of London England

01.08.1898 Transferred to August Bart Hausler [farmer]

10.08.1908 Transferred to Ernst Paul Edmund Hausler [farmer]

25.08.1908 Encumbrance to August Bart Hausler and Johanne Christine Hausler

03.01.1919 Leased to Johannes Steicke

19.05.1920 Lease surrendered

22.10.1920 Transmitted to Carl Frederick Hausler

Cancelled to **CT 2687/121**

CT 16/200

1860 Title created to The South Australian Company

Cancelled to **CT 633/118**



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 6227 Folio 450

Parent Title(s)	CT 5341/992, CT 5567/969		
Creating Dealing(s)	RTC 13155718		
Title Issued	16/08/2019	Edition 2	Edition Issued 27/12/2024

Estate Type

FEE SIMPLE

Registered Proprietor

TWEEDIES GULLY PROPERTY PTY. LTD. (ACN: 675 948 311)
OF 29 SIR JOHN MARKS DRIVE WEST LAKES SA 5021

Description of Land

ALLOTMENT 102 DEPOSITED PLAN 120944
IN THE AREA NAMED WILLIAMSTOWN
HUNDRED OF BAROSSA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14432399	MORTGAGE TO ELITE CAPITAL MORTGAGES PTY. LTD. (ACN: 676 182 648) AND TIMOTHY JOHN HEARSE AS TO THE SHARES SPECIFIED THEREIN
14432401	MORTGAGE TO TIMOTHY JOHN HEARSE

Notations

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

Certificate of Title

Title Reference: CT 6227/450
Status: CURRENT
Parent Title(s): CT 5341/992, CT 5567/969
Dealing(s) Creating Title: RTC 13155718
Title Issued: 16/08/2019
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
20/12/2024	27/12/2024	14432401	MORTGAGE	REGISTERED	TIMOTHY JOHN HEARSE
20/12/2024	27/12/2024	14432399	MORTGAGE	REGISTERED	ELITE CAPITAL MORTGAGES PTY. LTD. (ACN: 676 182 648), TIMOTHY JOHN HEARSE
20/12/2024	27/12/2024	14432398	TRANSFER	REGISTERED	TWEEDIES GULLY PROPERTY PTY. LTD. (ACN: 675 948 311)
20/12/2024	27/12/2024	14432397	DISCHARGE OF MORTGAGE	REGISTERED	12144278
05/06/2014	30/06/2014	12144278	MORTGAGE	REGISTERED	RABOBANK AUSTRALIA LTD.

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 6227 Folio 450

Parent Title(s) CT 5341/992, CT 5567/969
Creating Dealing(s) RTC 13155718
Title Issued 16/08/2019 **Edition** 1 **Edition Issued** 16/08/2019

Estate Type

FEE SIMPLE

Registered Proprietor

MARK ERIC HAMILTON
DEBORAH ANN HAMILTON
OF 58 PALMER PLACE NORTH ADELAIDE SA 5006
AS JOINT TENANTS

Description of Land

ALLOTMENT 102 DEPOSITED PLAN 120944
IN THE AREA NAMED WILLIAMSTOWN
HUNDRED OF BAROSSA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12144278	MORTGAGE TO RABOBANK AUSTRALIA LTD.

Notations

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

Certificate of Title

Title Reference: CT 5567/969
Status: CANCELLED
Parent Title(s): CT 3673/101
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 25/08/1998
Title Cancelled: 16/08/2019
Child Title(s): CT 6227/449, CT 6227/450
Edition: 1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
08/08/2019	16/08/2019	13155718	CERTIFIED APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION	REGISTERED	DEBORAH ANN HAMILTON, MARK ERIC HAMILTON, JILLIAN ELIZABETH ALLANSON, EVAN FREDERICK ALLANSON

Certificate of Title

Title Reference: CT 5341/992
Status: CANCELLED
Parent Title(s): CT 4022/997
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 23/05/1996
Title Cancelled: 16/08/2019
Child Title(s): CT 6227/450
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
08/08/2019	16/08/2019	13155718	CERTIFIED APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION	REGISTERED	DEBORAH ANN HAMILTON, MARK ERIC HAMILTON, JILLIAN ELIZABETH ALLANSON, EVAN FREDERICK ALLANSON
05/06/2014	30/06/2014	12144278	MORTGAGE	REGISTERED	RABOBANK AUSTRALIA LTD.
05/06/2014	30/06/2014	12144275	DISCHARGE OF MORTGAGE	REGISTERED	7647719
15/11/1995	15/11/1996	8022552	LEASE	REGISTERED	SOUTHCORP WINES PTY. LTD. (ACN: 000 009 763)
21/01/1994	23/02/1994	7647719	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

ORIGINAL
CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4022 Folio 997



New Certificate for the balance of the Land in Vol.2687 Folio 121

ALAN ROBERT HAUSLER of Lyndoch 5351 Grazier is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in SECTION 740 HUNDRED OF BAROSSA delineated by bold black lines on the plan hereon

In witness whereof I have signed my name and affixed my seal this 13th day of August 1974

Signed the 13th day of August 1974, in the presence of *Maurice*

C.H. Nairn

Deputy Registrar-General



MORTGAGE 2674891 to ELDER'S TRUSTEE AND EXECUTOR COMPANY LIMITED Produced 4.11.1965 at 10.55 a.m. (Including other land)

C.H. Nairn

Dep.Reg.Genl.

Menzel Rd. and Hoffnungstal Rd. vide

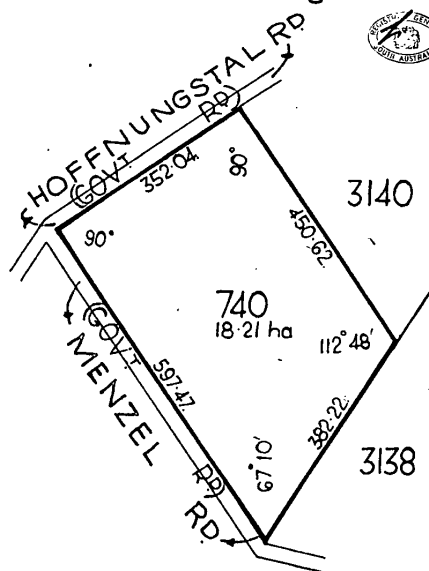
Dkt. 3263/1977



MORTGAGE 2680467 to COMMONWEALTH DEVELOPMENT BANK OF AUSTRALIA Produced 24.11.1965 at 11.25 a.m. (Including other land)

C.H. Nairn

Dep.Reg.Genl.



~~Dkt-3989183 - Dkt 2620 467 - 3989184~~
~~- m 3989783 -~~

DISCHARGE of Mortgage 2674891 vide 3989183 Produced 4.1.1977 at 11.20 a.m.



P/A 2178164
The within land is discharged from Mortgage 2680467 by endorsement thereon Produced 4.1.1977 at 11.20 a.m.



TRANSFER 3989184 to CARL AUGUST GOGOLL of P.O. Box 68 Lyndoch 5351 Grazier and GRACE ELIZABETH GOGOLL his wife of the within land Produced 4.1.1977 at 11.20 a.m.



OVER

C.H.

MORTGAGE 3989185 to COMMONWEALTH TRADING BANK
OF AUSTRALIA Produced 4.1.1977 at 11.20 a.m.



~~M 5148865~~

MORTGAGE 5148865 to COMMONWEALTH DEVELOPMENT
BANK OF AUSTRALIA Produced 8.12.1983
at 11.05 a.m. (Including other land)



P/A 6394649
The within land is discharged from Mortgage
3989185 vide 6674744 Produced 25.1.1989 at
14:55



P/A 4829882
The within land is discharged from Mortgage
5148865 vide 6674745 Produced 25.1.1989 at
14:55



TRANSFER 6674746 to EVAN FREDERICK ALLANSON
of Hoffnungstal Road Lyndoch 5351 Director
and JILLIAN ELIZABETH ALLANSON his wife of
the within land. Produced 25.1.1989 at 14:55



MORTGAGE 6674747 to WESTPAC SAVINGS BANK
LIMITED Produced 25.1.1989 at 14:55
(Including Other Land)



MORTGAGE 6674748 to WESTPAC BANKING CORPORATION
Produced 25.1.1989 at 14:55 (Including Other
Land)



The within land is discharged from Mortgage
6674747 vide 7381084 Produced 7.10.1992 at
14:35



The within land is discharged from Mortgage
6674748 vide 7381085 Produced 7.10.1992 at
14:35



TRANSFER 7381086 to MARK ERIC HAMILTON and
DEBORAH ANN HAMILTON both of 178 Stanley
Street North Adelaide 5006 of the within
land Produced 7.10.1992 at 14:35



MORTGAGE 7647719 to AUSTRALIA AND NEW ZEALAND
BANKING GROUP LTD. Produced 21.1.1994 at
12:00



CANCELLED
CONVERTED TO A COMPUTERISED TITLE



South Australia

CERTIFICATE OF TITLE



Register Book,

Vol. 3673 Folio 101

Pursuant to Memorandum of Transfer No. 3058287 Registered on Vol. 553 Folio 73

CARL AUGUST GOGOLL of Lyndoch 5351 Driver and GRACE ELIZABETH GOGOLL his wife

are the proprietors of an estate in fee simple AS TENANTS IN COMMON

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THAT SECTION of land containing twenty nine acres or thereabouts situated in the HUNDRED OF BAROSSA COUNTY OF ADELAIDE NOD. 3140 and bounded as appears in the plan in the margin hereof

Which said Section is delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this 16th day of December 1969

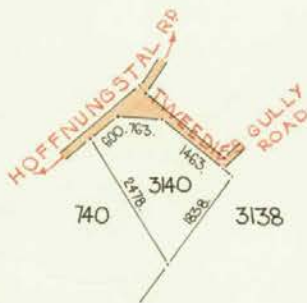
Signed the 16th day of December 1969, in the presence of *W. Speers*

R. B. Collins

Registrar-General



~~M. 3058288.~~



MORTGAGE No. 3058288
TO THE ENGLISH SCOTTISH AND AUSTRALIAN BANK LIMITED
PRODUCED 3.12.1969 AT 10.50 am.
R. London DEP. REG. GEN.

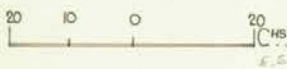
~~M. 3058288~~ ~~T3986206~~ ~~M3986207~~

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE
No. 3058288 BY ENDORSEMENT
PRODUCED 22.12.1976 AT 10.50

TRANSFER No. 3986206 To
the within named Carl August Gogoll
and Grace Elizabeth Gogoll
OF THE WITHIN LAND. PRODUCED 22.12.1976 AT 10.50

MORTGAGE No. 3986207
TO COMMONWEALTH TRADING BANK
OF AUSTRALIA
PRODUCED 22.12.1976 AT 10.50

~~M 5148865~~



Hoffnungsstal Rd. and Tweedies Gully Rd. vide
Dkt. 3263/1977

9-12-83

OVER

MORTGAGE No. ~~5148865~~
TO COMMONWEALTH DEVELOPMENT BANK
OF AUSTRALIA
PRODUCED 8.12.1989 AT 11.05am
INCLUDING OTHER LAND

PIA 6394649

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE
No. 3986207 VIDE 6674744
PRODUCED 25.1.1989 AT 14:55

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE
No. 5148865 VIDE 6674745
PRODUCED 25.1.1989 AT 14:55

TRANSFER No. 6674746 TO
Evan Frederick Gillanson of
Hoffnungstal Road Lyndoch 533
Director and Jillian Elizabeth
Gillanson his wife
OF THE WITHIN LAND PRODUCED 25.1.1989 AT 14:55

MORTGAGE No. 6674747 TO
WESTPAC SAVINGS BANK LIMITED
PRODUCED 25.1.1989 AT 14:55
(INCLUDING OTHER LAND)

MORTGAGE No. 6674748 TO
WESTPAC BANKING CORPORATION
PRODUCED 25.1.1989 AT 14:55
(INCLUDING OTHER LAND)

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE
No. 6674747 VIDE 7425905
PRODUCED 23.12.1992 AT 10:00

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE
No. 6674748 VIDE 7425906
PRODUCED 23.12.1992 AT 10:00

CANCELLED
CONVERTED TO A COMPUTERISED TITLE

South Australia

(CERTIFICATE OF TITLE)



Register Book,

Vol. 2687 Folio 121

New Certificate of Title for the whole of the Land in Vol. 633 Folio 118

ERNST PAUL EMANUEL HAUSLER of Lyndoch Farmer

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THOSE PIECES of land situated in the HUNDRED OF BAROSSA COUNTY OF ADELAIDE being the SECTION 740 containing forty five acres or thereabouts and PORTION OF SECTION 568 containing eighty six acres two roods and twenty perches or thereabouts and more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green.

Which said Sections are delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this fourteenth day of August 1959

Signed the 14th day of August 1959, in the presence of A. Webber

[Signature]
Registrar-General.



2141463

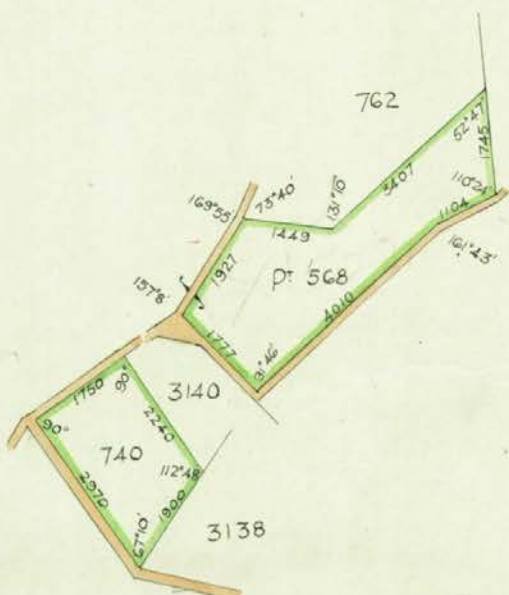
TRANSFER No. 2141463 FROM Ernst Paul Emanuel Hausler to Alan Robert Hausler of Lyndoch Grocer OF THE WITHIN LAND. PRODUCED 27/7/1959 AT 3 pm Bennett DEP. REG. GEN.

MORTGAGE No. 2180820 FROM Alan Robert Hausler to The City Mutual Life Assurance Society Limited PRODUCED 8.2.1960 AT 11.30 am Bennett (including other hand) DEP. REG. GEN.

DISCHARGE OF MORTGAGE No. 2180820 BY ENDORSEMENT THEREON. PRODUCED 4.5.1962 AT 11.40 am Bennett DEP. REG. GEN.

CAVEAT No. 2364653 LODGED BY Ernst Paul Emanuel Hausler OVER THE WITHIN LAND. PRODUCED 3/7/1962 AT 2 pm Ch. Nairn (including other hand) DEP. REG. GEN.

CAVEAT No. 2364653 HAS BEEN WITHDRAWN WITH 2674890 PRODUCED 4-11-1965 AT 10.55 am Bennett



[Handwritten mark]

MORTGAGE No. 2674891. to
Elder's Trustee and Executor
Company Limited
PRODUCED 11-1965 AT 10.55 a.m. (INCLUDING OTHER LAND)
K. London DEP. REG. GEN.

~~2674891~~
MORTGAGE No. 2680467
DEVELOPMENT
TO COMMONWEALTH BANK OF AUSTRALIA.
PRODUCED 24/11/1965 AT 11.25 a.m. (INCLUDING OTHER LAND)
g. b. steel DEP. REG. GEN.

~~P/O 2674891 2680467 3389710 3389711 3389712 3389713 3389714~~

Portion of Part Section 568

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE
No. 2674891 VIDE 3389710
PRODUCED 29.11.1972 AT 2.30 pm
g. b. steel DEP. REG. GEN.

Portion of part Section 568

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE
No. 2680467 VIDE 3389711
PRODUCED 29.11.1972 AT 2.30 pm
g. b. steel DEP. REG. GEN.

TRANSFER No. 3389712 to Leslie
Claude Brooks and Barbara Brooks
of part of Rosemary Pat Section 568 as Tenants
in Common
PRODUCED 29.11.1972 AT 2.30 pm DEP. REG. GEN.
CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
VOL 4022 FOL 995
g. b. steel DEP. REG. GEN.

CANCELLED
AND New & Balance CERTIFICATE OF TITLE
ISSUED VIDE VOL 4022 FOLS 996+997
g. b. steel DEP. REG. GEN.



Transfer of Application No 23431 and New Certificate of Title from Vol 16 Fol 200

The South Australian Company of No 54 and 55 London Wall in
the City of London England is the proprietor of an estate in fee simple

subject nevertheless to such incumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in
Three pieces of land situated in the Hundred of Barossa County of Adelaide
being the Section No 740 containing forty five acres or thereabouts and portion of Section
568 containing eighty six acres two rods and twenty perches or thereabouts being all that which
lies to the east of the Government Road intersecting the same and is more particularly delineated
and bounded as appears in the plan in the margin hereof and therein colored green.

which said Sections are delineated in the public map of the said Hundred deposited in the office of the Surveyor-General.

In witness whereof I have hereunto signed my name and affixed my seal this Eighteenth day of May 1898

Signed the 18th day of May 1898 in the presence of Simon H Edwards

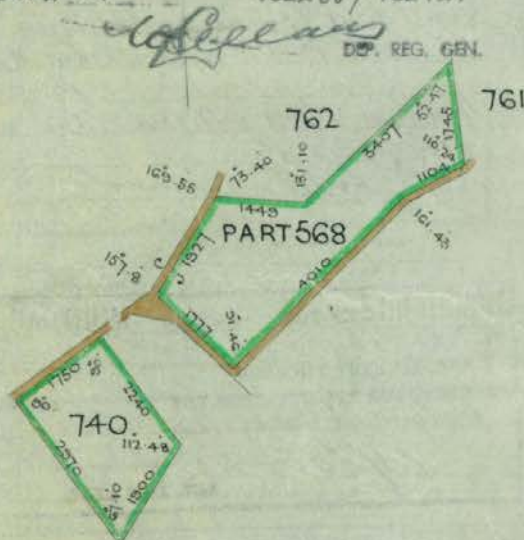
Fred W Turner
Registrar-General.



new
ISSUED WIDE 214/463

CANCELLED

CERTIFICATE OF TITLE
VOL 2687 VOL 121



Transfer No 331434 from The
South Australian
Company to August Carl Hättles
near Hindoch Farmer of an estate
in fee simple in the within laced
Produced for registration the 1 day
August 1898 at 3.20 pm
M Thomas Depy Seal

Mortgage No 331435 from August Carl
Hättles to David Nicholas Produced
for registration the 1 day August 1898
at 3.20 pm
M Thomas Depy Seal

DISCHARGE OF THE WITHIN MORTGAGE
No 331435 BY RECEIPT ENDORSED
THEREON PRODUCED FOR REGISTRATION
THE 22nd DAY OF July 1903
AT 3 pm
J Heath DEP. REG. GENL.

Transfer No 474223 from August Carl Häusler to Ernst Paul Emanuel Häusler of near Lyndoch Farmer of an estate in fee simple in the within land Produced for registration the 10 day of August 1908 at 3pm W. J. Edwards Dep. Reg. Genl.

DISCHARGE OF THE within MORTGAGE
 NO. 474224 BY MEMORANDUM
 NO. 769725 PRODUCED FOR
 REGISTRATION THE 15 DAY OF November
 1920 AT 3pm
 W. J. Edwards
 DEP. REG. GENL.

The above named Johanne Christine Häusler died on the 25 day of September 1911, as appears by Office copy of Certificate of Death No. 769726 and the above named August Carl Häusler died on the 30 day of 30 day of September 1920 as appears by Probate dated the 22 day of October 1920 and the within Encumbrance No. 474223 is therefore satisfied and discharged as appears by Memorandum No. 769726. Produced for registration the 15 day of November 1920 at 3pm W. J. Edwards Dep. Reg. Genl.

Mortgage No 474224 from Ernst Paul Emanuel Häusler to August Carl Häusler Produced for registration the 10 day of August 1908 at 3pm W. J. Edwards Dep. Reg. Genl.

Encumbrance No 475103 from Ernst Paul Emanuel Häusler to August Carl Häusler and Johanne Christine Häusler during her joint lives and after the death of either to the survivor of them for life Produced for registration the 25 day of August 1908 at 3.55pm W. J. Edwards Dep. Reg. Genl.

VHE

Lease No 707356 Including other land from Ernst Paul Emanuel Häusler to Johannes Steicke of the within land Term five years from the 1 day of November 1918 Produced for registration the 3 day of January 1919 at 2.50pm W. J. Edwards Dep. Reg. Genl.

MORTGAGE No. 1113848 FROM Ernst Paul Emanuel Häusler to The English, Scottish, and Australian Bank Limited PRODUCED FOR REGISTRATION THE 5 DAY OF February 1931 AT 11.5am
 J. J. Jessup
 DEP. REG. GENL.

SURRENDER OF THE within LEASE No. 707356 BY ENDORSEMENT THEREON DATED THE 3 DAY OF May 1920 PRODUCED FOR REGISTRATION THE 11 DAY OF May 1920 AT 2pm
 W. J. Edwards
 DEP. REG. GENL.

Deft. Attorney No. 492052/1112070 - 284
 DISCHARGE OF THE within MORTGAGE No. 1113848 BY ENDORSEMENT THEREON PRODUCED FOR REGISTRATION THE 15 DAY OF March 1933 AT 11.10am
 W. J. Edwards
 DEP. REG. GENL.

Pursuant to Application No 769724 Carl Friedrich Häusler of near Lyndoch Farmer.

PROPRIETOR OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTOR NAMED IN THE WILL DATED THE 1 DAY OF February 1912 OF THE ABOVE NAMED WHO DIED ON THE 18 DAY OF September 1920 AS APPEARS BY PROBATE DATED THE 19 DAY OF October 1920 PRODUCED FOR REGISTRATION THE 18 DAY OF November 1920 AT 3pm
 W. J. Edwards
 DEP. REG. GENL.

MORTGAGE No. 1149068 FROM Ernst Paul Emanuel Häusler to The State Bank of South Australia PRODUCED FOR REGISTRATION THE 15 DAY OF March 1933 AT 11.10am (Including other land)
 W. J. Edwards
 DEP. REG. GENL.

THE within MORTGAGE NO. 474224 WAS TRANSFERRED TO Carl Friedrich Häusler OF near Lyndoch FARMER AS THE EXECUTOR NAMED IN THE WILL DATED THE 1 DAY OF February 1912 OF THE WITHIN NAMED August Carl Häusler WHO DIED ON THE 30 DAY OF September 1920 AS APPEARS BY PROBATE DATED THE 22 DAY OF October 1920 PRODUCED FOR REGISTRATION THE 18 DAY OF November 1920 AT 3pm
 NO. 769724
 W. J. Edwards
 DEP. REG. GENL.

DISCHARGE OF THE within MORTGAGE No. 1149068 BY ENDORSEMENT THEREON PRODUCED FOR REGISTRATION THE 2 DAY OF October 1942 AT 11.5am
 W. J. Edwards
 DEP. REG. GENL.

T2141463

see file



Register Book,

Vol.

553

Folio

73

Pursuant to Transmission application No. 251999

Johann Leske of Pokotow Valley Farmer

is the proprietor of an estate in fee simple as Executor of the will of Johann Andreas Berlin subject nevertheless to such incumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in

740 SECTION of land situated in the Mundred of Barossa County of Adelaide N^o 3140 containing two hundred and thirty nine acres three roods and three fourths and 3159 containing one hundred and forty two acres and three fourths.

and bounded as appears in the plan in the margin hereof which said Section are delineated in the public map of the said Mundred deposited in the office of the Surveyor-General.

In witness whereof I have hereunto signed my name and affixed my seal this fourteenth day of October 1891

Signed the fourteenth day of October 1891 in the presence of

W. H. Salters

Anna M. Lutz

Registrar-General.



Transfer No. 361077 from Johannes Becke to Dorothea Louise Friederike Mengel wife of Paul Reinhard Mengel of Lynndoch Farmer of an estate in fee simple in the within land for her separate use. Visited for registration the 23 day of November 1900 at 12.30 pm. J. Heath Deputy Genl



TRANSMISSION APPLICATION No. 1205648
Julius Benjamin Krieg farmer and Konrad Namptel Moran bank manager both PROPRIETORS OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTORS NAMED IN THE WILL DATED THE 6 DAY OF November 1929 NAMED Dorothea Louise Friederike Mengel WHO DIED ON THE 15 DAY OF September 1935 AS APPEARS BY PROBATE DATED THE 21 DAY OF November 1935 PRODUCED FOR REGISTRATION THE 6 DAY OF February 1936 AT 11.30 A.M.
G. Hentelow actg. DEP. REG. GENL.
A. D. LISH

DEATH. The within named Julius Benjamin Krieg died on the 17 day of October 1937 vide Letters of Administration
Dated the 24 day of November 1937 as appears by Memorandum No. 1761311 Produced for registration the 9 day of January 1938 at 2.30 p.m.
W. L. L. L.
Dep. Reg. Genl.

T 1762232

TRANSFER No. 1762232 FROM
 Leonard Hamilton Payne to
 Robert Arthur Kriss
 and Joseph Vandover
 OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND
 PRODUCED FOR REGISTRATION THE 16 DAY OF
 January 1953 AT 3:50 pm.
 [Signature] DEP. REG. GENL.

m. 2811771

MORTGAGE No. 2811771
 TO THE ENGLISH SCOTTISH AND AUSTRALIAN BANK LIMITED
 PRODUCED U.S. 1967 AT 10:40 am
 [Signature] DEP. REG. GEN.

Wm. Taylor (Horn) m. 2811771 m. 2811771
 P/A 2752889 R. London DRG.
 THE WITHIN LAND IS DISCHARGED FROM MORTGAGE
 No. 2811771 BY ENDORSEMENT THEREON.
 PRODUCED 3.12.1969 AT 10:50 am.
 R. London DEP. REG. GEN.

TRANSFER No. 3068287 to
 Carl August Fogoll and Grace
 Elizabeth Fogoll
 OF THE WITHIN section No. 3140 as tenants in common
 PRODUCED 3.12.1969 AT 10:50 am.
 R. London DEP. REG. GEN.
 CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
 VOL 3673 FOL 101
 [Signature] DEP. REG. GEN.

CANCELLED
 AND Balance CERTIFICATE OF TITLE
 ISSUED VIDE VOL 3673 FOL 102
 [Signature] DEP. REG. GEN.



Register Book
Vol. XVI Folio 200

LAND GRANT

Under Seals in England

Know all Men by these Presents that Sir Richard Graves MacConnell Knight Companion of the Most Honorable Order of the Bath Captain General and Governor in Chief of the Province of South Australia in consideration of the sum of Forty five pounds Sterling paid to the Commissioners Her Majesty's Treasury by the South Australian Company as acknowledged by the Certificates of the Commissioners of Colonial Land and Emigration being Numbers 354 and 701 on this seventh day of November in the Year of Our Lord One Thousand Eight Hundred and

sixty grant unto the said Company all That Section of Land containing Forty five acres be the same a little more or less and numbered 40 Situate in the Hundred of Barossa County of Adelaide and delineated in the Public Maps deposited in the Survey Office at Adelaide and in the Plan drawn in the margin hereof

together with all Timber Minerals and Appurtenances to Hold unto the said Company their Successors and Assigns forever Stamped with a Copy of the Great Seal of the said Province which Stamp hath been authorized for that purpose by the said Sir Richard Graves MacConnell according to the provisions contained in the Land Grants Act, as witness the Hands of the Treasurer and Registrar General the day and Year aforesaid

R Reynolds

Treasurer

W. M. Thomas

Registrar General



Cancelled and a new certificate of title issued Vol 633 fol 115

M Thomas Dep Reg Seal

0 10 20 30 40 50 Chains

I acknowledge to have received from the above mentioned Company, the before mentioned Land Orders Numbers 354 and 701 as an equivalent to the sum of Forty five pounds Sterling

W. M. Thomas
Under Treasurer

Witness
W. M. Thomas

DECLARATION

I, the undersigned, do hereby certify that the above is a true and correct copy of the original as the same appears in the records of the Court of Sessions for the County of ...

Witness my hand and seal this ... day of ... 18...

Attest my hand and seal this ... day of ... 18...

In presence of ...

Appendix C

Lotsearch



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 20 Dec 2024 10:04:18

Reference: LS070334 EP

Address: Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

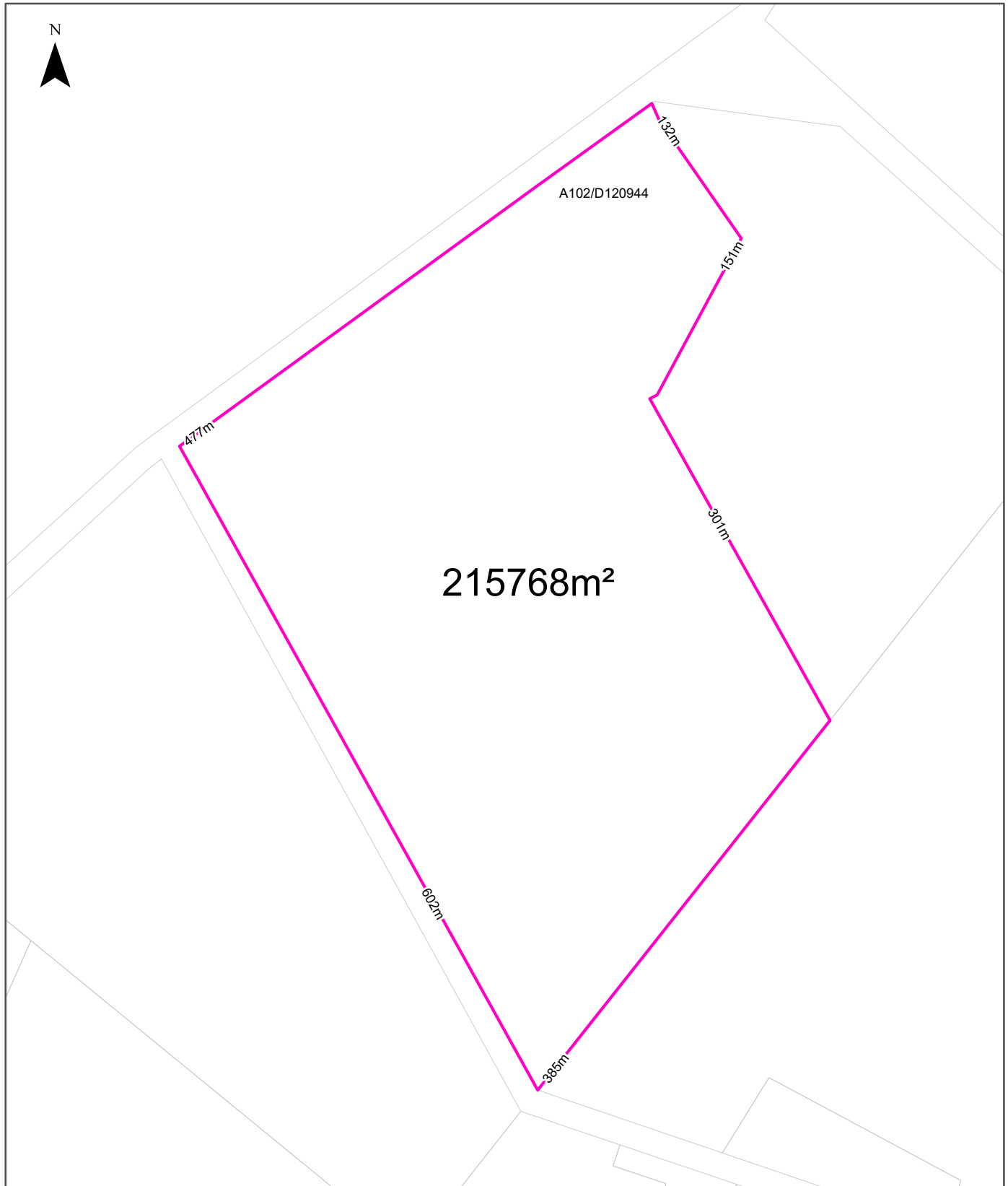
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
SA Cadastre	Land Services SA	27/11/2024	27/11/2024	Quarterly	-	-	-	-
EPA Site Contamination Index	Environment Protection Authority SA	19/11/2024	19/11/2024	Monthly	1000m	0	0	0
EPA Environmental Protection Orders	Environment Protection Authority SA	26/11/2024	26/11/2024	Monthly	1000m	0	0	0
EPA Environmental Authorisations	Environment Protection Authority SA	26/11/2024	26/11/2024	Monthly	1000m	0	0	0
Contamination Assessment Areas	Environment Protection Authority SA	09/09/2024	09/09/2024	Quarterly	1000m	0	0	0
EPA Groundwater Prohibition Areas	Environment Protection Authority SA	26/11/2024	07/11/2024	Monthly	1000m	0	0	0
EPA PFAS Site Investigations	Environment Protection Authority SA	18/11/2024	30/04/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	02/12/2024	28/10/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	02/12/2024	28/10/2024	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	02/12/2024	02/12/2024	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	22/10/2024	22/10/2024	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	18/11/2024	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Australian Department of Defence	22/10/2024	22/10/2024	Quarterly	2000m	2	2	2
National Waste Management Facilities Database	Geoscience Australia	29/04/2024	29/11/2022	Annually	1000m	0	0	0
EPA Collection Depots	Environment Protection Authority SA	10/12/2024	20/08/2022	Quarterly	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	16/10/2024	07/09/2020	Annually	1000m	0	0	0
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	150m	0	0	0
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	150m	-	1	1
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	500m	-	0	0
Mines and Mineral Deposits	SA Department for Energy and Mining	21/11/2024	21/11/2024	Quarterly	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	17/04/2024	19/08/2019	Annually	1000m	1	1	1
Drillholes	SA Department for Environment and Water	26/09/2024	24/05/2024	Quarterly	2000m	1	2	83
Surface Geology 1:100,000	SA Department for Energy and Mining	01/05/2024	12/12/2020	Annually	1000m	2	2	5
Geological Linear Structures 1:100,000	SA Department for Energy and Mining	01/05/2024	11/12/2020	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agricultural and Resource Economics and Sciences	12/01/2024	17/02/2011	Annually	1000m	1	1	1
Soil Types	SA Department for Environment and Water	30/04/2024	18/02/2020	Annually	1000m	4	4	5
Atlas of Australian Acid Sulfate Soils	CSIRO	12/01/2024	21/02/2013	Annually	1000m	1	1	1
Acid Sulfate Soil Potential	SA Department for Environment and Water	27/05/2024	18/02/2020	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Soil Salinity - Watertable Induced	SA Department for Environment and Water	17/12/2024	18/02/2020	Annually	1000m	2	2	3
Soil Salinity - Non-watertable	SA Department for Environment and Water	17/12/2024	18/02/2020	Annually	1000m	1	1	2
Soil Salinity - Non-watertable (magnesia patches)	SA Department for Environment and Water	17/12/2024	18/02/2020	Annually	1000m	1	1	1
Planning and Design Code - Zones	Attorney-General's Department	26/11/2024	24/10/2024	Monthly	1000m	1	1	1
Planning and Design Code - Subzones	Attorney-General's Department	26/11/2024	12/09/2024	Monthly	1000m	0	0	0
Land Use Generalised 2020	SA Department for Trade and Investment	04/12/2023	05/05/2023	Annually	1000m	1	3	5
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
State Heritage Areas	SA Department for Environment and Water	28/05/2024	18/02/2020	Annually	1000m	0	0	0
SA Heritage Places	SA Department for Environment and Water	25/11/2024	01/02/2024	Quarterly	1000m	0	0	0
Aboriginal Land	SA Department for Energy and Mining	28/05/2024	26/09/2022	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Bushfire	SA Department for Trade and Investment	26/11/2024	26/11/2024	Monthly	1000m	1	2	2
Bushfires and Prescribed Burns History	SA Department for Environment and Water	26/11/2024	02/08/2024	Monthly	1000m	0	0	0
Planning and Design Code - Overlays - Flooding	SA Department for Trade and Investment	26/11/2024	26/11/2024	Monthly	1000m	1	1	1
Native Vegetation Floristic Areas - NVIS - State-wide	SA Department for Environment and Water	19/04/2024	14/02/2022	Annually	1000m	1	1	7
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, the Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, the Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	1	2	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	1	2	5
Ramsar Wetland Areas	SA Department for Environment and Water	16/05/2024	11/04/2024	Annually	1000m	0	0	0

Site Diagram

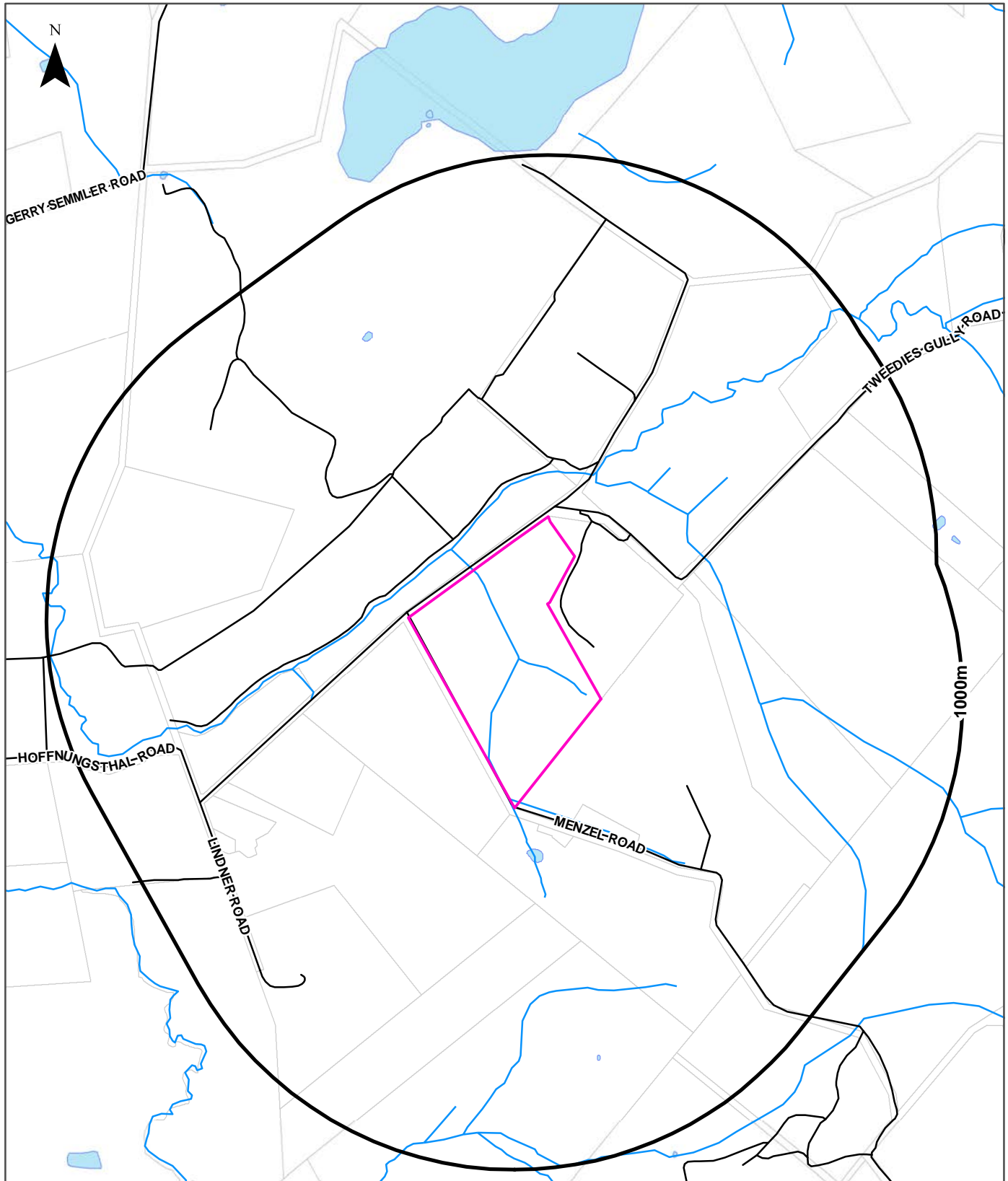
Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



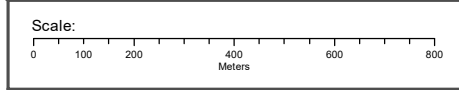
Legend ■ Site Boundary □ Internal Parcel Boundaries	Total Area: 215768m ²	Scale: 0 25 50 100 150 200 Meters	
	Total Perimeter: 2.05km	Data Sources: Property Boundaries Sourced by Land Services SA ©Land Services SA	
	Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	Coordinate System: GDA 1994 MGA Zone 54	Date: 20 December 2024

Topographic Features

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Legend			
Site Boundary	Major Road	Railway Track	Waterbody
Buffer 1000m	Road	Levee Bank	Biosphere Reserve
Property Boundary	Track/Pathway	Watercourse	Conservation Reserve



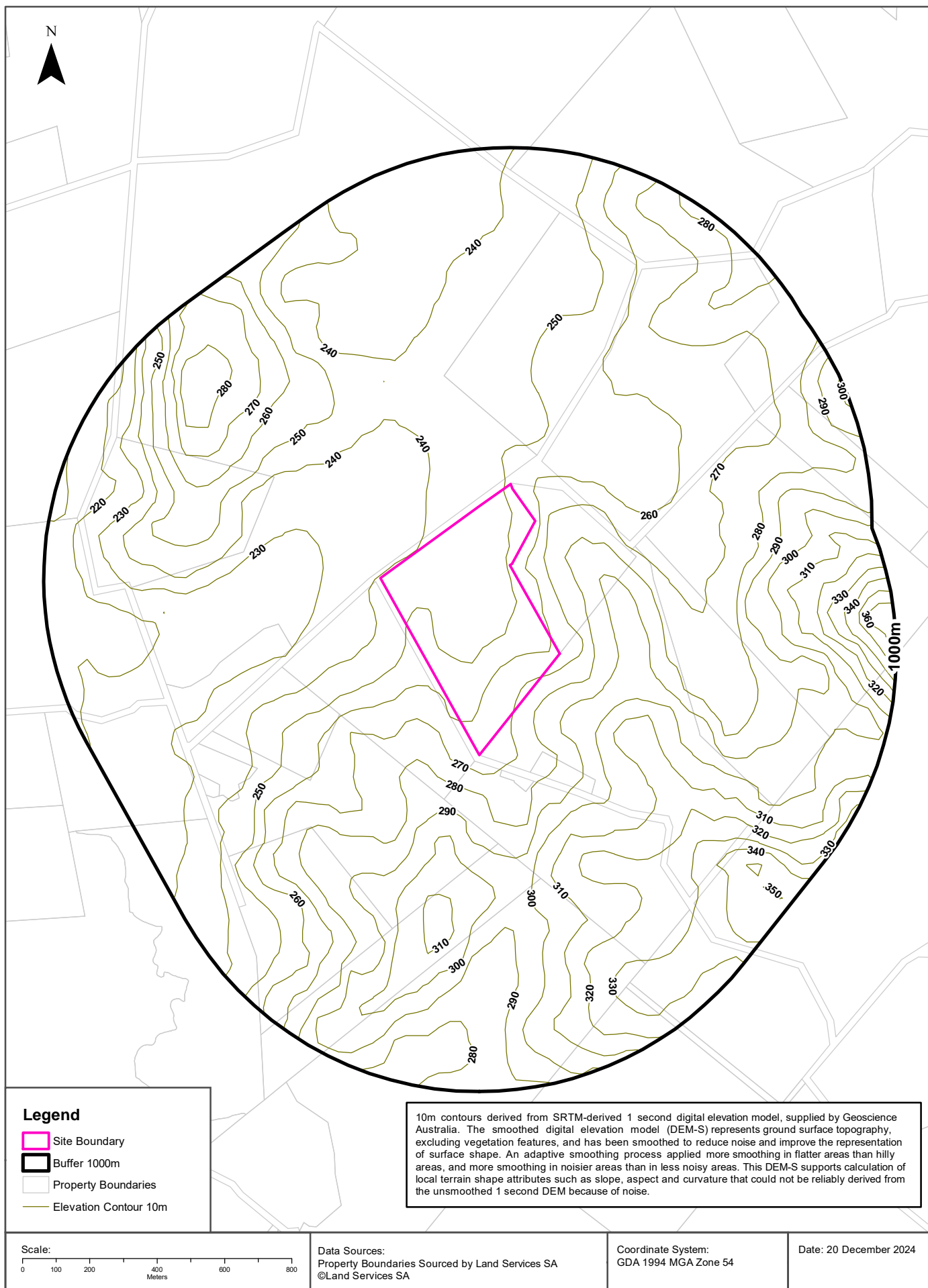
Data Sources:
 Property Boundaries Sourced by Land Services SA
 ©Land Services SA

Coordinate System:
 GDA 1994 MGA Zone 54

Date: 20 December 2024

Elevation Contours

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



EPA Contaminated Land

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

EPA Site Contamination Index

Sites on the EPA Contamination Index within the dataset buffer:

Map ID	Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
N/A	No records in buffer							

Site Contamination Index Data Source: EPA South Australia

EPA Public Register

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

EPA Environment Protection and Clean Up Orders

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

Map ID	Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
N/A	No records in buffer									

Authorisations Data Source: EPA South Australia

EPA Public Register

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

Map ID	Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
N/A	No records in buffer									

Authorisations Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Contamination Assessment Areas

Contamination Assessment Areas published by the EPA within the dataset buffer:

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

Assessment Areas Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

EPA Groundwater Prohibition Areas

EPA Groundwater Prohibition Areas within the dataset buffer:

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

Groundwater ProhibitionAreas Data Source: EPA South Australia

PFAS Investigation & Management Programs

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

EPA PFAS Site Investigations

Sites identified by the EPA as requiring PFAS contamination investigation within the dataset buffer:

Record ID	Site Name	Document Link	Location Confidence	Distance	Direction
N/A	No records in buffer				

EPA PFAS Site Investigations Custodian: EPA South Australia

Defence PFAS Investigation & Management Program Investigation Sites

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

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

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

Defence PFAS Investigation & Management Program Management Sites

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

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

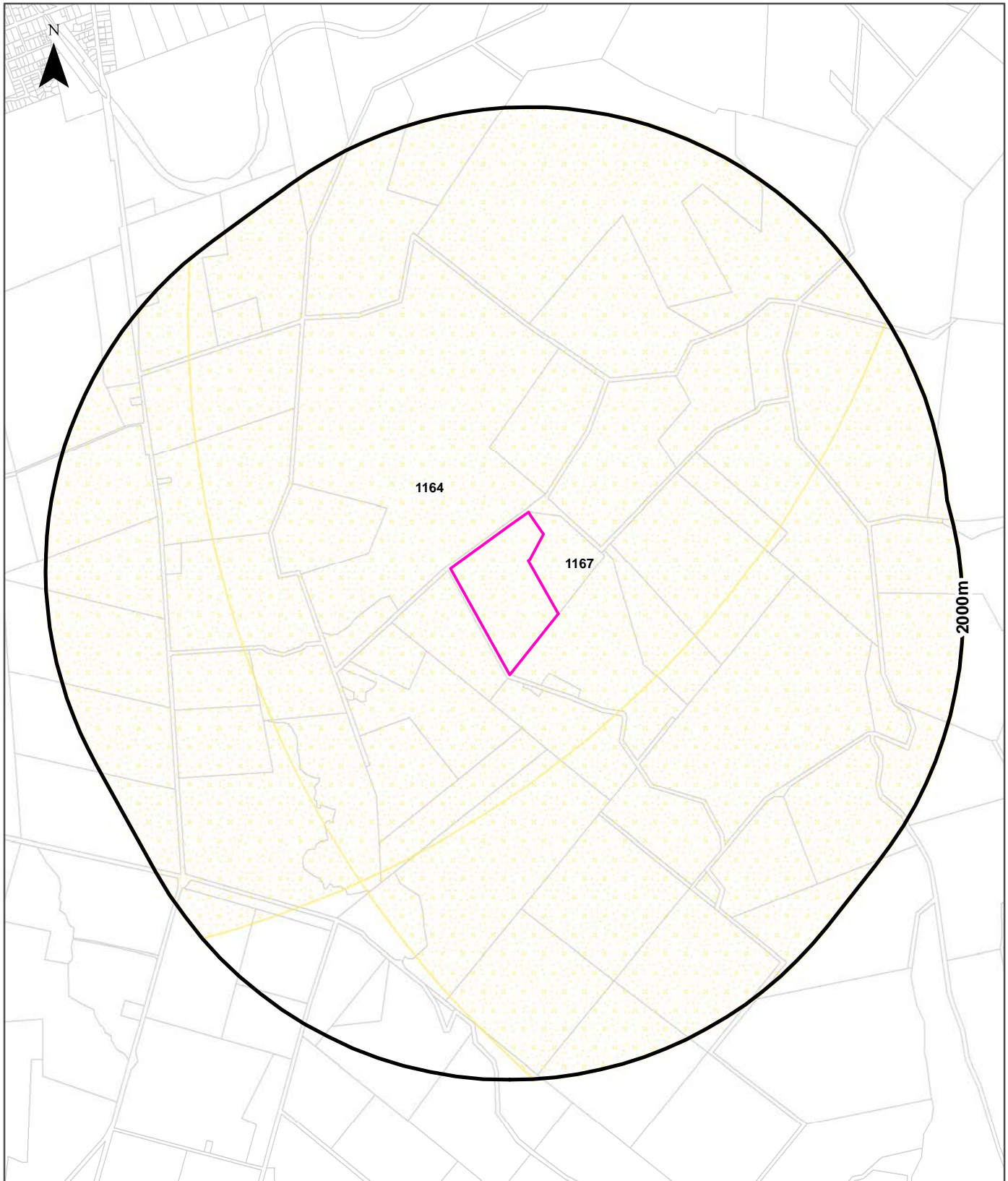
Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

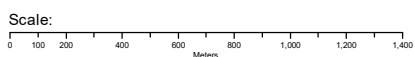
Map ID	Site Name	Impacts	Location Confidence	Distance	Direction
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia



Legend

- | | | | | |
|---------------------|--------------------------------|--|-----------------------|-------------|
| Site Boundary | DCA
Defence Controlled Area | Defence 3 Year RCIP
Known Contamination | Substantial Potential | Information |
| Buffer 2000m | No Known Contamination | Slight Potential | Remote Potential | Other |
| Property Boundaries | Sea Dumping of Depth Charges | Other Sea Dumping Sites | | |



Data Sources:
 Property Boundaries Sourced by Land Services SA
 ©Land Services SA

Coordinate System:
 GDA 1994 MGA Zone 54

Date: 20 December 2024

Defence Sites and Unexploded Ordnance

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
1167	Pewsey Vale	Other	There was an Artillery Range in this area during WWII.		Not Commonwealth Land	As Supplied	0m	On-site
1164	Lyndock	Other	There was an Artillery Range in this area during WWII.		Not Commonwealth Land	As Supplied	0m	On-site

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

Waste Management and Liquid Fuel Facilities

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

National Waste Management Facilities Database

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

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
N/A	No records in buffer								

Source: Waste Management Facilities Database
Creative Commons 4.0 © Commonwealth of Australia (Geoscience Australia) 2022

EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

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

Collection Depot Data Source: EPA South Australia

National Liquid Fuel Facilities

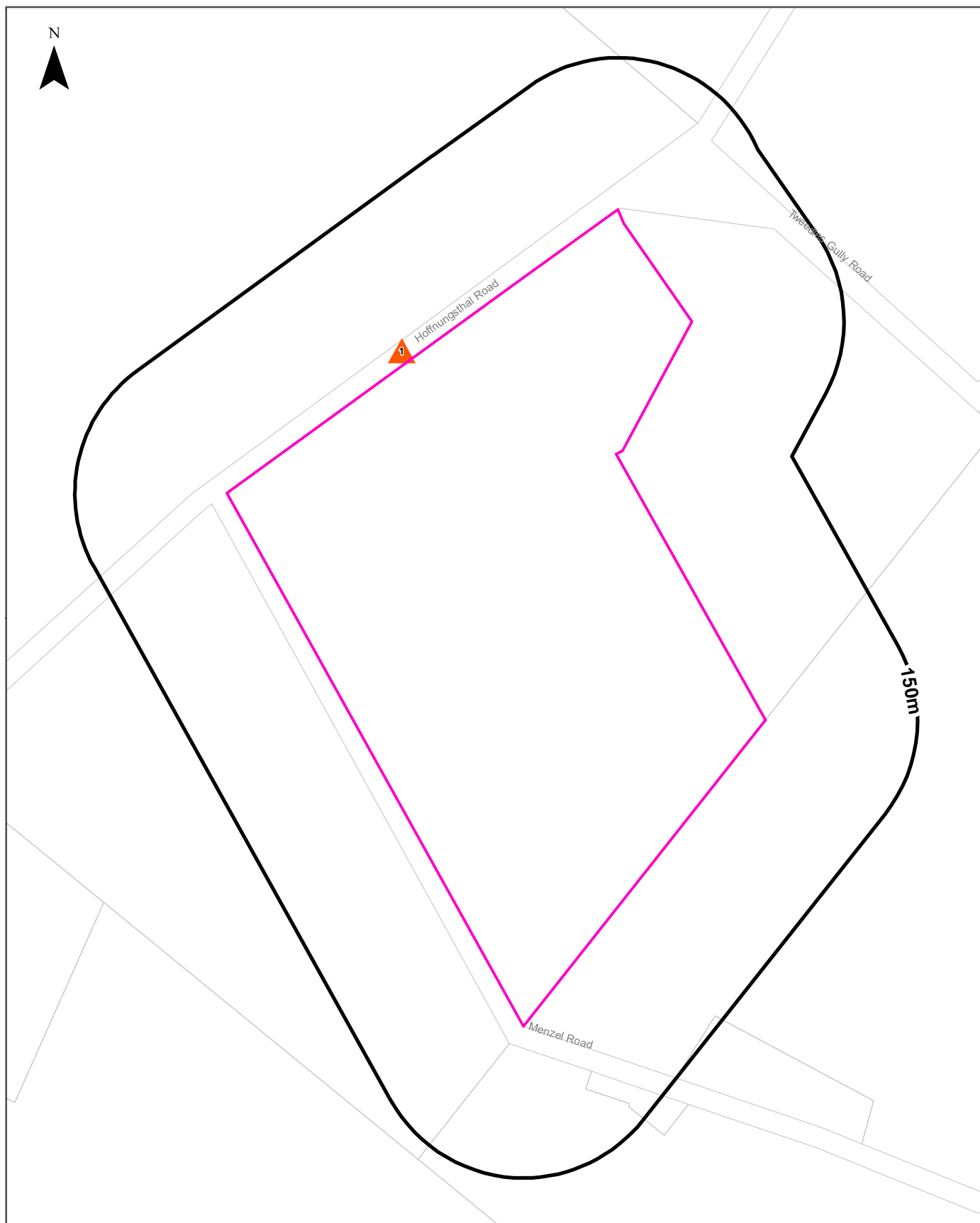
National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Dir
N/A	No records in buffer										

National Liquid Fuel Facilities Data Source: Geoscience Australia
Creative Commons 4.0 © Commonwealth of Australia

Historical Business Directories

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Legend <ul style="list-style-type: none"> Site Boundary Buffer 150m Property Boundary ● 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 		Scale: 	Coordinate System: GDA 1994 MGA Zone 54 Date: 20 December 2024
Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 Sands & McDougall's Directory - Digitised by State Library Victoria Property Boundaries Sourced by Land Services SA ©Land Services SA			

Historical Business Directories

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Business Directory Records 1910-1991 Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

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

Business Directory Records 1910-1991 Road or Area Matches

Potentially contaminative business activities extracted from Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	NOT LISTED	Red Gum Twin Valley Estate. Wine Mkr, Hoffnungstahl Rd.. Lyndoch Hills. Lyndoch	6727	1991	Road Match	11m

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Historical Business Directories

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

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

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

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

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

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



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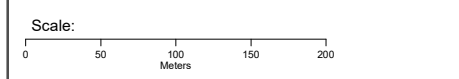
Aerial Imagery 2023

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Legend

-  Site Boundary
-  Buffer 150m



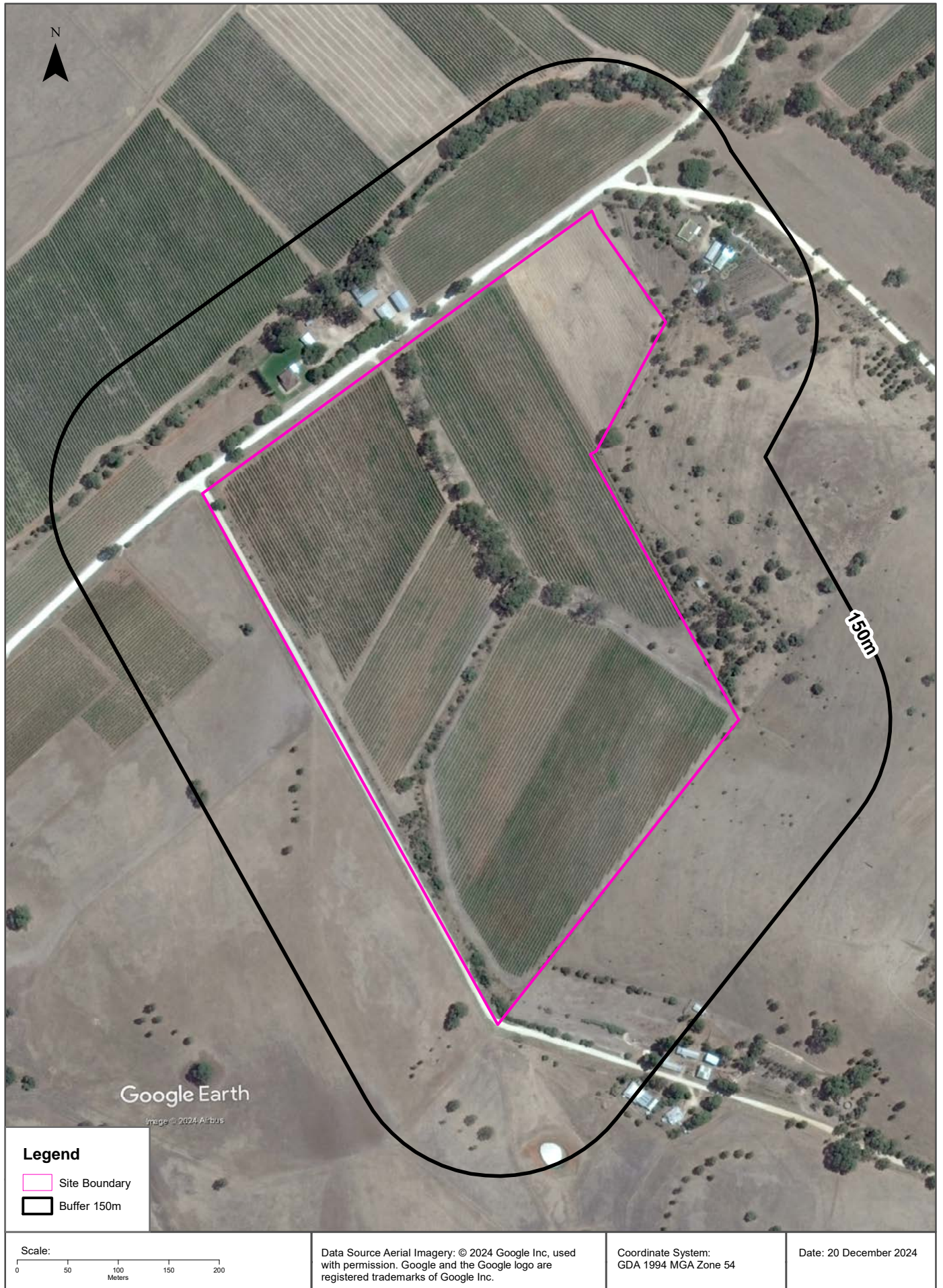
Data Source Aerial Imagery: © 2024 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System:
GDA 1994 MGA Zone 54

Date: 20 December 2024

Aerial Imagery 2015

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



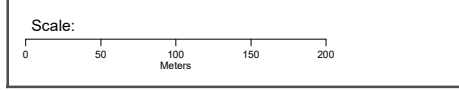
Aerial Imagery 2004

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Legend

- Site Boundary
- Buffer 150m



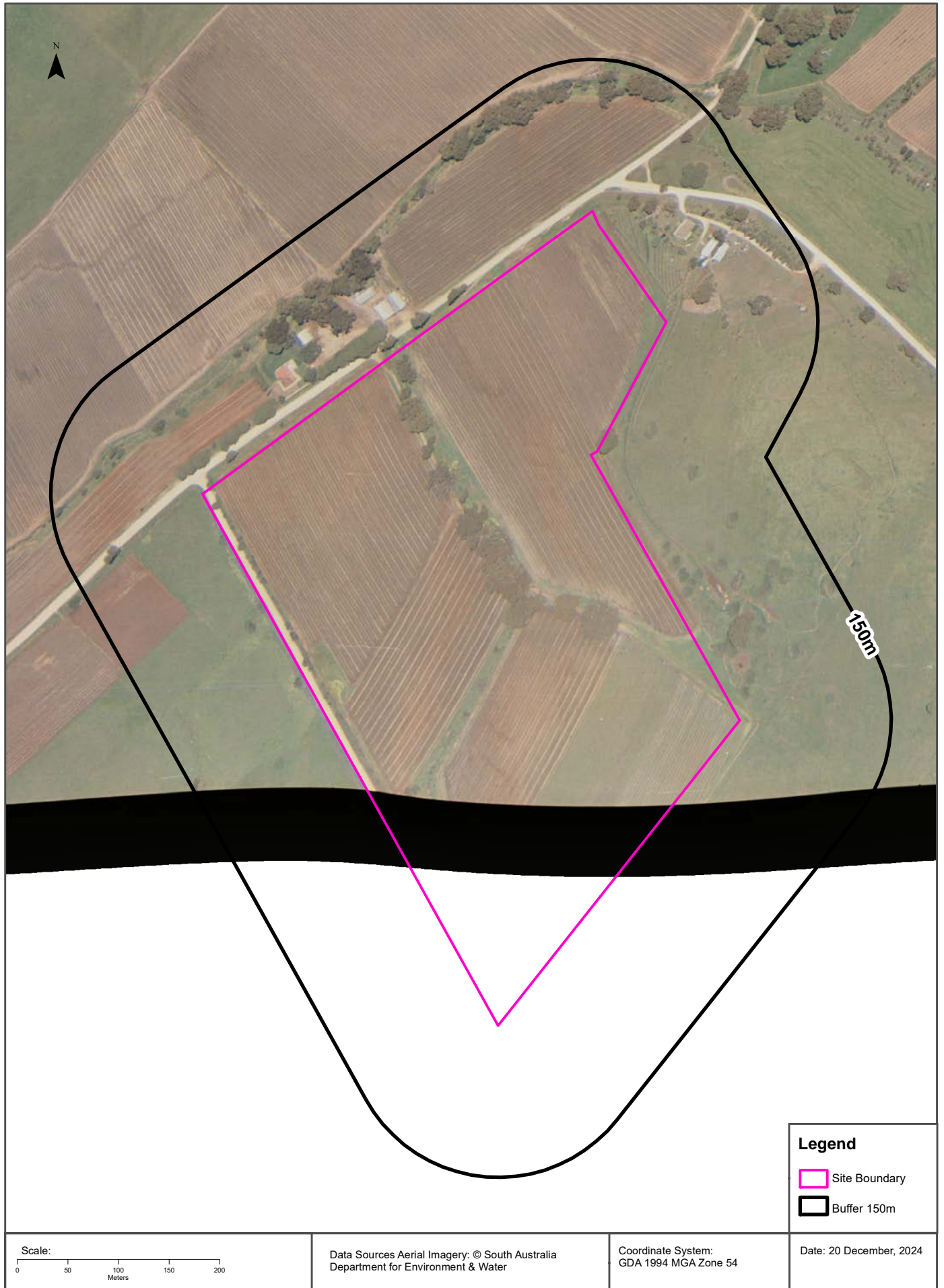
Data Source Aerial Imagery: © 2024 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System:
GDA 1994 MGA Zone 54

Date: 20 December 2024

Aerial Imagery 1999

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Aerial Imagery 1999



Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

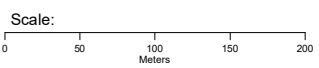


269.170B

150m

Legend

-  Site Boundary
-  Buffer 150m



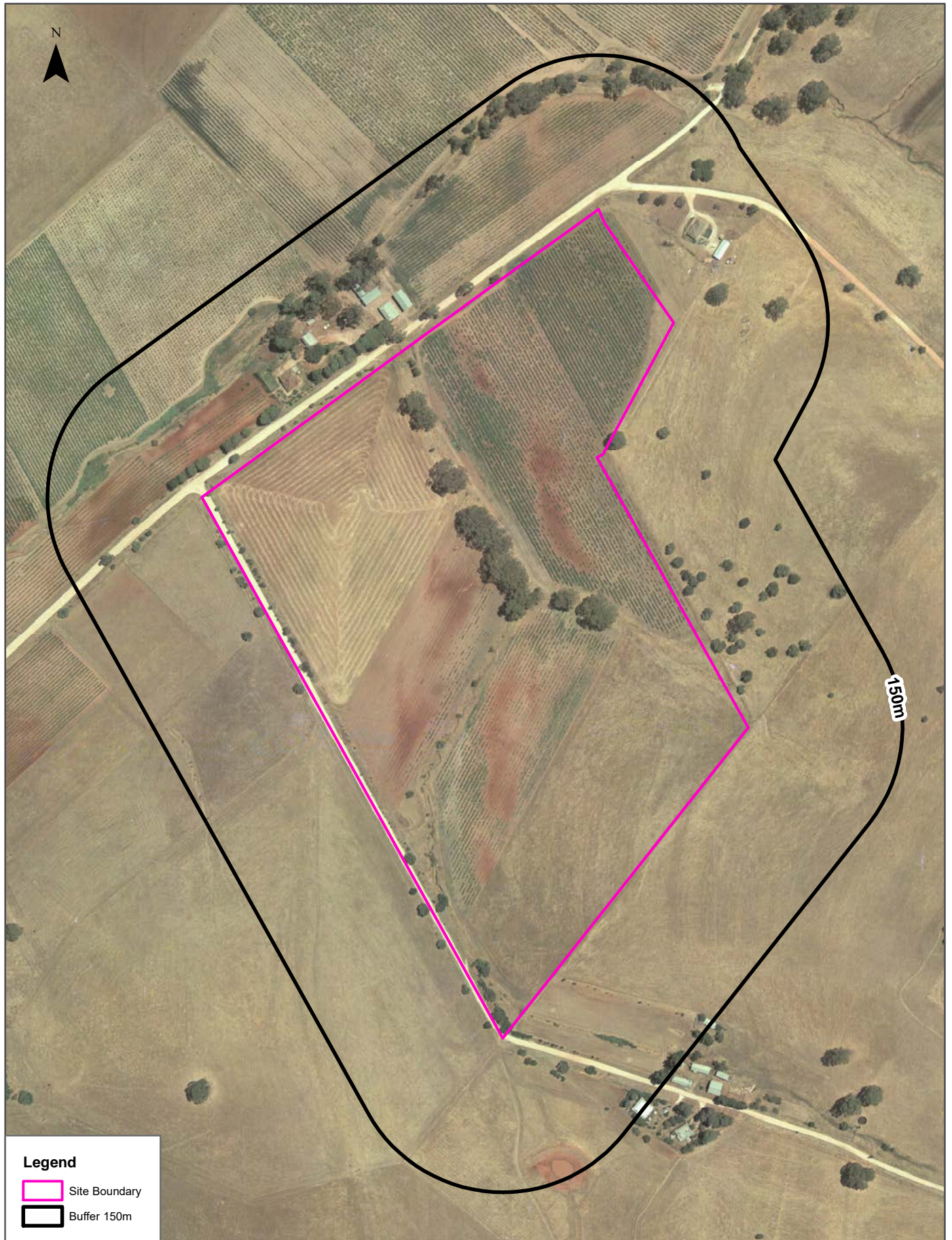
Data Sources Aerial Imagery: © South Australia Department for Environment & Water

Coordinate System: GDA 1994 MGA Zone 54

Date: 20 December, 2024

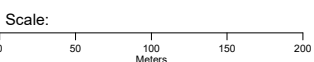
Aerial Imagery 1986-1989

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Legend

-  Site Boundary
-  Buffer 150m



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

Coordinate System:
GDA 1994 MGA Zone 54

Date: 20 December 2024

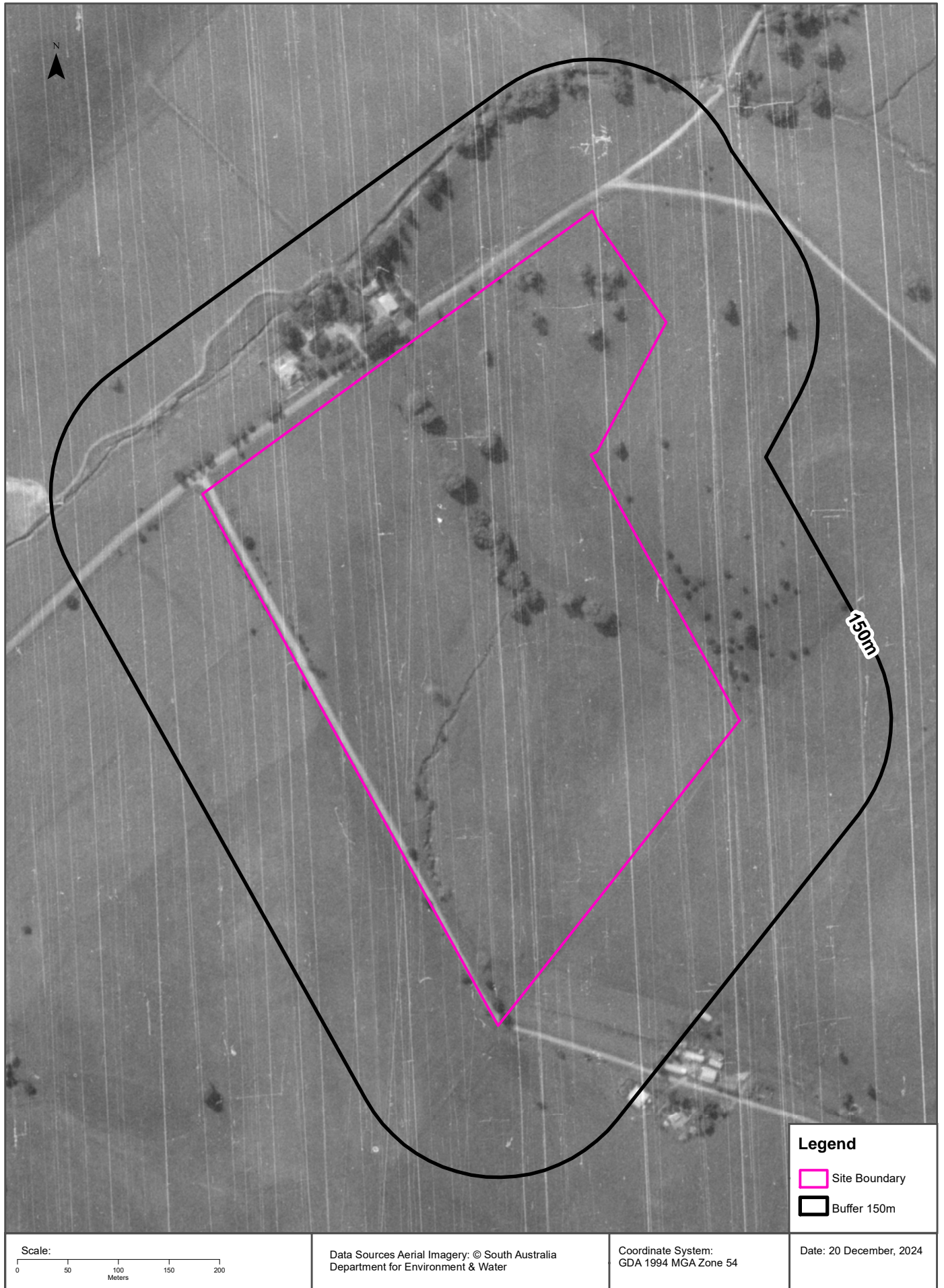
Aerial Imagery 1979

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



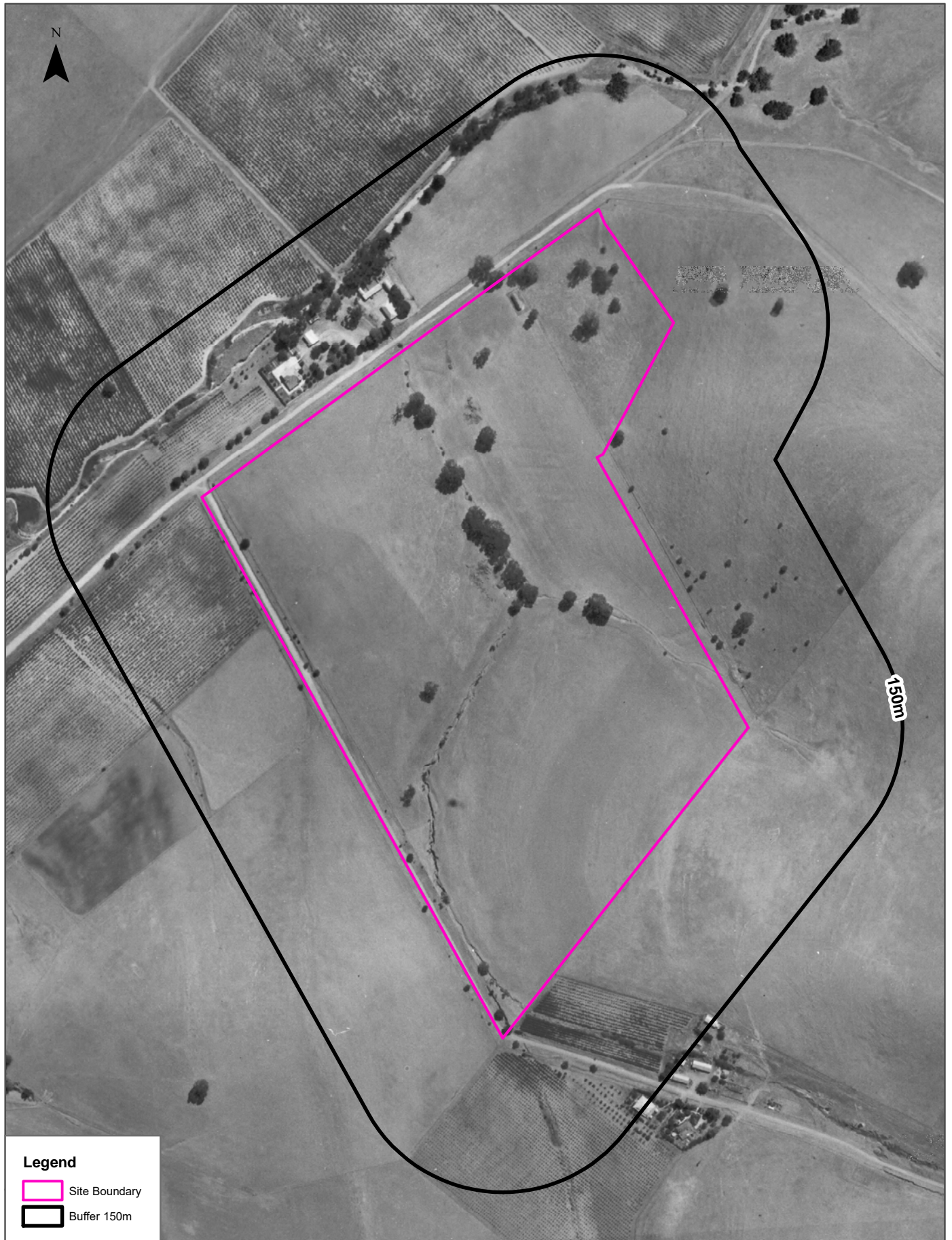
Aerial Imagery 1963

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351





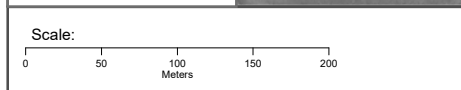
Aerial Imagery 1949

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Legend

-  Site Boundary
-  Buffer 150m



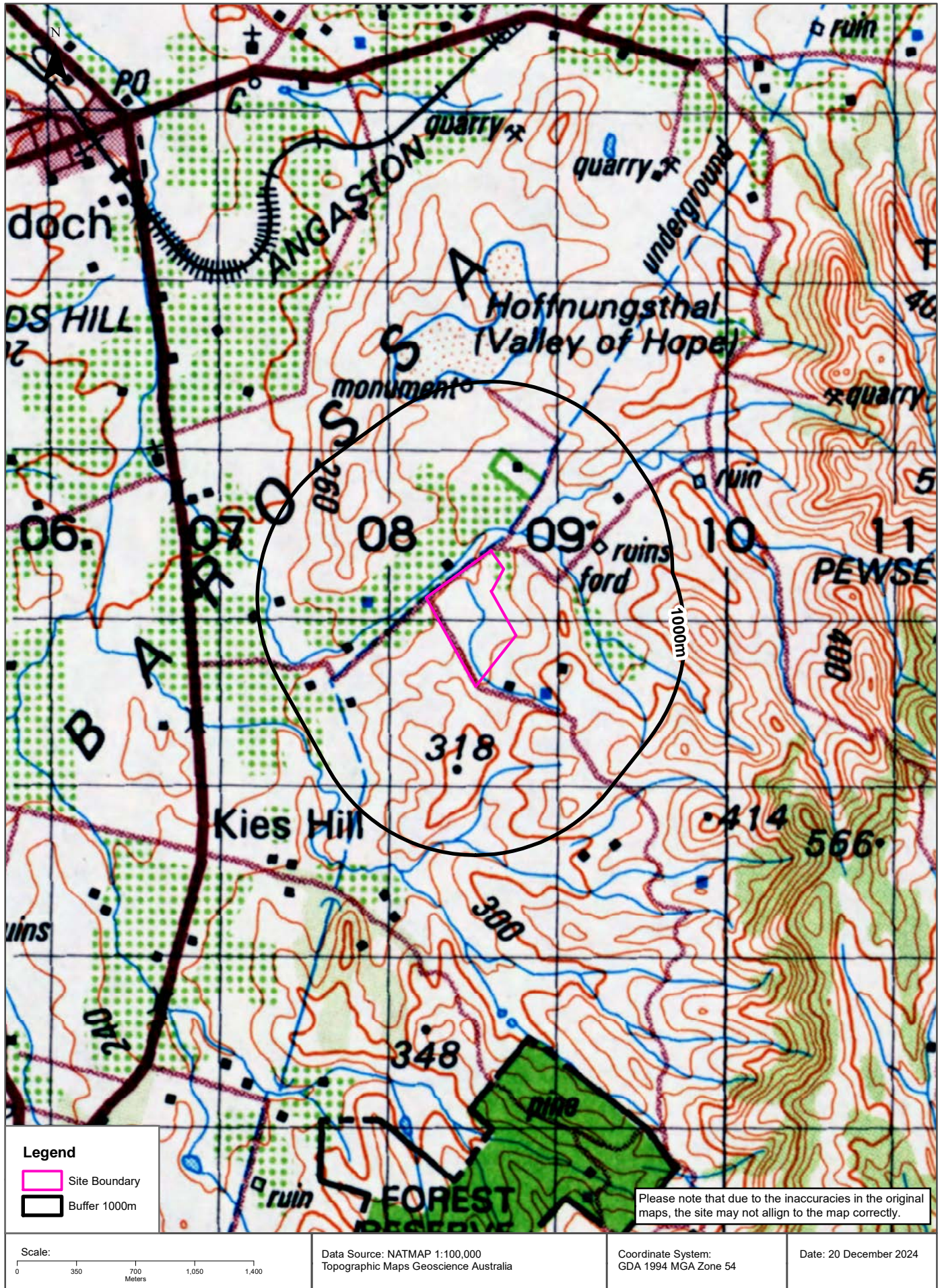
Data Sources: Aerial Imagery:
© South Australia Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54

Date: 20 December 2024

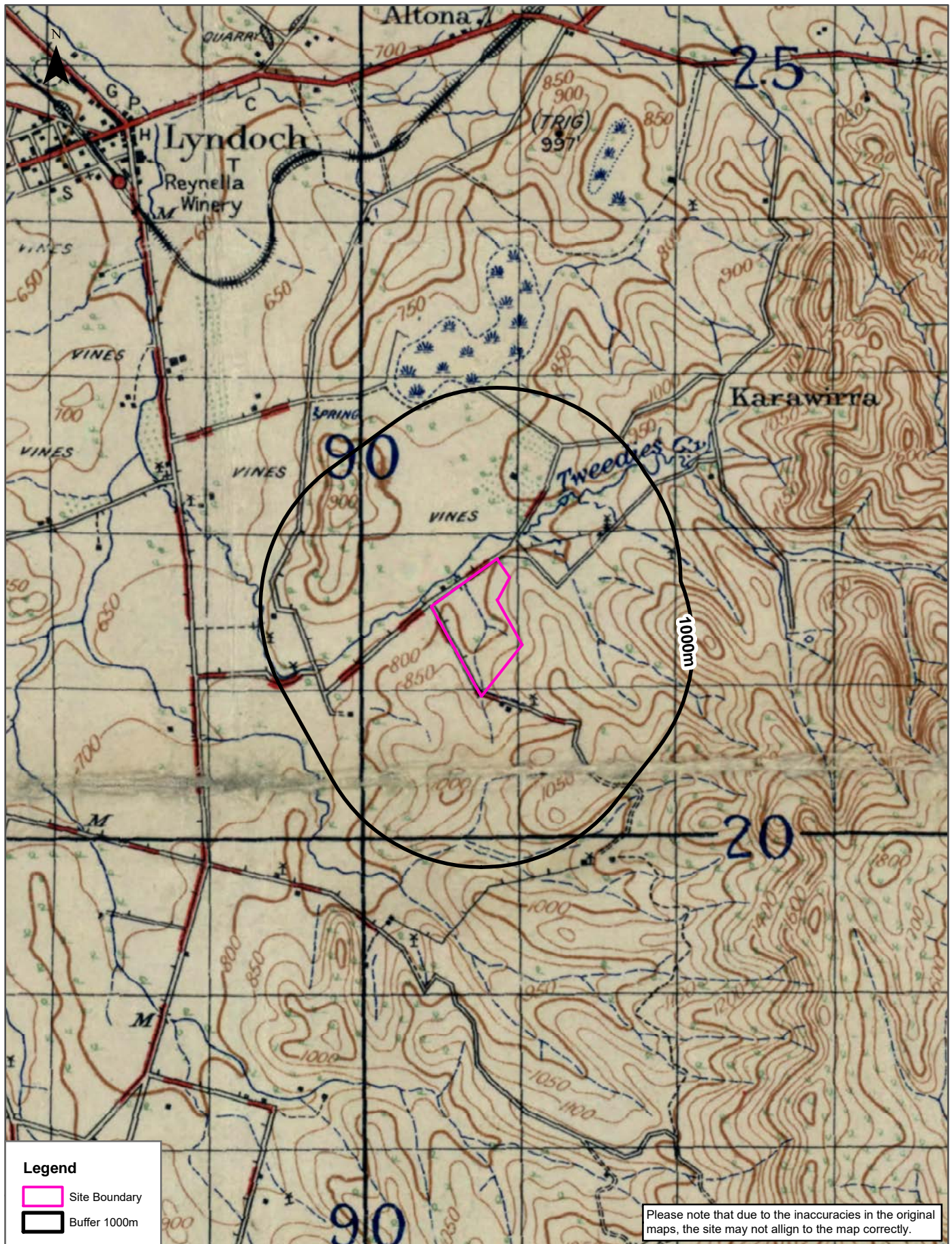
Historical Map 1982

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Historical Map c.1937

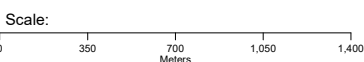
Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Legend

-  Site Boundary
-  Buffer 1000m

Please note that due to the inaccuracies in the original maps, the site may not align to the map correctly.



Data Source: Australia 1:63360
Produced by Australian Section Imperial General Staff

Coordinate System:
GDA 1994 MGA Zone 54

Date: 20 December 2024

Mining

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Mines and Mineral Deposits

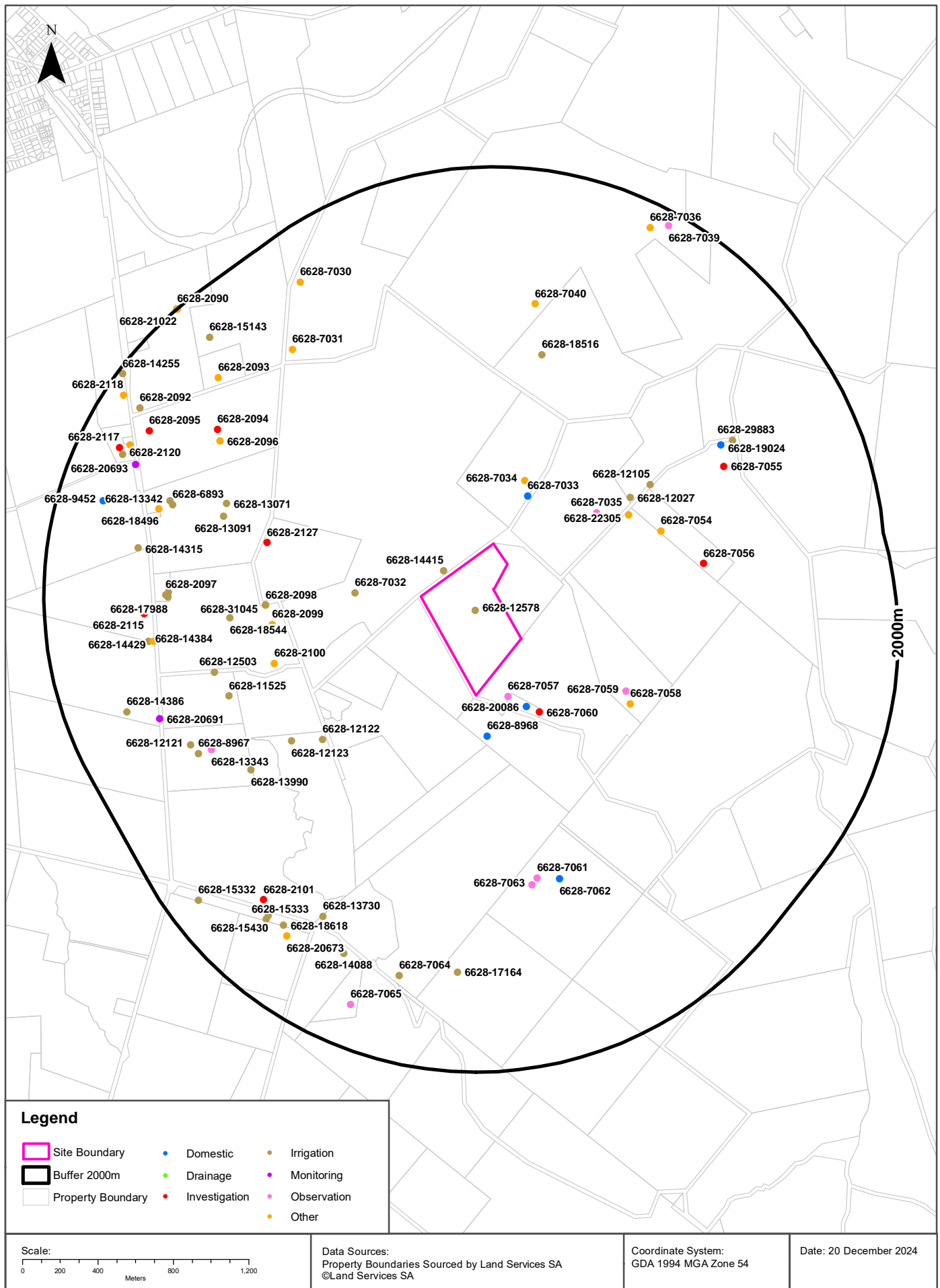
Mines and mineral deposits within the dataset buffer:

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

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

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Hydrogeology & Groundwater

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Fractured or fissured, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
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Drillholes

Drillholes within the dataset buffer:

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-12578	59547	Operational	Irrigation; Observation	1983-11-22	76.80	239.82		7.60	803	7.5000	28.20	28.20	211.62	0m	On-site
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-14415	61384	Operational	Irrigation	1989-06-08	95.00	237.00		8.10	772	22.0000	8.00	8.00	229.00	38m	North West
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-7057	54026	Rehabilitated	Observation		71.00	268.00		7.20	662	3.0000	10.00	10.00	258.00	136m	South East
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-8968	55937	Operational	Domestic; Irrigation; Stock	1979-01-11	43.00	273.98		7.50	575	10.7500	3.80	3.80	270.18	226m	South
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-20086	178688		Domestic	2000-02-01	55.00		275.00		788	2.5000	24.00	24.00	251.00	247m	South East
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-7033	54002		Domestic; Irrigation	1962-01-16	91.44	249.22		6.70	1452	50.5122	12.80	12.80	236.42	310m	North East
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-7060	54029	Abandoned	Investigation		30.48	283.00		7.50	467					319m	South East
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-7032	54001		Irrigation; Stock		45.72	225.00		7.70	799	2.2500	2.60	2.60	222.40	351m	West
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-7034	54003	Operational	Stock		45.72	222.53		7.30	622	3.1200	17.93	17.93	204.60	372m	North
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-7035	54004		Observation			257.44		7.90	926	12.6300	0.00	0.00	257.44	547m	North East
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-7059	54028		Observation	1972-01-01		278.00		6.50	1105	8.8400	0.00	0.00	278.00	623m	South East
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-7058	54027	Operational	Stock		12.19	284.00		7.00	1322					675m	South East
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-22305	206590			2005-05-26	66.00		262.00		770	50.0000	14.00	14.00	248.00	693m	North East
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				
6628-12027	58996	Abandoned	Irrigation	1981-06-30	56.00	263.00		7.30	661	0.8700				742m	North East
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				
6628-2099	49133	Abandoned			7.95	217.49		7.50	467		5.65	5.65	211.84	804m	West
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				
6628-12122	59091	Abandoned	Irrigation	1983-02-08	72.00	230.00		7.20	967	0.5000				826m	South West
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				
6628-2098	49132					215.76			1367					826m	West
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				
6628-31045	353781		Irrigation	2020-09-06	97.00		219.40		1995	2.0000	23.20	23.20	196.20	827m	West
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				
6628-7054	54023	Abandoned			1.52	270.00								833m	North East
		Aquifer Description			Quaternary alluvial/fluvial sediments [SU3108]					Class	Water Well				
6628-2100	49134	Abandoned			8.00	213.47		7.50	793		7.50	7.50	205.97	856m	West
		Aquifer Description			Quaternary rocks					Class	Water Well				
6628-2127	49161		Investigation; Stock		14.63	213.00			1000	1.2600	6.10	6.10	206.90	865m	West
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				
6628-12105	59074	Operational	Irrigation; Observation	1982-09-23	63.00	267.23		7.38	731	37.5000	20.17	20.17	247.44	867m	North East
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				
6628-12123	59092	Operational	Irrigation	1983-02-09	104.00	223.00		7.20	1021	1.8750				973m	South West
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				
6628-18544	165941		Irrigation	1996-12-02	63.00		210.00		1322	12.5000	9.00	9.00	201.00	1019m	West
		Aquifer Description			Saddleworth Formation [SU4127]					Class	Water Well				
6628-7061	54030		Observation	1969-01-01	2.25	287.00		7.00	827		2.00	2.00	285.00	1023m	South
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				
6628-18516	165871		Irrigation	1997-05-01	79.00		245.40		1140	20.0000	15.00	15.00	230.40	1034m	North
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				
6628-7056	54025	Abandoned	Investigation		7.60	286.00		6.50	396		4.60	4.60	281.40	1039m	East
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				
6628-7063	54032		Observation	1972-06-01	25.90	287.00		7.00	912	15.0000	0.00	0.00	287.00	1052m	South
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				
6628-7062	54031		Domestic; Stock		33.40	290.87		7.00	855	6.0000	0.00	0.00	290.87	1071m	South
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				
6628-13091	60060	Abandoned	Irrigation	1984-10-26	98.80	203.00		7.80	999	1.2500				1131m	West
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				
6628-13071	60040	Operational	Irrigation	1984-10-29	92.00	201.00		7.90	1620	3.7500				1143m	North West
		Aquifer Description			Woolshed Flat Shale [SU4369]					Class	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-11525	58494		Irrigation		112.00	215.00		8.00	950	3.7500				1148m	West
		Aquifer Description			Emeroo Subgroup [SU3548]						Class	Water Well			
6628-12503	59472	Operational	Irrigation; Observation	1983-08-11	39.00	211.86	211.87	7.10	1052	9.0000	28.28	28.29	183.58	1166m	West
		Aquifer Description			Quaternary rocks						Class	Water Well			
6628-13990	60959	Operational	Irrigation	1987-06-29	227.20	223.79			1468	7.5000	27.90	27.90	195.89	1236m	South West
		Aquifer Description			Neoproterozoic rocks						Class	Water Well			
6628-7055	54024		Investigation		2.13	285.00					1.93	1.93	283.07	1260m	North East
		Aquifer Description			Quaternary alluvial/fluvial sediments [SU3108]						Class	Water Well			
6628-7040	54009		Lake			234.00		9.00	6176					1289m	North
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Point			
6628-19024	169485		Domestic; Irrigation; Recharge	1998-06-12	67.00		281.10		663	4.5000	10.00	10.00	271.10	1297m	North East
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-13838	60807		Irrigation	1987-01-12	28.00	217.61		7.50	1901	7.5000	7.00	7.00	210.61	1339m	West
		Aquifer Description			Quaternary rocks						Class	Water Well			
6628-17988	160241	Backfilled	Irrigation	1996-07-27	151.00		205.00							1343m	West
		Aquifer Description									Class	Water Well			
6628-2096	49130				5.47	195.00								1348m	North West
		Aquifer Description			Quaternary rocks						Class	Water Well			
6628-2097	49131	Operational	Irrigation; Observation	1941-01-23	21.34	204.00		8.10	857	2.7300				1355m	West
		Aquifer Description			Quaternary rocks						Class	Water Well			
6628-29883	313875		Irrigation	2018-12-04	67.00		284.60		783	5.0000	11.80	11.80	272.80	1363m	North East
		Aquifer Description			Burra Group [SU3397]						Class	Water Well			
6628-13343	60312	Abandoned	Observation	1985-06-13	98.80	215.00		7.70	1284	1.2500				1367m	South West
		Aquifer Description			Emeroo Subgroup [SU3548]						Class	Water Well			
6628-2094	49128		Investigation		7.60	195.00			970		5.47	5.47	189.53	1397m	North West
		Aquifer Description			Quaternary rocks						Class	Water Well			
6628-6893	53862		Irrigation	1978-07-26	113.00	199.00		7.90	1010	4.5000				1404m	West
		Aquifer Description			Neoproterozoic rocks						Class	Water Well			
6628-13342	60311	Rehabilitated	Irrigation; Observation; Recharge	1985-06-11	104.00	197.77		7.80	236	2.0000	15.24	15.24	182.53	1424m	West
		Aquifer Description			Neoproterozoic rocks						Class	Water Well			
6628-13730	60699		Irrigation	1986-09-19	152.00	243.91		7.70	1121	5.0000	0.00	0.00	243.91	1428m	South West
		Aquifer Description			Neoproterozoic rocks						Class	Water Well			
6628-8967	55936	Operational	Irrigation	1977-09-16	82.00	214.00		7.40	2596	10.0000				1437m	South West
		Aquifer Description			Emeroo Subgroup [SU3548]						Class	Water Well			
6628-14429	61398	Operational		1989-05-14	56.00	205.61		8.10	1103	10.0000	24.00	24.00	181.61	1440m	West
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-12121	59090	Abandoned	Irrigation	1983-02-08	36.00	213.00		6.40	1508	1.8750				1453m	South West
		Aquifer Description			Emeroo Subgroup [SU3548]						Class	Water Well			

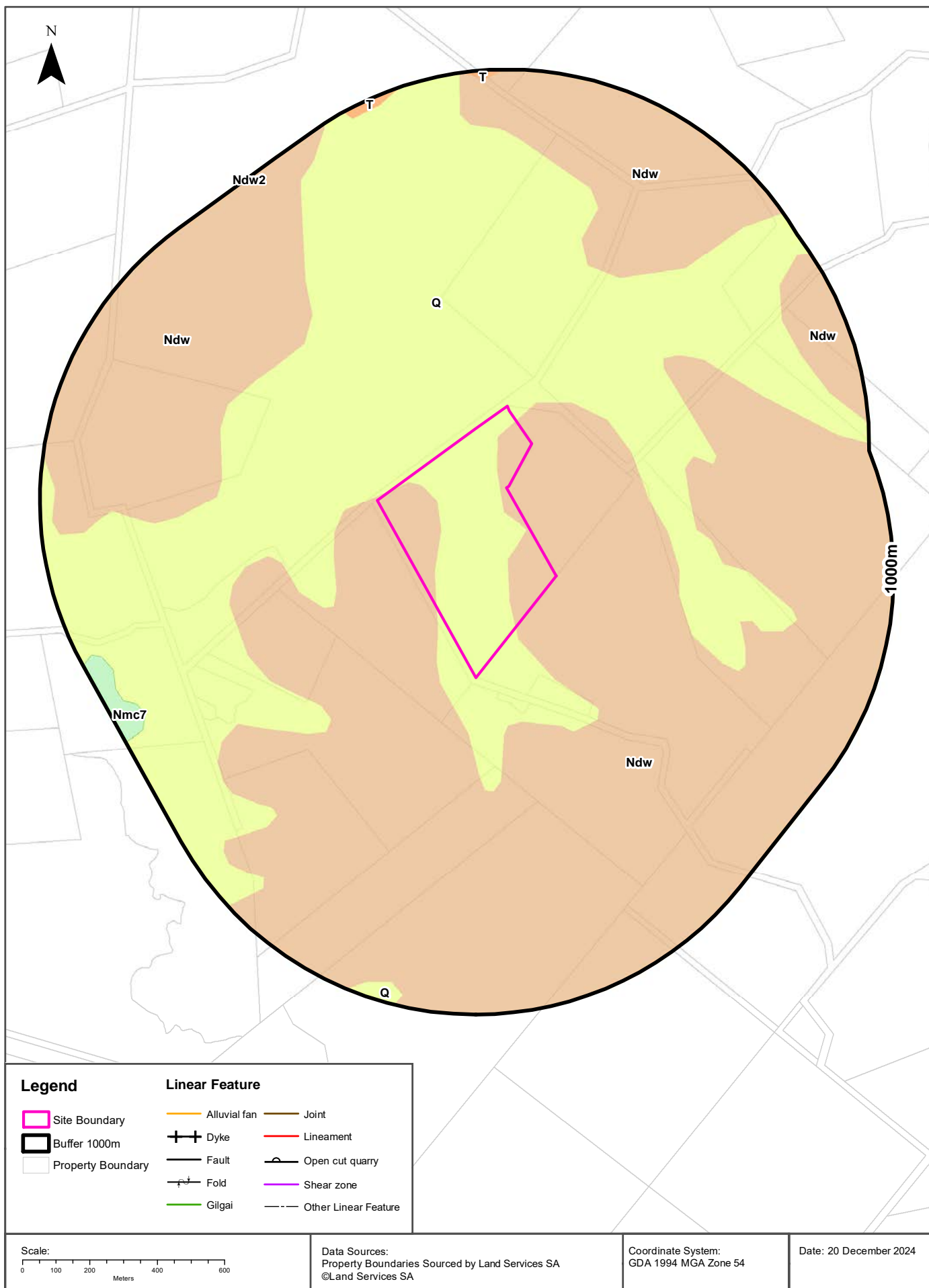
Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-7031	54000		Environmental			225.00			1801					1459m	North West
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-14384	61353	Operational	Irrigation	1989-04-27	55.00	205.57		7.90	1035	25.0000	13.00	13.00	192.57	1466m	West
		Aquifer Description			Saddleworth Formation [SU4127]						Class	Water Well			
6628-18496	164831	Operational	Recharge	1997-03-21	40.00		198.10		894	4.8000	8.00	8.00	190.10	1466m	West
		Aquifer Description			Quaternary rocks; Neoproterozoic rocks						Class	Water Well			
6628-2115	49149	Abandoned	Investigation		5.00	204.00		8.00	1619		2.40	2.40	201.60	1470m	West
		Aquifer Description			Quaternary rocks						Class	Water Well			
6628-17164	149765		Irrigation	1994-12-16	47.00		266.50	7.40	549	15.0000	-0.01	-0.01	266.51	1472m	South
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-14315	61284	Capped	Irrigation	1988-12-05	32.00	199.00		7.80	882	6.2500	4.70	4.70	194.30	1521m	West
		Aquifer Description			Quaternary rocks						Class	Water Well			
6628-20691	187698	Operational	Monitoring	2001-10-23	15.00	209.18								1530m	West
		Aquifer Description			Quaternary rocks						Class	Water Well			
6628-14088	61057	Operational	Irrigation	1988-02-09	193.00	259.00			688	13.0000	24.00	24.00	235.00	1538m	South
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-7064	54033	Operational	Irrigation; Stock	1954-01-01	31.09	270.00		7.50	1115	2.5300	7.29	7.29	262.71	1544m	South
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			
6628-2101	49135		Investigation; Stock		13.00	240.00		8.00	1722		9.50	9.50	230.50	1565m	South West
		Aquifer Description			Skillogalee Dolomite [SU4146]						Class	Water Well			
6628-2093	49127	Abandoned			6.00	194.00		8.00	635		4.50	4.50	189.50	1581m	North West
		Aquifer Description			Quaternary rocks						Class	Water Well			
6628-18618	166776		Irrigation	1997-07-11	88.00		243.70		1121	8.0000	12.00	12.00	231.70	1593m	South West
		Aquifer Description			Neoproterozoic rocks						Class	Water Well			
6628-15430	62399	Abandoned	Irrigation	1990-12-13	135.00	243.00		7.40	3367	1.5000	39.00	39.00	204.00	1608m	South West
		Aquifer Description			Skillogalee Dolomite [SU4146]						Class	Water Well			
6628-20673	186865			2001-09-06	140.00		245.10		1233	9.0000	35.00	35.00	210.10	1626m	South West
		Aquifer Description			Skillogalee Dolomite [SU4146]						Class	Water Well			
6628-15333	62302	Backfilled	Irrigation	1990-07-17	183.00	244.00		7.30	2762	3.0000				1629m	South West
		Aquifer Description			Skillogalee Dolomite [SU4146]						Class	Water Well			
6628-20693	187700	Operational	Monitoring		10.00	194.73			1119					1667m	North West
		Aquifer Description			Quaternary rocks						Class	Water Well			
6628-14386	61355	Operational	Irrigation	1989-04-06	87.00	208.00		7.80	3007	4.4000				1677m	West
		Aquifer Description			Saddleworth Formation [SU4127]						Class	Water Well			
6628-2095	49129		Investigation		12.50	192.00		7.00	912	2.5300	2.85	2.85	189.15	1688m	North West
		Aquifer Description			Quaternary rocks						Class	Water Well			
6628-7030	53999				5.79	216.00								1724m	North West
		Aquifer Description			Woolshed Flat Shale [SU4369]						Class	Water Well			

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-13680	60649		Environmental; Recharge	1986-05-20	30.50	193.03		7.90	1770	11.2500	4.50	4.50	188.53	1740m	North West
		Aquifer Description		Quaternary rocks				Class	Water Well						
6628-2120	49154	Operational	Irrigation		6.00	193.00		8.00	873	2.5300	3.10	3.10	189.90	1753m	North West
		Aquifer Description		Quaternary rocks				Class	Water Well						
6628-9452	56421	Operational	Domestic; Irrigation	1976-10-23	80.00	194.27		7.40	2001	9.0000	1.00	1.00	193.27	1760m	West
		Aquifer Description		Neoproterozoic rocks				Class	Water Well						
6628-7065	54034		Observation	1969-01-01	8.66	255.00		7.00	467		4.12	4.12	250.88	1772m	South
		Aquifer Description		Woolshed Flat Shale [SU4369]				Class	Water Well						
6628-15143	62112	Abandoned	Irrigation	1989-04-20	31.00	193.00		7.40	2262	4.5000				1773m	North West
		Aquifer Description		Woolshed Flat Shale [SU4369]				Class	Water Well						
6628-2117	49151		Investigation; Irrigation; Stock	1951-01-01	5.17	193.00		6.50	451		4.56	4.56	188.44	1781m	North West
		Aquifer Description		Quaternary rocks				Class	Water Well						
6628-2092	49126		Irrigation; Stock		4.00	190.00		8.00	824		2.00	2.00	188.00	1794m	North West
		Aquifer Description		Quaternary rocks				Class	Water Well						
6628-15332	62301	Abandoned	Irrigation	1990-07-24	213.00	236.00		8.00	1452	0.1000				1832m	South West
		Aquifer Description		Emeroo Subgroup [SU3548]				Class	Water Well						
6628-7036	54005		Stock	1951-01-01	8.53	240.99		7.50	819		3.56	3.56	237.43	1870m	North East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]				Class	Water Well						
6628-2118	49152	Abandoned			2.40	190.00		8.00	2284		2.00	2.00	188.00	1905m	North West
		Aquifer Description		Quaternary rocks				Class	Water Well						
6628-7039	54008		Observation		54.25		248.00	7.50	787	5.2000	3.05	3.05	244.95	1922m	North East
		Aquifer Description		Woolshed Flat Shale [SU4369]				Class	Water Well						
6628-14255	61224	Operational	Irrigation	1988-09-09	55.00	188.74		7.68	1580	12.5000	1.00	1.00	187.74	1974m	North West
		Aquifer Description		Quaternary rocks; Saddleworth Formation [SU4127]				Class	Water Well						
6628-2090	49124		Investigation		3.65	187.00			1370		1.82	1.82	185.18	1999m	North West
		Aquifer Description		Quaternary rocks				Class	Water Well						
6628-21022	194964	Backfilled			21.00		186.20			0.5000				1999m	North West
		Aquifer Description		Quaternary rocks				Class	Water Well						

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

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Geology

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Surface Geology 1:100,000

Surface Geology Units within the dataset buffer:

Map Unit Code	Name	Description	Parent Name	Province	Age	Min Age	Max Age	Dist	Dir
Ndw	Woolshed Flat Shale	Shale, black; dolomitic siltstone; dolomite; grey laminated siltstone.	Bungarider Subgroup	ADELAIDE GEOSYNCLINE	NEOPROTEROZOIC	Torrensian	Torrensian	0m	On-site
Q	Quaternary rocks	Undifferentiated Quaternary rocks.		UNKNOWN	PLEISTOCENE-HOLOCENE	Quaternary	Quaternary	0m	On-site
Nmc7	Castambul Formation unit 7	Quartzite or sandstone interbeds.	Castambul Formation	ADELAIDE GEOSYNCLINE	NEOPROTEROZOIC	Torrensian	Torrensian	910m	South West
T	Tertiary rocks	Undifferentiated Tertiary rocks.		UNKNOWN	TERTIARY	Tertiary	Tertiary	970m	North
Ndw2	Woolshed Flat Shale unit 2	Dolomite, flaggy, blue-grey, silty and local grey stromatolitic dolomite. BURRA 2nd edition - preliminary unit for compilation.	Woolshed Flat Shale	ADELAIDE GEOSYNCLINE	NEOPROTEROZOIC	Torrensian	Torrensian	987m	North West

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

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Linear Structures 1:100,000

Linear geological structures within the dataset buffer:

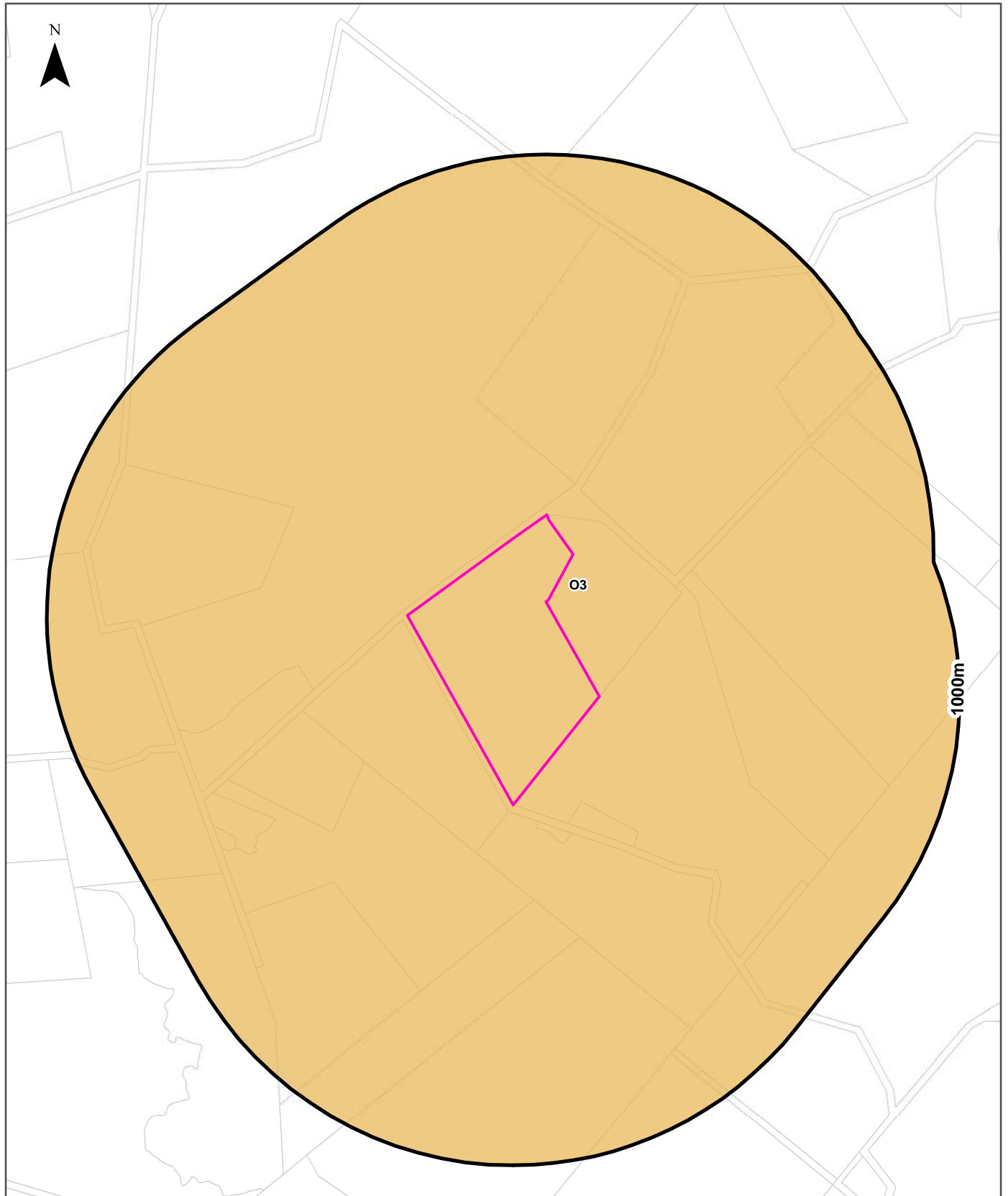
Map Code	Description	Distance	Direction
N/A	No records in buffer		

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

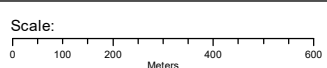
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Atlas of Australian Soils

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



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



Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 20 December 2024

Soils

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Atlas of Australian Soils

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

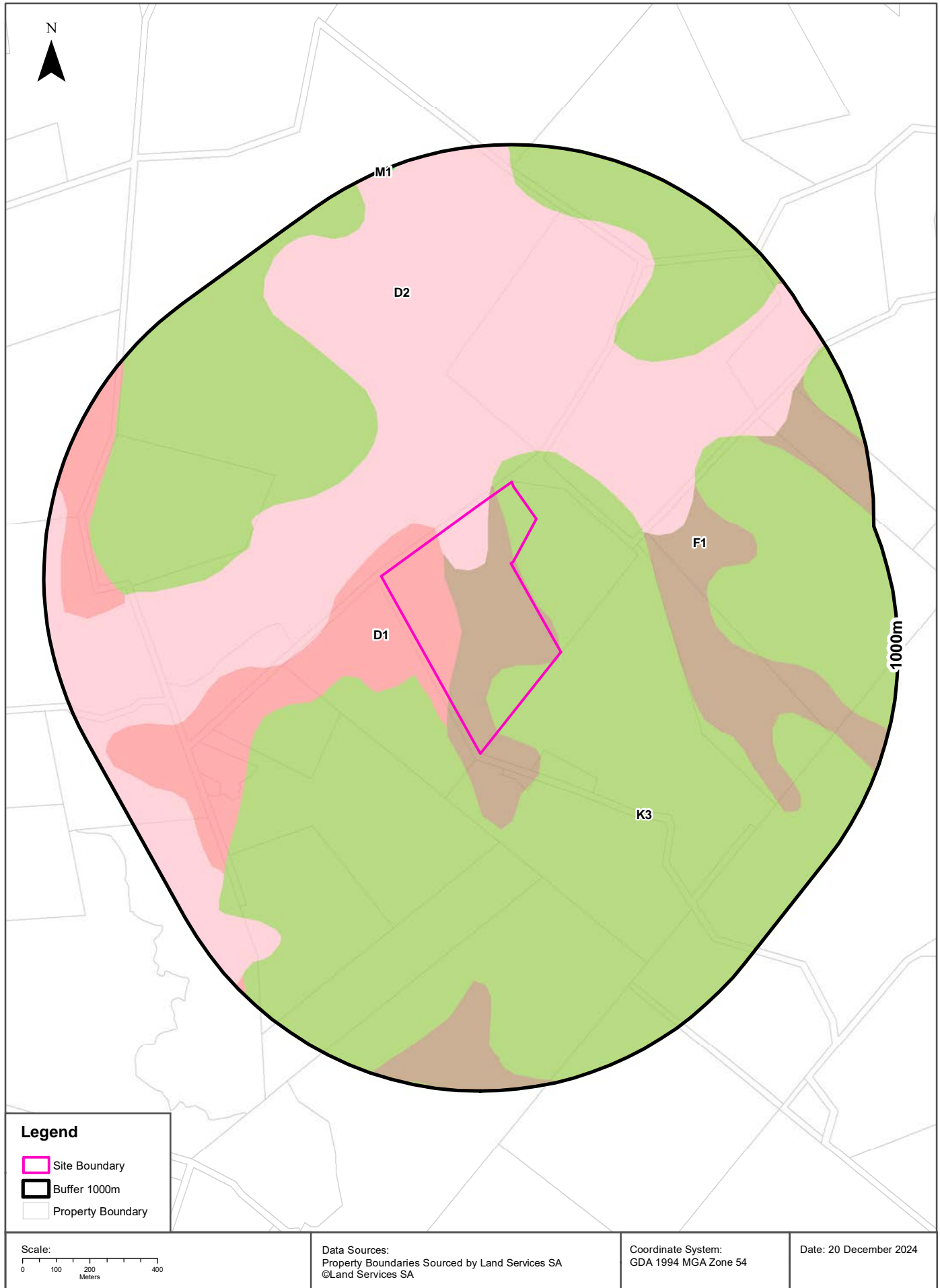
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
O3	Chromosol	Hills and valleys: alternating, subparallel hilly ridges and valleys with a general N.-S. trend. Shallow forms of hard alkaline red soils (Dr2.23) with (Um5.41); (Um5.11) and shallow varieties of (Um6) especially (Um6.23) occur on the hilly ridges; while on the hill slopes and in the valleys (Dr2.23) with (Dr2.33), which increases in area towards the northern portion of the unit, occur with small areas of cracking clay soils (Ug5.15, Ug5 16, Ug5 2, and Ug5.3); friable earths (Gn3.13); grey-brown highly calcareous loamy earths (Gc1) in the northern portion of the unit; and also minor areas of soils belonging to groups (Dr3.22), (Dy3.4), and (Dy5.4); while on present stream terraces occur (Dr2.23) and deep varieties of (Um6) with various alluvial soils (unclassified) on the flood-plains.	0m	On-site

Atlas of Australian Soils Data Source: CSIRO

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Soil Types

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Soils

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Soil Types

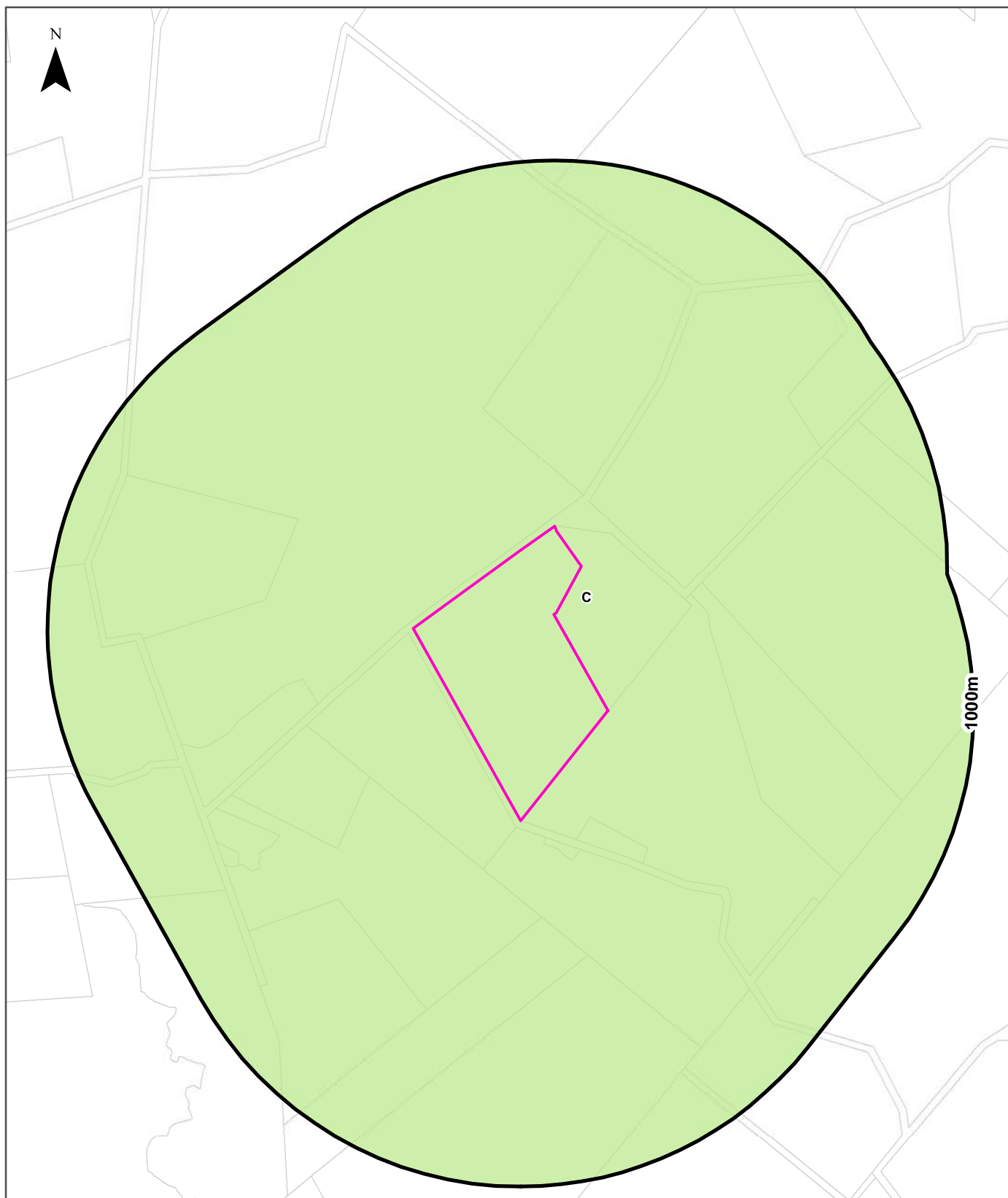
Soil types within the dataset buffer:

Map category code	Soil type description	Distance	Direction
D1	Loam over clay on rock	0m	On-site
D2	Loam over red clay	0m	On-site
F1	Loam over brown or dark clay	0m	On-site
K3	Acidic sandy loam over red clay on rock	0m	On-site
M1	Deep sandy loam	990m	North

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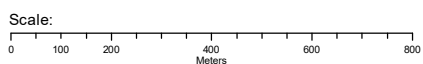
Atlas of Australian Acid Sulfate Soils

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Legend

- | | | |
|-------------------|--|-------------------------|
| Site Boundary | Probability of occurrence of Acid Sulfate Soils | |
| Buffer 1000m | A. High (>70%) | C. Extremely Low (1-5%) |
| Property Boundary | B. Low (6-70%) | D. No Chance (0%) |



Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 20 December 2024

Acid Sulfate Soils

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Atlas of Australian Acid Sulfate Soils

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

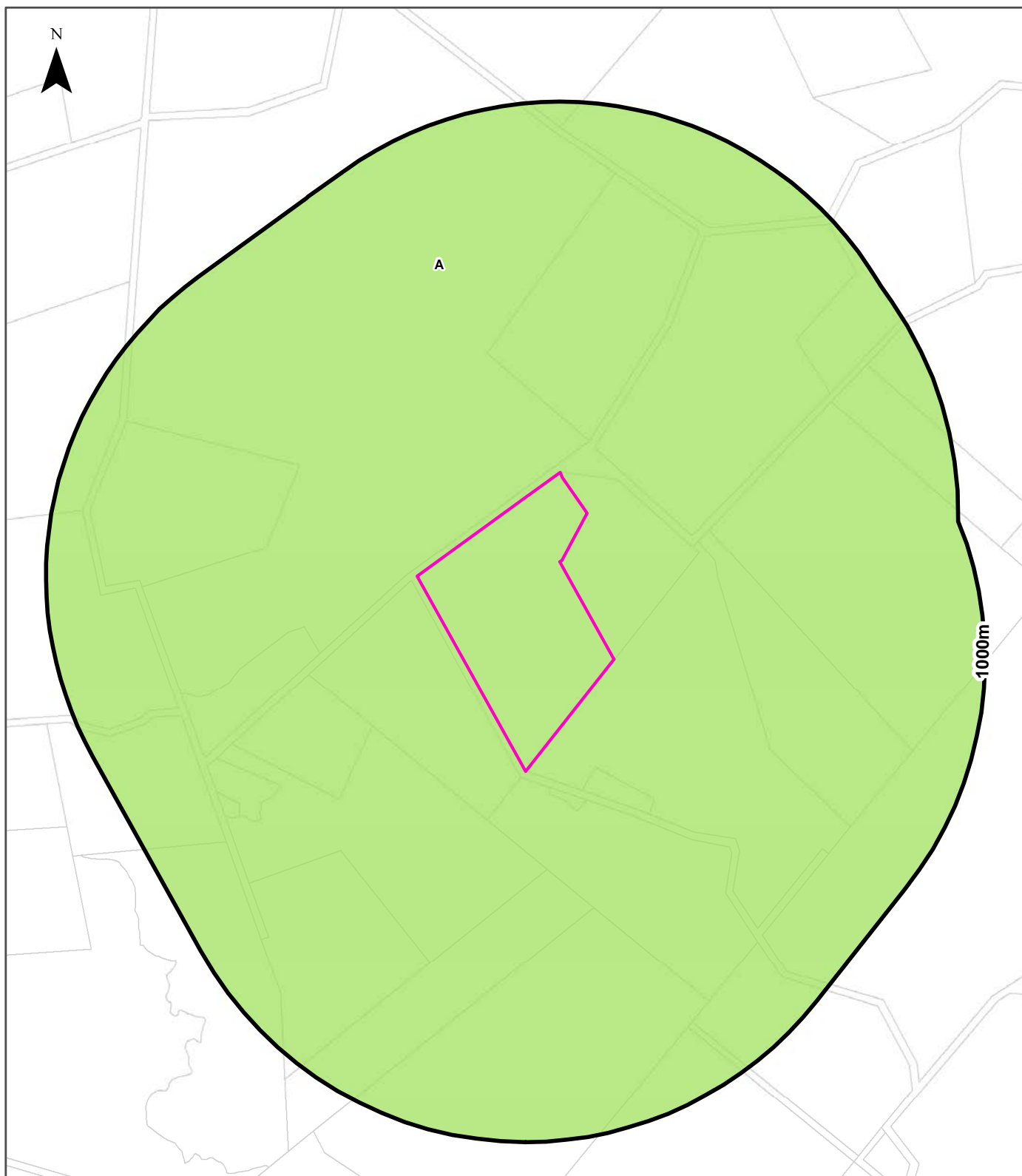
Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Acid Sulfate Soils Potential

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Legend		
Site Boundary	Negligible	30-60%
Buffer 1000m	1-10%	More than 60%
Property Boundary	10-30%	Incomplete data (usually wet inland areas)
		Not applicable - No assessment/analysis

Scale:

Data Sources:
 Property Boundaries Sourced by Land Services SA
 ©Land Services SA

Coordinate System:
 GDA 1994 MGA Zone 54

Date: 20 December 2024

Acid Sulfate Soils

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Acid Sulfate Soil Potential

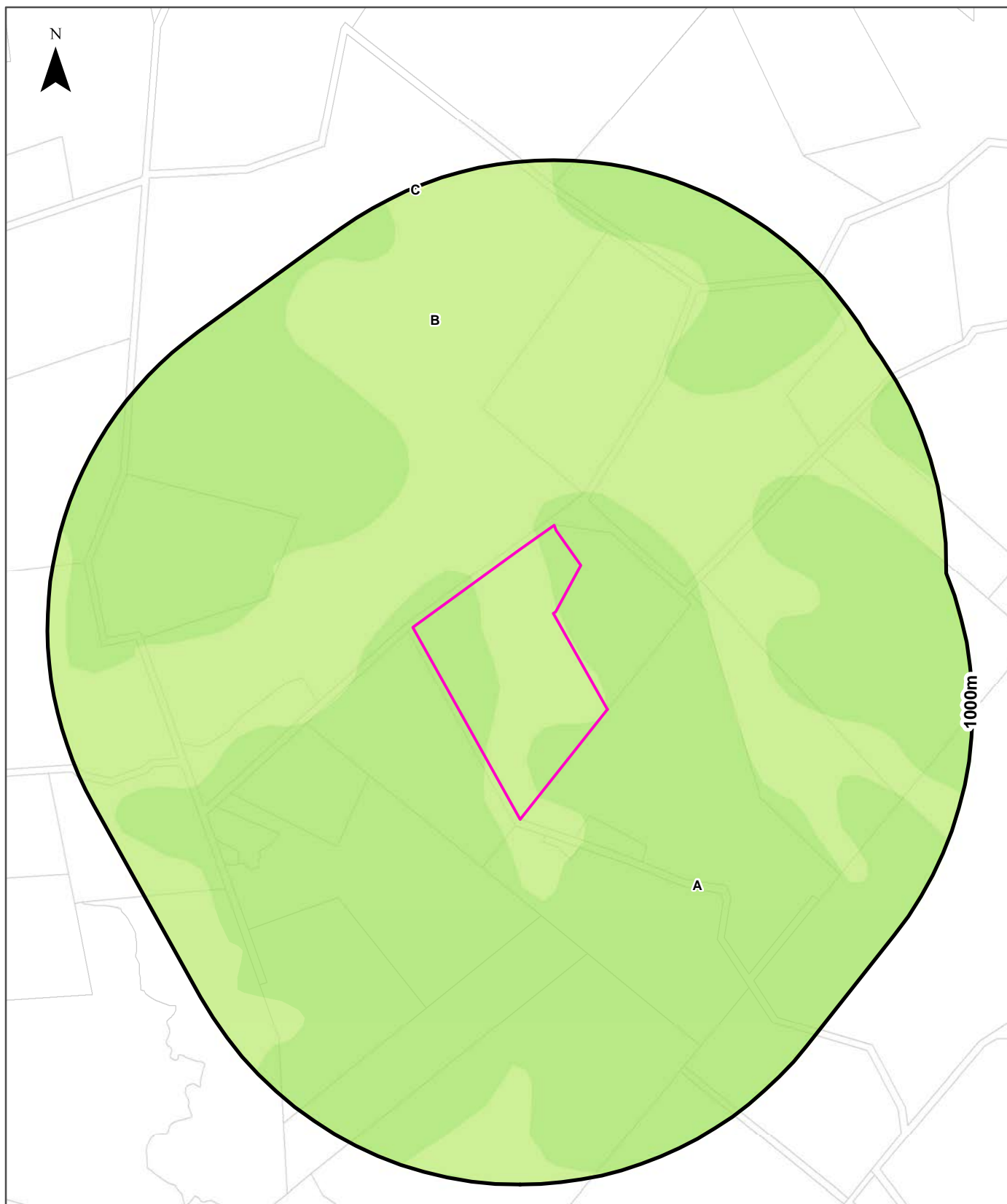
Acid sulfate soil potential within the dataset buffer:

Map category code	Proportion of land susceptible to the development of acid sulfate soils	Distance	Direction
A	Negligible	0m	On-site

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

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

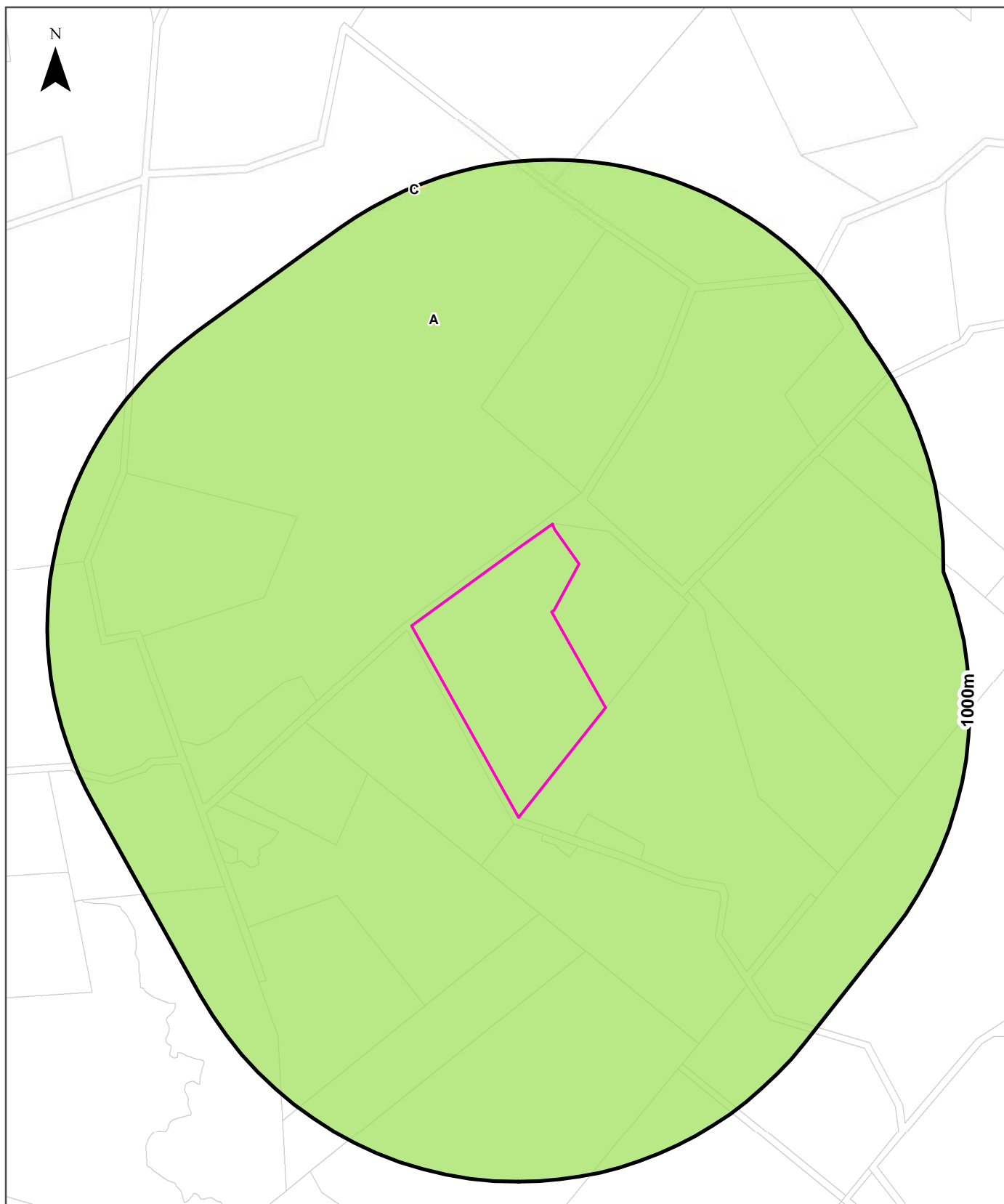


Legend		Severity of watertable induced soil salinity		
Site Boundary	A. Negligible	D. Moderately high	G. Very high to extreme	
Buffer 1000m	B. Moderately low	E. Moderately high to high	X. Not applicable	
Property Boundary	C. Moderate	F. High		

<p>Scale:</p>	<p>Data Sources:</p> <p>Property Boundaries Sourced by Land Services SA ©Land Services SA</p>	<p>Coordinate System:</p> <p>GDA 1994 MGA Zone 54</p>	<p>Date: 20 December 2024</p>
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Soil Salinity - Non-watertable

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Legend		Severity of non-watertable induced soil salinity	
Site Boundary	A. Low	D. Moderately high to high	
Buffer 1000m	B. Moderately low	X. Not applicable	
Property Boundary	C. Moderate		



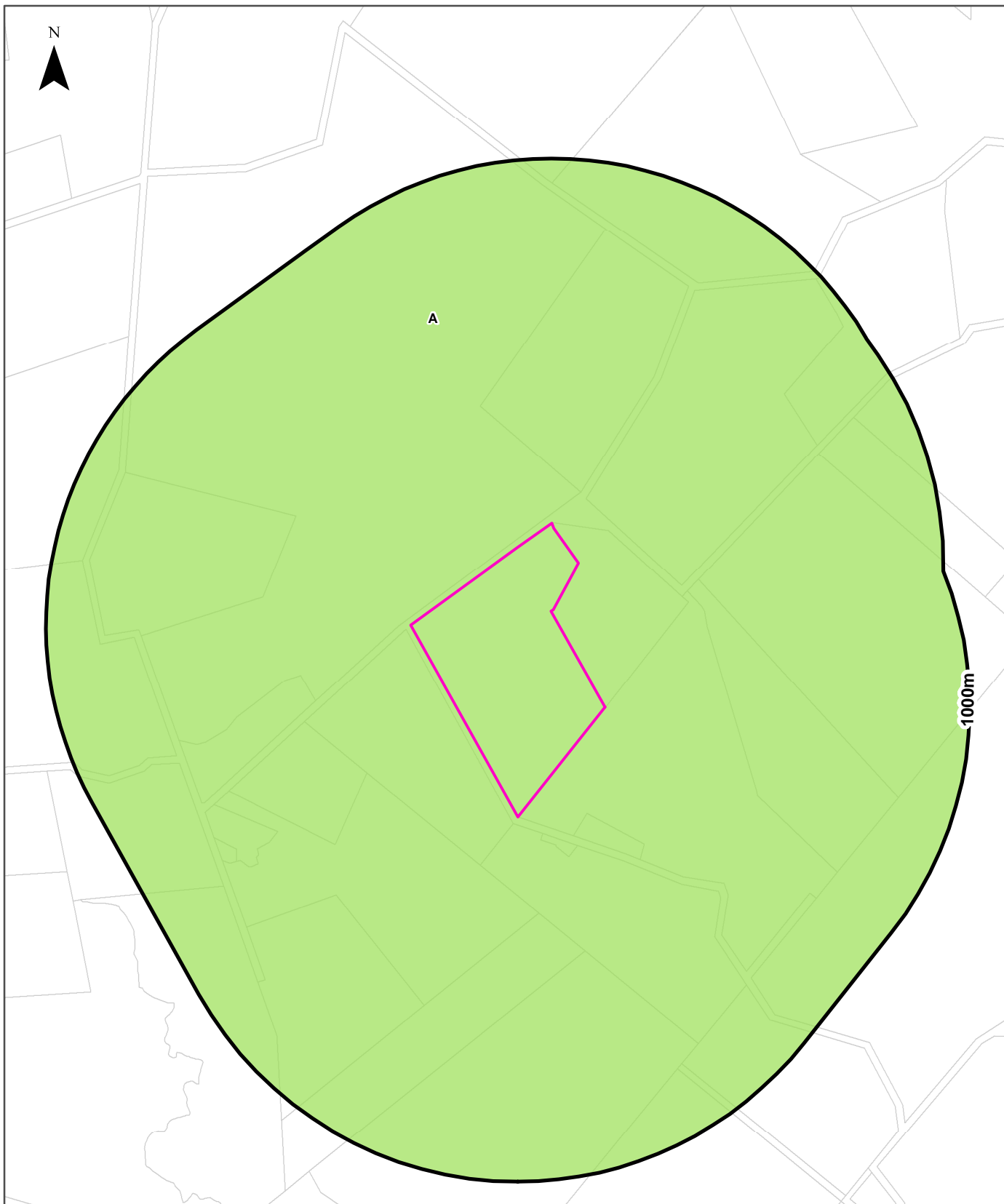
Data Sources:
Property Boundaries Sourced by Land Services SA
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 20 December 2024

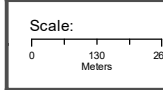
Soil Salinity - Non-watertable (Magnesia Patches)

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Legend

Site Boundary	Proportion of land affected by magnesia patches		
Buffer 1000m	A. Negligible	C. 2-10%	E. More than 50%
Property Boundary	B. Up to 2%	D. 10-50%	X. Not applicable



Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 20 December 2024

Soil Salinity

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

Map category code	Severity description	Distance	Direction
A	Negligible	0m	On-site
B	Moderately low salinity, or less than 2% of land affected by highly saline seepage	0m	On-site
C	Moderate salinity, or 2-10% of land affected by highly saline seepage	990m	North

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

Non-watertable soil salinity within the dataset buffer:

Map category code	Severity description	Surface ECe (dS/m)	Subsoil ECe (dS/m)	Distance	Direction
A	Low	<2	<4	0m	On-site
C	Moderate	4-8	8-16	990m	North

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

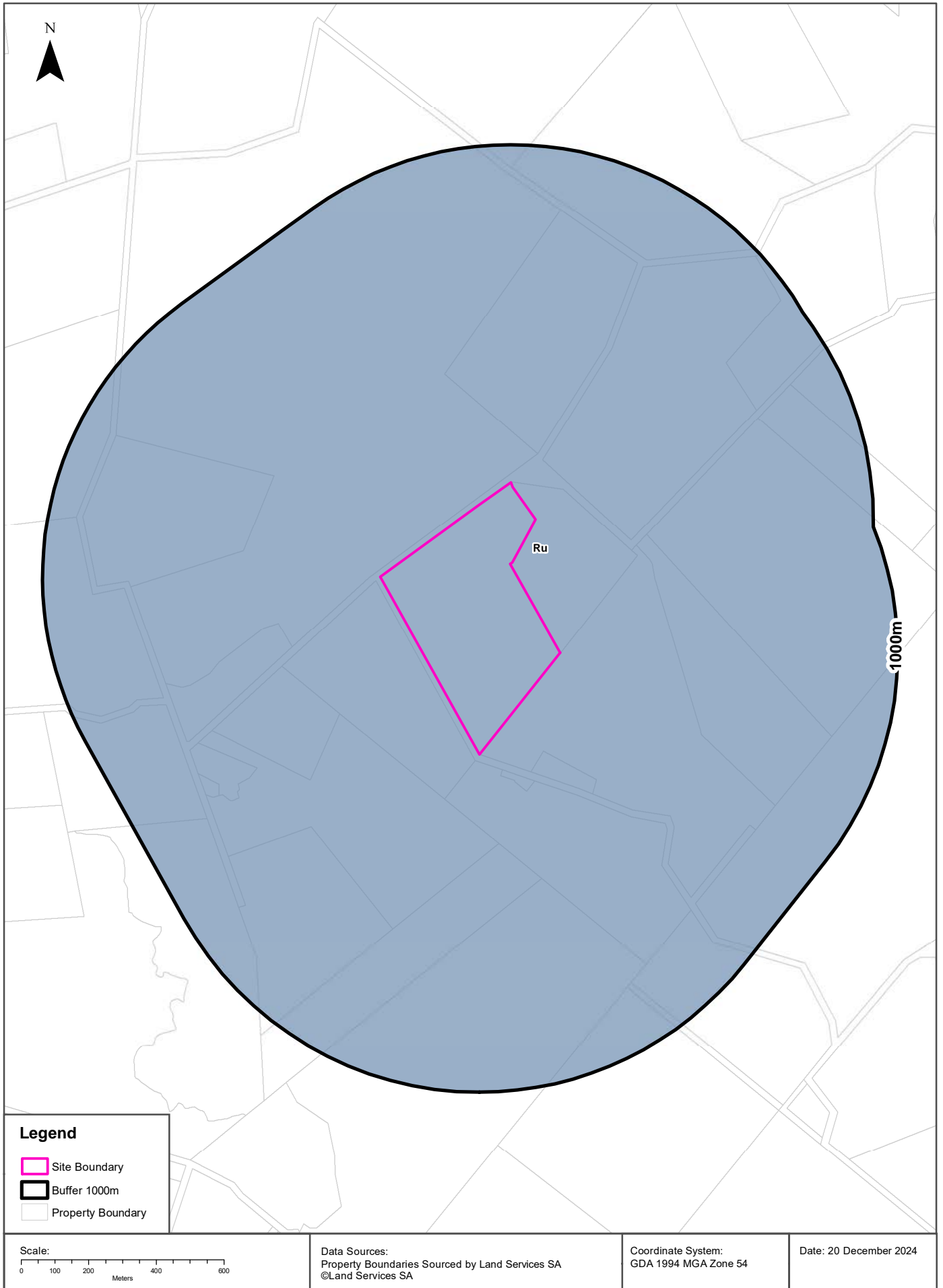
Magnesia patches within the dataset buffer:

Map category code	Proportion of land affected by magnesia patches	Distance	Direction
A	Negligible	0m	On-site

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

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Planning

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Planning and Design Code - Zones

Planning and Design Code zones within the dataset buffer:

Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
Ru	Z5404	Rural	19/03/2021		0 0m	On-site

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

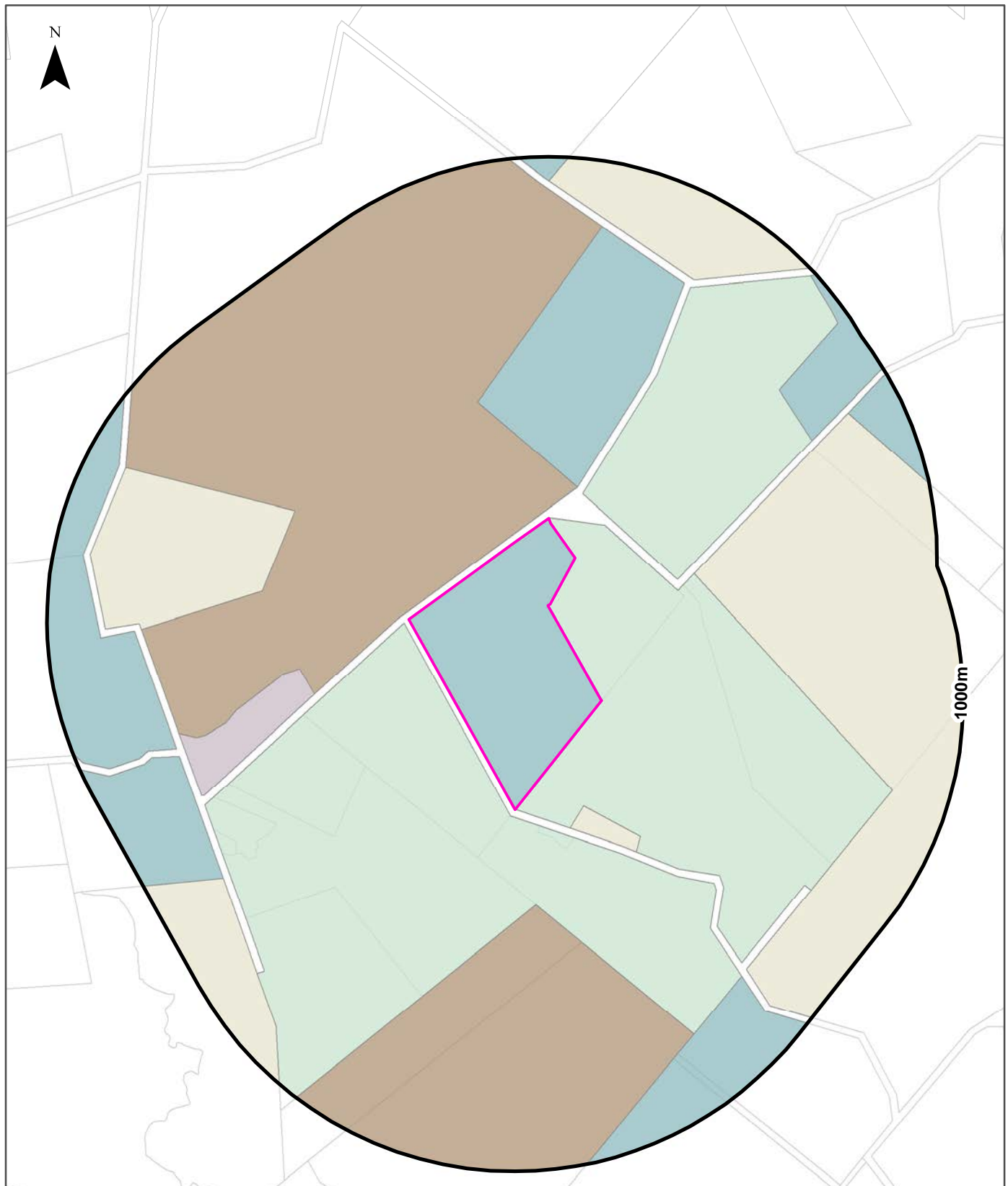
Planning and Design Code subzones within the dataset buffer:

Map Id	Subzone Code	Subzone Name	Legal Start Date	Status	Distance	Direction
N/A	No records in buffer					

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

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Legend			
No Description	Forestry	Non Private Residential	Retail Commercial
Site Boundary	Agriculture	Public Institution	Rural Residential
Buffer 1000m	Education	Recreation	Utilities or Industry
Property Boundary	Commercial	Reserves	Vacant
	Horticulture	Residential	Vacant Urban Land
	Livestock		
	Food Industry		
	Mining or Quarrying		
	Golf		

<p>Scale:</p>	<p>Data Sources: Property Boundaries Sourced by Land Services SA ©Land Services SA</p>	<p>Coordinate System: GDA 1994 MGA Zone 54</p>	<p>Date: 20 December 2024</p>
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Planning

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Land Use Generalised

Land use classes within the dataset buffer:

Description	Distance	Direction
Horticulture	0m	On-site
Rural Residential	0m	South East
Agriculture	20m	North West
Livestock	142m	South East
Food Industry	329m	West

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

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Areas

State Heritage Areas within the dataset buffer:

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

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

SA Heritage Places within the dataset buffer:

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

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

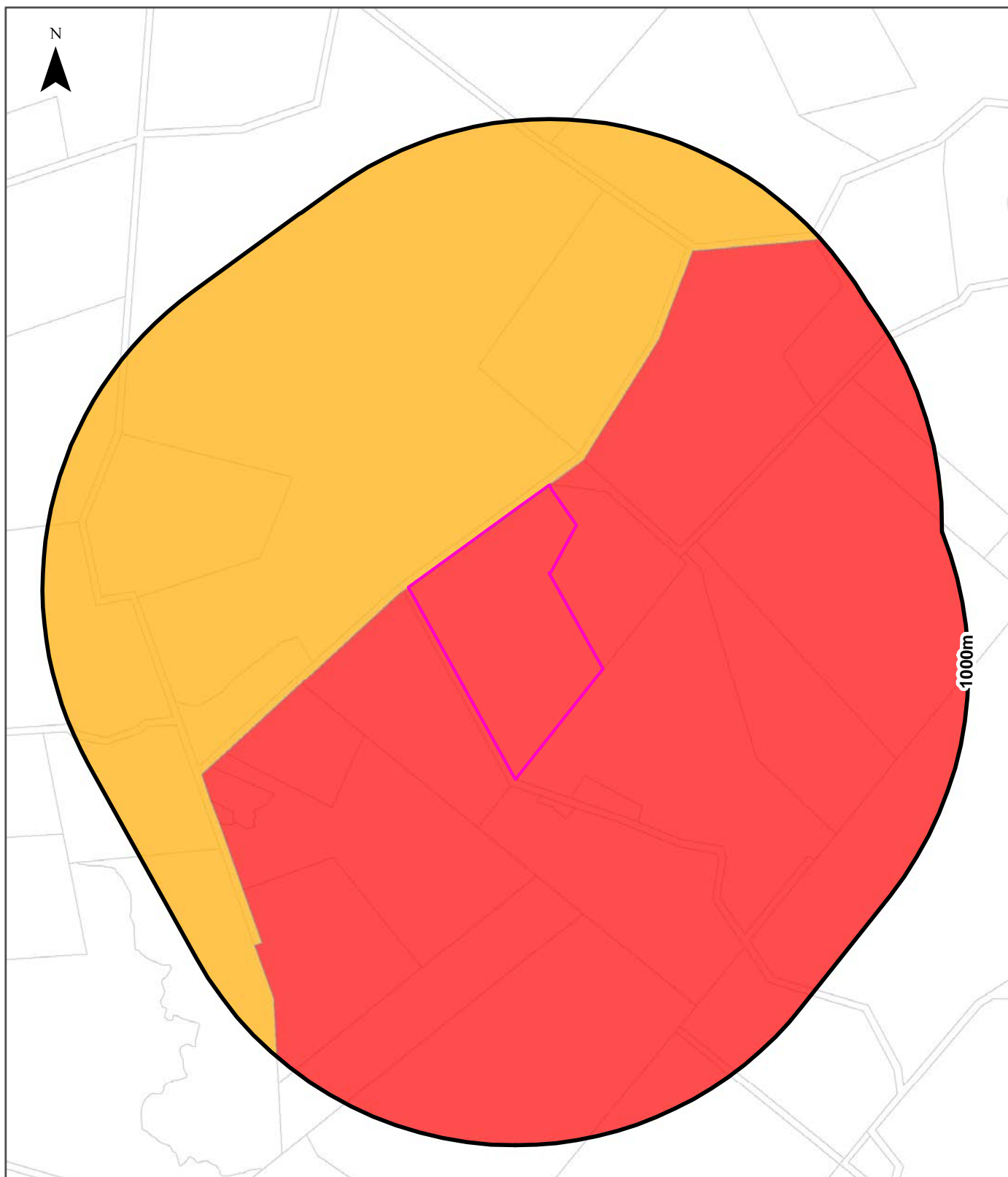
Aboriginal Land within the dataset buffer:

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

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

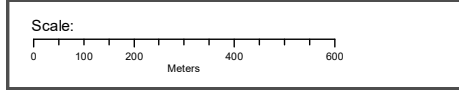
Natural Hazards - Bushfire

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Legend

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



Data Sources:
 Property Boundaries Sourced by Land Services SA
 ©Land Services SA

Coordinate System:
 GDA 1994 MGA Zone 54

Date: 20 December 2024

Natural Hazards

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Bushfire Overlays

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

Overlay Id	Name	Description	Legal Start Date	Legal End Date	Distance	Direction
O2408	Hazards (Bushfire - High Risk)	The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service	4/11/2021		0m	On-site
O2408	Hazards (Bushfire - Medium Risk)	The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency	19/03/2021		0m	North West

Bushfire Overlays Data Source: Attorney-General's Department - South Australia
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Bushfires and Prescribed Burns History

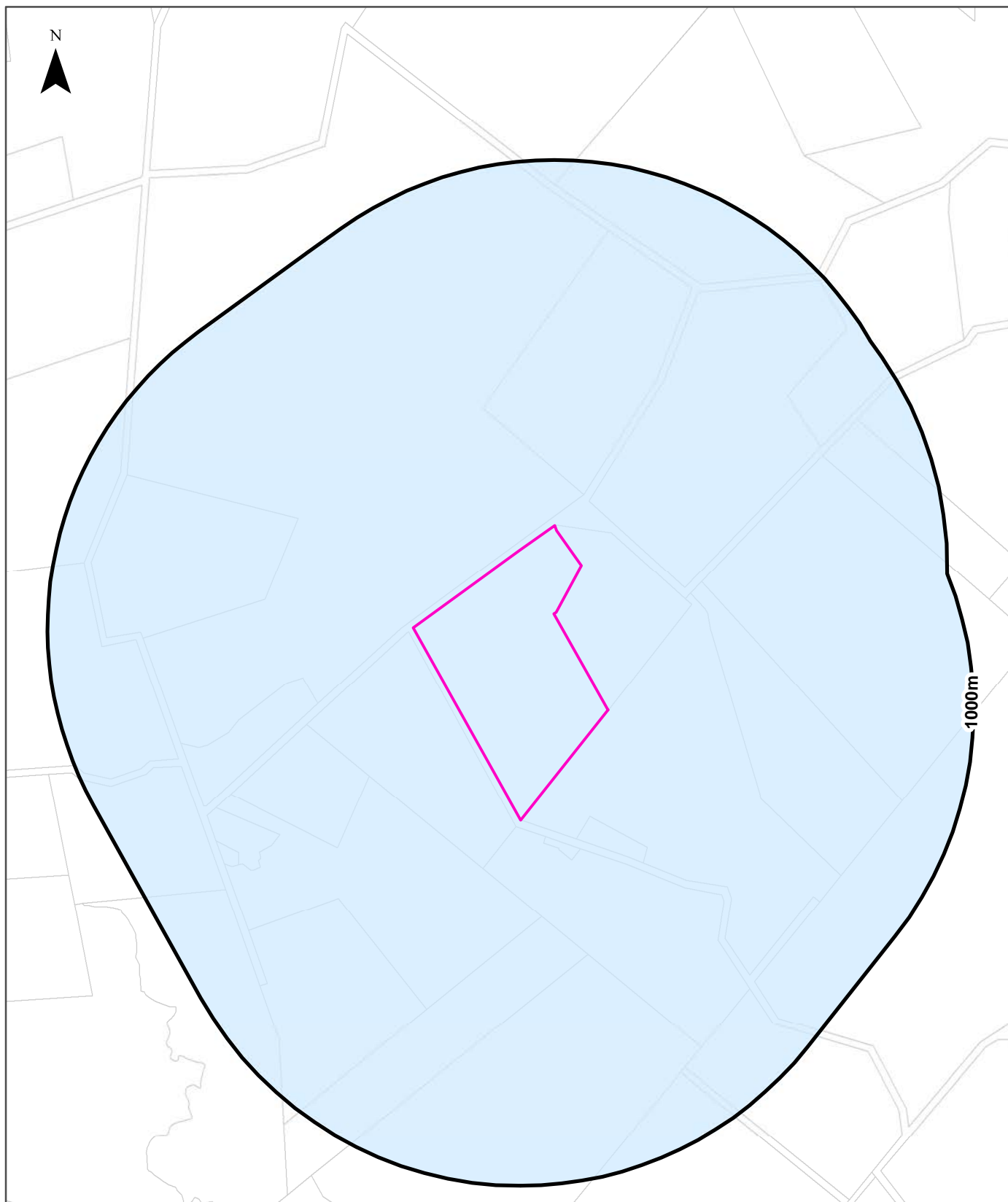
Bushfires and prescribed burns within the dataset buffer:

Map Id	Incident No.	Incident Name	Incident Type	Date of Fire	Area of Fire (ha)	Distance	Direction
N/A	No records in buffer						

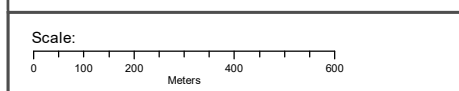
Bushfires and Prescribed Burns History Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Natural Hazards - Flood

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



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



Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 20 December 2024

Natural Hazards

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Flooding Overlays

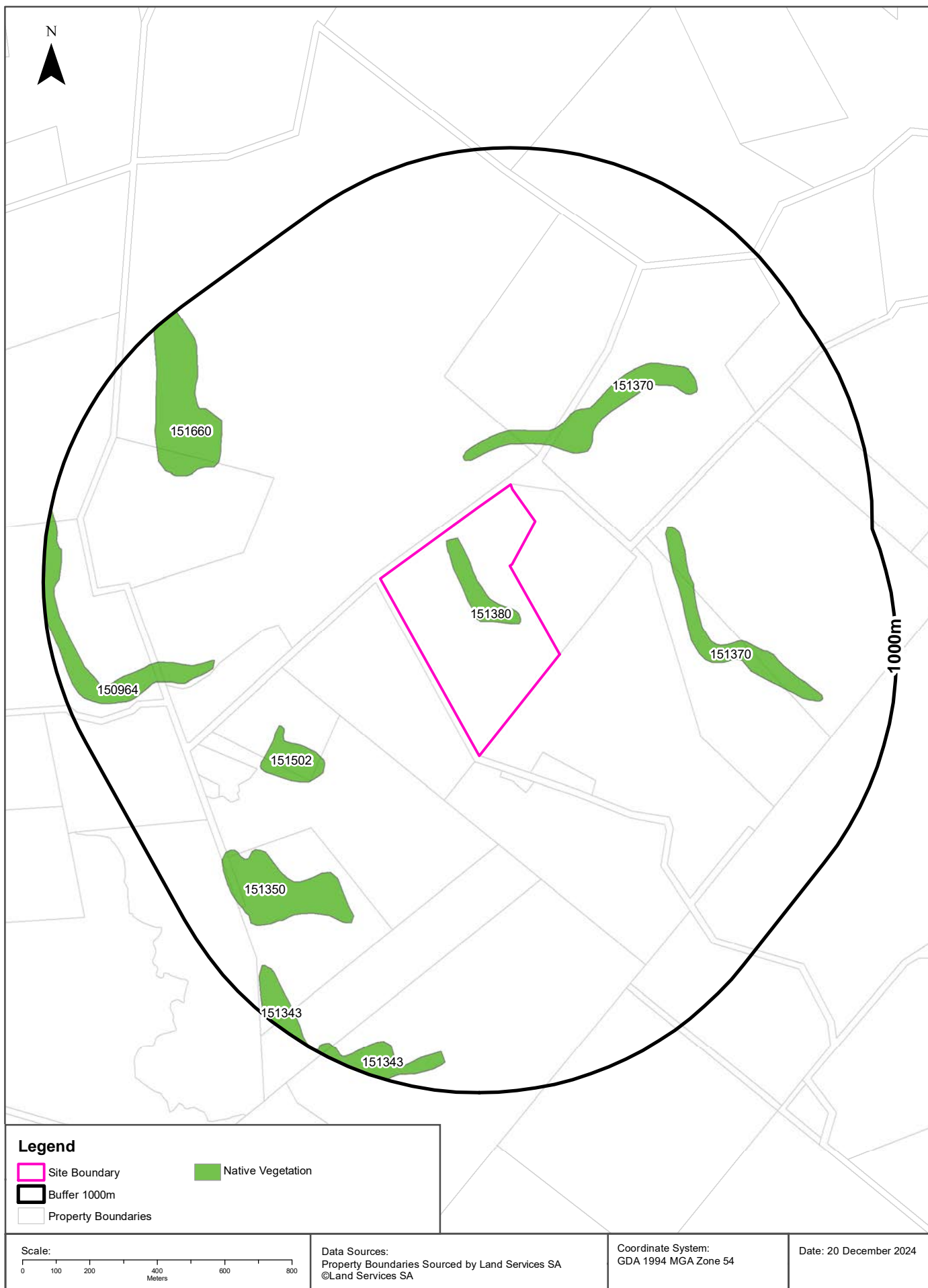
Flooding Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start	Legal End	Distance	Direction
O2416	Hazards (Flooding - Evidence Required)	The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.	29/02/2024		0m	On-site

Flooding Overlays Data Source: Attorney-General's Department - South Australia
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Ecological Constraints - Native Vegetation

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Ecological Constraints

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Native Vegetation

Record ID	Vegetation Group	Vegetation Group Percentage	Structural Formation Description	Species and Stratum Details	Description of the Environment	Ground Truth Methodology	Capture Scale	Distance	Direction
151380	SM1104	100	Eucalyptus forest and woodland	Eucalyptus camaldulensis var. camaldulensis (NC), Eucalyptus leucoxyloides ssp. mid woodland	Flat; soils clayey sand	Not Visited	40000	0m	On-site
151370	SM1104	100	Eucalyptus forest and woodland	Eucalyptus camaldulensis var. camaldulensis (NC), Eucalyptus leucoxyloides ssp. mid woodland	Flat; soils clayey sand	Not Visited	40000	116m	North East
151502	SM1803	100	Eucalyptus forest and woodland	Eucalyptus leucoxyloides ssp. +/- Eucalyptus odorata low open woodland	Hill slopes; clayey sand soils	Not Visited	40000	409m	South West
150964	MN2001	100	rushland/sedge and	Juncus kraussii, Cyperus gymnocaulos, Phragmites australis, Typha domingensis tall sedge and	Stream channel and Swamp; Loamy sand to Clay; Loamy and Clayey; Watercourse and swamps	Field work for floristic mapping	40000	548m	West
151350	SM1102	100	Eucalyptus forest and woodland	Eucalyptus camaldulensis var. camaldulensis (NC) +/- Eucalyptus leucoxyloides ssp. low open woodland	Hill slopes; soils sandy loam and sand	Not Visited	40000	556m	South West
151660	SM2302	100	Allocasuarina forest and woodland	Allocasuarina verticillata, Eucalyptus fasciculosa low open woodland	Data from 1 site only: hill slopes; loamy sand	Not Visited	40000	592m	North West
151343	SM1102	100	Eucalyptus forest and woodland	Eucalyptus camaldulensis var. camaldulensis (NC) +/- Eucalyptus leucoxyloides ssp. low open woodland	Hill slopes; soils sandy loam and sand	Not Visited	40000	883m	South

Department for Environment and Water Data Source: Native Vegetation Floristic Areas - NVIS - State-wide
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Ecological Constraints

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Collaborative Australian Protected Areas Database - Terrestrial

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

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

Collaborative Australian Protected Areas Database - Marine

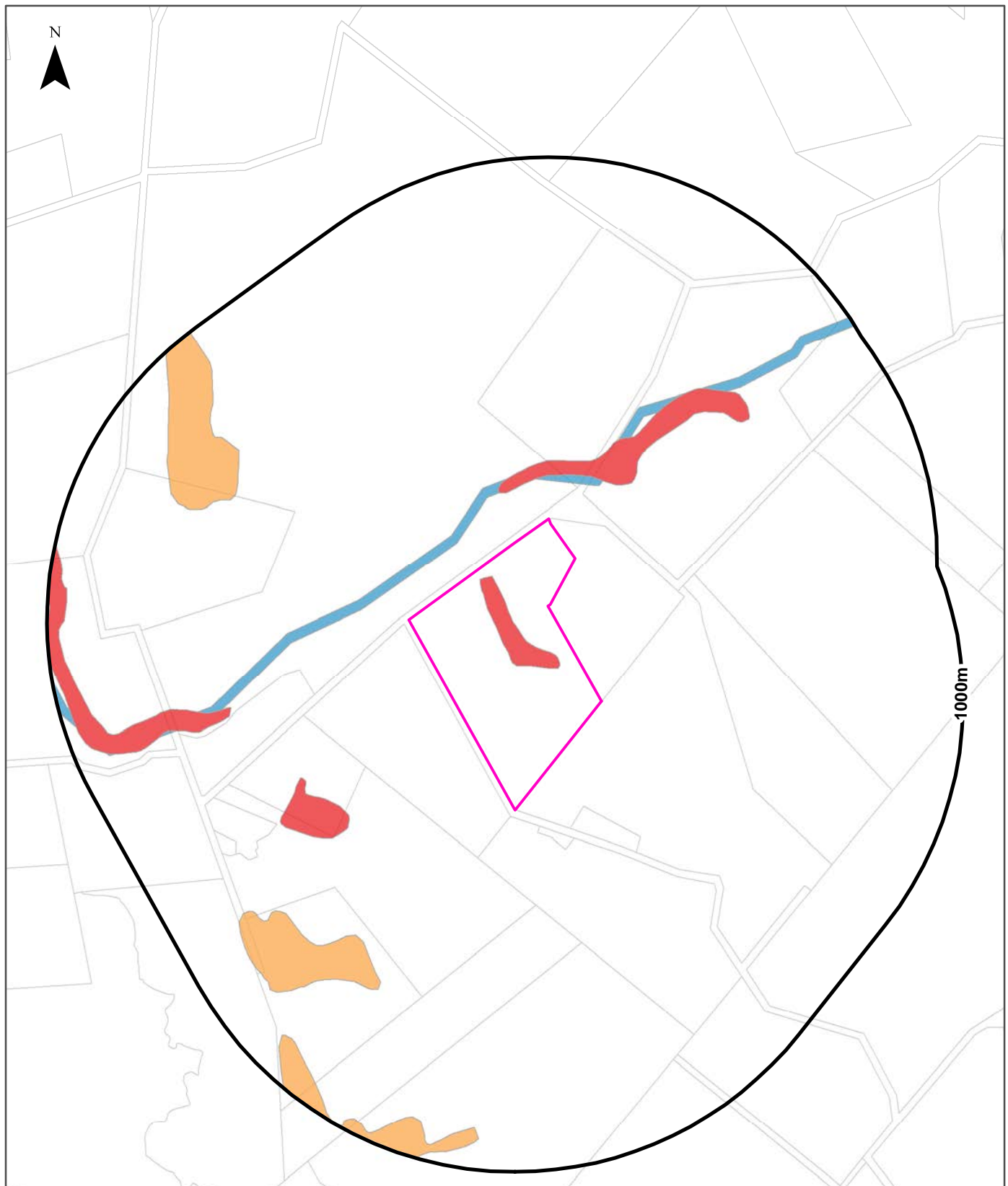
Protected areas in marine environments identified by the CAPAD within the dataset buffer:

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

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022
Creative Commons 4.0 © Commonwealth of Australia 2023

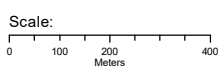
Ecological Constraints - Groundwater Dependent Ecosystems Atlas

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Legend

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



Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 20 December 2024

Ecological Constraints

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

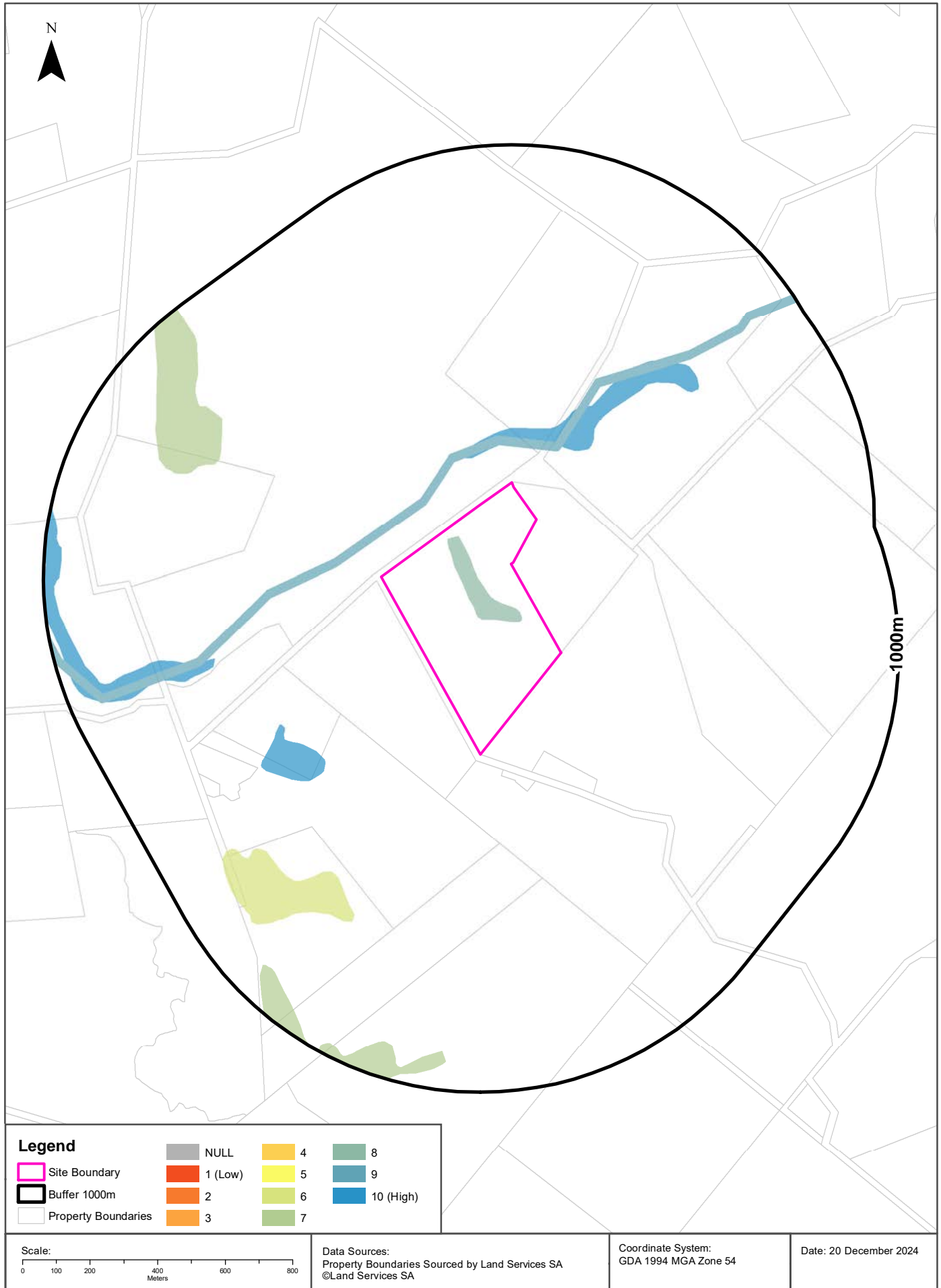
Groundwater Dependent Ecosystems Atlas

Type	Name	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial		High potential GDE - from national assessment	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	Vegetation		0m	On-site
Aquatic		Low potential GDE - from national assessment	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	River		95m	North West
Terrestrial		Moderate potential GDE - from national assessment	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	Vegetation		556m	South West

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

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351



Ecological Constraints

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Inflow Dependent Ecosystems Likelihood

Type	Name	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial		8	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	Vegetation		0m	On-site
Aquatic		9	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	River		95m	North West
Terrestrial		10	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	Vegetation		116m	North East
Terrestrial		6	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	Vegetation		556m	South West
Terrestrial		7	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	Vegetation		592m	North West

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology

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Ecological Constraints

Allotment 102 Hoffnungsthal Road, Williamstown, SA 5351

Ramsar Wetlands

What Ramsar wetland areas exist within the dataset buffer?

Wetland	Distance	Direction
No records in buffer		

Ramsar Wetlands Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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 - (h) the Report does not include any information relating to the actual state or condition of the Property;
 - (i) the Report should not be used or taken to indicate or exclude actual fitness or unfitness of Land or Property for any particular purpose
 - (j) the Report should not be relied upon for determining saleability or value or making any other decisions in relation to the Property and in particular should not be taken to be a rating or assessment of the desirability or market value of the property or its features; and
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- Report or these Terms;
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 - (c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.
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 - (b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,
 irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.
 12. These Terms are subject to New South Wales law.

Appendix D

EPA Section 7



LBW Co
184 Magill Road
NORWOOD SA 5067

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

20 December, 2024

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 6227 Folio 450
Address Allotment 102 (DP 120944), Hoffnungsthal Road, WILLIAMSTOWN SA 5351

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

The Barossa Council Section 7

23 December 2024

LBW Co Pty Ltd
PO Box 225
STEPNEY SA 5069

Dear Sir or Madam,

RE: REQUEST FOR INFORMATION
Lot 102 DP 120944, CT-6227/450
Allot 102 Hoffnungsthal Road, WILLIAMSTOWN SA 5351

We refer to your request and now attach particulars and documentary material which Council is required to supply pursuant to the provisions of the Local Government Act 1999 and the Land Business (Sale & Conveyancing) Act, 1994.

Yours faithfully,



Per:
Martin McCarthy
Chief Executive Officer
Attachment



The Barossa Council

ABN: 47 749 871 215

PO BOX 867 NURI OOTPA SA 5355

Ph: (08) 8563 8444 Fax: (08) 8563 8461

LBW Co Pty Ltd
PO Box 225
STEPNEY SA 5069

CERTIFICATE – COUNCIL CHARGES

VALUER GEN NO: 9692506010
ASSESSMENT NO: 2179943
LEGAL DESCRIPTION: Lot 102 DP 120944
HUNDRED: Barossa
PROPERTY ADDRESS: Allot 102 Hoffnungsthal Road, WILLIAMSTOWN SA 5351
CERTIFICATE OF TITLE: CT-6227/450
OWNER: M E Hamilton and D A Hamilton

PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT, 1999 I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE IN RESPECT OF AND ARE A CHARGE AGAINST THE ABOVE PROPERTY:

Rates and Arrears – prior to 1 July 2024	\$0.00
Postponed Amount in Arrears (if applicable)	\$0.00
Postponed Amount Current (if applicable)	\$0.00
Legal Fees – Arrears prior to 1 July 2024	\$0.00
Legal Fees - current	\$0.00
Rates for current financial year	\$2,887.80
Fines and interest - arrears	\$0.00
Fines and interest - current	\$0.00
Postponed Interest (if applicable)	\$0.00
Property Related Debts	\$0.00
Less Government Concession (see over)	\$0.00
Less Council Rebate	\$0.00
Less Payments Received:	\$-1,449.60

****Balance of Rates and Other Monies due and Payable \$1,438.20****

Instalment/s Due

3 September 2024	\$0.00
3 December 2024	\$0.00
4 March 2025	\$717.20
3 June 2025	\$721.00

**** NOTE: The above rates includes the Regional Landscape Levy of \$92.20**

Street Numbering

Please note Council's official address for this property is **Allot 102 Hoffnungsthal Road, WILLIAMSTOWN SA 5351**

Payment of Rates at Settlement

It is encouraged that payment of the full year's rates is made when a property is sold.

Section 178 (3) (c) of the Local Government Act 1999, states that rates may be recovered as a debt from any other person who was at the ***time of the declaration of the rates an owner or occupier of the land.***

Mobile Garbage Bins

Mobile Garbage Bins remain in the ownership of The Barossa Council and upon sale of this property, are to be left in a clean condition and are to remain at this property. Removal of the bins from the property prior to settlement may result in fees being charged.

COUNCIL OWNED PROPERTIES

Please note if this property is owned by Council, in accordance with section 147(2) of the Local Government Act 1999 this assessment is deemed non-rateable. If the property was to be occupied or sold to a non-government entity during the year, Council will raise rates for the current financial year on a proportionate basis per section 147(1) of the Act.

Fines and Interest

Rates are payable of a quarterly basis as per due dates above or penalties apply. A fine of 2% of the amount due will be added after the instalment due date and at the end of each month thereafter, interest (at the rate prescribed in the Local Government Act, 1999) will be added to any balance not then paid.

PAYMENT DETAILS



Biller Code: 88500
Assessment Number: 2179943

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

**AUTHORISED OFFICER
20 December 2024****

****PLEASE NOTE:** *"Outstanding rates balance is correct as at the above date. If you are seeking updated rating information more than 90 days from the above date, a new Section 187 request is required to be lodged and prescribed fee to be paid."*

PRESCRIBED INFORMATION

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Part 1—Items that must be included in statement <i>[If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.]</i>	
Development Act 1993	
Part 3—Development Plan	Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan): N/A Is the land situated in a designated State Heritage Area? N/A Is the land designated as a place of local heritage value? Is there a current Development Plan Amendment released for public consultation by Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? N/A Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? N/A
section 42—Condition (that continues to apply) of a development authorisation YES	Development No: 960/668/2002 Nature of Development: Installation of water tank Date of authorisation: 26/04/2002 Name of relevant authority that granted authorisation: The Barossa Council Condition(s) of authorisation: Please refer to the attached Decision Notification Form

Part 5 – Planning and Design Code

**Also refer to attached PlanSA Data
Extract for Section 7**

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):

Zones

Rural (Ru)

Subzones

No

Zoning overlays

Overlays

Character Preservation District (Not In Township)

The Character Preservation District Overlay seeks to recognise, protect and enhance the special character of Character Preservation Districts.

Hazards (Bushfire - High Risk) (High)

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.

Hazards (Flooding - Evidence Required)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Limited Land Division

The Limited Land Division Overlay seeks to limit fragmentation of land to avoid undermining primary production.

Native Vegetation

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

Prescribed Water Resources Area

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

Significant Landscape Protection

The Significant Landscape Protection Overlay seeks to conserve the natural and rural character and scenic and cultural qualities of significant landscapes.

Water Protection Area

The Water Protection Area Overlay seeks to safeguard South Australia's public water supplies by protecting regionally and locally significant surface and underground water resources from pollution.

Water Resources

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

Also refer to attached PlanSA Data Extract for Section 7

Is the land situated in a designated State Heritage place/area?

NO

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

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

Is the land designated as a Local Heritage Place?

NO

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

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

Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?

NO

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

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

Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

YES

Open the online Code Amendments to browse the full list of Code Amendments for more information.

https://plan.sa.gov.au/have_your_say/code_amendments

Also refer to Property Interest Report

Section 127—Condition (that continues to apply) of a development authorisation

NO

Also refer to attached PlanSA Data Extract for Section 7

Development No:

Nature of Development:

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

Repealed Act conditions

Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)

Nature of condition(s):

N/A

Part 2—Items to be included if land affected

[If an item is not applicable, strike it out or write "NOT APPLICABLE" or "N/A" in column 1, or else omit the items and headings that are not applicable.]

Development Act 1993

Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space N/A	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):
Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space N/A	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):
Section 55—Order to remove or perform work N/A	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):
Section 56—Notice to complete development N/A	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 57—Land management agreement N/A	Date of agreement: Names of parties: Terms of agreement:
Section 69—Emergency order N/A	Date of order: Name of authorised officer who made order: Name of authority that appointed the authorised officer: Nature of order: Amount payable (if any):
Section 71—Fire safety notice N/A	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 84—Enforcement notice N/A	Date notice given: Name of the relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 85(6), 85(10) or 106—Enforcement order N/A	Date order made: Name of court that made order: Action number: Names of parties: Terms of order: Building work (if any) required to be carried out:

Part 11 Division 2—Proceedings

Date of commencement of proceedings:

N/A

Date of determination or order (if any):

Terms of determination or order (if any):

Fire and Emergency Services Act 2005

Section 105F—Notice of action required concerning flammable materials on land

N/A

Date of notice:

Name of council:

Requirements of notice (as stated therein):

Amount payable (if any):

Food Act 2001

Section 44—Improvement notice

N/A

Date of notice:

Name of authorised officer who served notice:

Name of authority that appointed officer:

Requirements of notice:

Section 46—Prohibition order

N/A

Date of order:

Name of authority or person who served order:

Requirements of order:

Land Acquisition Act 1969

Section 10 – Notice of intention to acquire

N/A

Date of notice:

Name of Authority who served notice:

Description of land intended to be acquired (as described in the notice):

Local Nuisance and Litter Control Act 2016

Section 30—Nuisance or litter abatement notice

N/A

Date of notice:

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

Housing Improvement Act 1940

section 23—declaration that house is undesirable or unfit for human habitation

N/A

Date of declaration:

Those particulars required to be provided by a council under section 23:

Local Government Act 1934

Notice, order, declaration, charge, claim
or demand given or made under the Act

N/A

Date of notice, order etc:

Name of council by which, or person by whom, notice, order
etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

For Charges refer to the Certificate of Rates Liabilities

Local Government Act 1999

Notice, order, declaration, charge, claim
or demand given or made under the Act

N/A

Date of notice, order etc:

Name of council by which, or person by whom, notice, order
etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

For Charges refer to the Certificate of Rates Liabilities

Planning, Development and Infrastructure Act 2016

section 141 – Order to remove or perform
work

N/A

Date of order:

Terms of order:

Building work (if any) required to be carried out:

Amount payable (if any):

section 142 – Notice to complete
development

N/A

Date of order:

Terms of order:

Building work (if any) required to be carried out:

Amount payable (if any):

section 155 – Emergency order

N/A

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

section 157 – Fire safety notice

N/A

Date of notice:

Name of authority giving notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable (if any):

section 192 or 193 – Land Management
Agreement

N/A

Date of agreement:

Names of parties:

Terms of agreement:

<p>section 198(1) – Requirement to vest land in a council or the Crown to be held as open space</p> <p>N/A</p>	<p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p>
<p>section 198(2) – Agreement to vest land in a council or the Crown to be held as open space</p> <p>N/A</p>	<p>Date of order:</p> <p>Name of authorised officer who made order:</p> <p>Name of authority that appointed the authorised officer:</p> <p>Nature of order:</p> <p>Amount payable (if any):</p>
<p>Part 16</p> <p>Division 1 – Proceedings</p> <p>N/A</p>	<p>Date of commencement of proceedings:</p> <p>Date of determination or order (if any):</p> <p>Terms of determination or order (if any):</p>
<p>section 213 – Enforcement notice</p> <p>N/A</p>	<p>Date notice given:</p> <p>Name of designated authority giving notice:</p> <p>Nature of directions contained in notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>
<p>section 214 (6), 214 (10) or 222 – Enforcement order</p> <p>N/A</p>	<p>Date order made:</p> <p>Name of court that made the order:</p> <p>Action number:</p> <p>Name of parties:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p>

Note: All South Australian homes must be fitted with a working smoke alarm. Homeowners (and residential landlords) are responsible for ensuring a working smoke alarm is installed in the property. Regulation 76B (Development Regulations 2008) requires a smoke alarm (or smoke alarms) be fitted within six months from the day on which title is transferred and be either: a 240 volt, mains-powered smoke alarm; or a 10-year life, non-replaceable, non-removable, permanently connected battery powered smoke alarm.

Note: Commercial buildings (including some farm buildings) are required to maintain essential (fire) safety provisions for the life of the building (as required by Regulation 76 of the development Regulations 2008)

Public and Environmental Health Act 1987 (repealed)

Part 3—Notice

Date of notice:

N/A

Name of council or other authority giving notice:

Requirements of notice:

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2—Condition (that continues to apply) of an approval

Date of approval:

Name of relevant authority that granted the approval:

Condition(s) of approval:

N/A*Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)*

Date of order:

Name of authority giving order:

Requirements of order:

N/A

South Australian Public Health Act 2011

section 66—Direction or requirement to avert spread of disease

Date of direction or requirement:

Name of Authority giving or making requirement:

N/ANature of direction or requirement:

section 92-Notice

Date of notice:

N/A

Name of Council or other relevant authority giving notice:

Requirements of notice

South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval

Date of approval:

Name of person or body that granted the approval:

Condition (s) of approval:

N/A**Additional Information:**

Note: The SA Health 'On –Site Wastewater Systems Code states that 'all on-site wastewater systems require ongoing operation and maintenance to ensure that the design performance of the system is achieved for its expected life. If not operated and maintained correctly, on site waste water systems will fail to comply with approved performance criteria which will increase the risk to public and environmental health'. Therefore, please check what type of waste water system is installed on this site and be aware of the applicable operation and maintenance requirements.

Water Industry Act 2012

Notice or order under the Act requiring payment of charges or other amounts or making other requirement

Date of notice or order:

Name of person or body who served notice or order:

N/A

Nature of other requirement made (if any) as specified in the notice or order:

Additional Information:

Swimming Pool: ***IMPORTANT NOTE:*** *If the property has a swimming pool, Section 156 of the Planning, Development and Infrastructure Act 2016 requires that all swimming pools must have a continuous safety barrier maintained by the pool owner that restricts access to young children. If the property has a pool built before 1 July 1993, the property owner is obliged to ensure the pool safety barrier meets today's requirements prior to the sale of the property.*

Particulars of Building Indemnity Insurance

Note: Building indemnity insurance is not required for –

- (a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or
- (b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (c) domestic building work commenced before 1 May, 1987; or
- (d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or
- (e) building work in respect of which an exemption from the application of division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted by the Minister under section 45 of that Act.

1. Building indemnity insurance is required.

NO (refer above note. If yes, refer attached):

Also refer to attached PlansA Data Extract for Section 7

- 2. Name(s) of person(s) insured:
- 3. Name of Insurer:
- 4. Limitations on the liability of the insurer:
- 5. Name of Builder:
- 6. Builder's Licence Number: Date of Issue of Insurance:
- 7. Description of insured building work:

Ministerial exemption from holding insurance under the Building Work Contractors Act 1995

If particulars of insurance are not given –

Has the Minister granted an exemption under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

NO

If YES, give details:

- a) *Date of the exemption*
- b) *Name of builder granted the exemption*
- c) *Licence number of Builder granted the exemption*
- d) *Details of building work for which the exemption applies*
- e) *Details of conditions (if any) to which the exemption is subject*

Particulars relating to Environment Protection

Further information held by councils

Does the council hold details of any development approvals relating to—

- (a) commercial or industrial activity at the land; or

- (b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993*) or the *Planning, Development and Infrastructure Act 2016*?

NO

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

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

It should be noted that—

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

Authorised Officer:  Date: 23/12/2024

Council Ref: Property Address Lot 102 DP 120944

NOTIFICATION OF CHANGE OF OWNERSHIP

Vendor/Purchaser or representative of same to complete and return to:

THE BAROSSA COUNCIL
PO BOX 867
NURIOOTPA SA 5355

Telephone (08) 8563 8444 Facsimile (08) 8563 8461

Notification of change of owner in respect of;
M E Hamilton and D A Hamilton

for the property at;

Allot 102 Hoffnungsthal Road, WILLIAMSTOWN SA 5351

Title reference;
CT-6227/450

Please remove the aforementioned names from the Assessment Book referenced to;

Rates Assessment No : 217994 3
Valuer General No : 9692506010

and replace with the following new ownership details;
(Please list all names IN FULL)

SURNAME or COMPANY NAME	GIVEN NAMES	TITLE <small>(Mr, Mrs, Ms, Dr etc.)</small>	SIGNATURE

The new owner/s POSTAL ADDRESS for issue of rate notices is;

New details provided by (strike out if not applicable):

LBW Co Pty Ltd
PO Box 225
STEPNEY SA 5069

Signed _____ **Date** _____

