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# Appendix C

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*EBS Ecology - Flora and Fauna Management Plan -  
Precinct 2*



**Riverlea Park**  
**Flora and Fauna Management Plan: Precinct 2**

# Riverlea Park Flora and Fauna Management Plan: Precinct 2

8 December 2022

Version 2

Prepared by EBS Ecology for Walker Buckland Park Developments Pty Ltd

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## GLOSSARY AND ABBREVIATION OF TERMS

<b>BDBSA</b>	Biological Database of South Australia
<b>CEMMP</b>	Construction Environmental Management and Monitoring Plan
<b>DEW</b>	Department of Environment and Water (South Australia)
<b>EBS</b>	Environmental and Biodiversity Services Pty Ltd, trading as EBS Ecology
<b>EPBC Act</b>	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
<b>FFMP</b>	Flora and Fauna Management Plan
<b>ha</b>	Hectare(s)
<b>IBRA</b>	Interim Biogeographical Regionalisation of Australia
<b>km</b>	Kilometre(s)
<b>NatureMaps</b>	Initiative of DEW that provides a common access point to maps and geographic information about South Australia's natural resources in an interactive online mapping format
<b>NPW Act</b>	<i>National Parks and Wildlife Act 1972</i>
<b>Project</b>	Riverlea Park Development
<b>Project Area</b>	Riverlea Park Development Precinct 2
<b>Proprietor</b>	Walker Buckland Park Developments Pty Ltd
<b>SA</b>	South Australia
<b>Search Area</b>	5 km buffer of the Project Area considered in database searches
<b>sp.</b>	Species
<b>spp.</b>	Species (plural)
<b>ssp.</b>	Sub-species
<b>TPZ</b>	Tree Projection Zone
<b>Walker</b>	Walker Buckland Park Developments Pty Ltd

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# 1 INTRODUCTION

EBS Ecology (EBS) was commissioned by Walker Buckland Park Developments Pty Ltd (Walker) to prepare a Flora and Fauna Management Plan (FFMP) for Precinct 2 of the Riverlea Park residential development.

## 1.1 Objectives of the FFMP

The FFMP will form a component of the Construction Environmental Management and Monitoring Plan (CEMMP) and aims to provide a framework for the effective management of issues regarding native flora and fauna within Precinct 2 during the pre-construction, construction and operational phases of the development.

The key purpose of the FFMP is to outline potential issues and propose practical actions for the management of:

- Native vegetation (including significant trees, species of conservation significance and any ecologically sensitive areas)
- Native fauna
- Weeds and plant pathogens
- Feral animals



## 2 PROJECT BACKGROUND AND CONTEXT

The Riverlea Park project is a multi-staged residential development situated approximately 35 kilometres (km) north of the Adelaide CBD in the City of Playford (Figure 1). Precinct 2 is the second stage in the Riverlea Park development and encompasses an area of approximately 250 ha. Precinct 2 is expected to comprise of residential allotments, sport and community parks, school, roads, associated infrastructure.

This FFMP applies specifically to Precinct 2 which is situated in the northern section of the development site (Figure 1) and forms a component of the entire proposed Riverlea Park development. For the FFMP for Precinct 1, see Flora and Fauna Management Plan: Precinct 1 (EBS Ecology 2020).

### **2.1.1 Previous works undertaken**

Previous work undertaken for the Riverlea Park project have collated a comprehensive record of the biodiversity, threats and management activities associated with the entire Riverlea Park project. These are listed below:

- Anderson, B. (2009) Buckland Park Proposal Fauna Technical Report. Prepared for Walker Corporation Ltd.
- EBS (2010) Buckland Park Proposed Residential Subdivision: Achieving a Significant Environmental Benefit. Report to Walker Corporation. EBS Ecology, Adelaide
- EBS (2011) Buckland Park Stage 1 Tree Assessment. Report to Walker Buckland Park Developments Pty Ltd. EBS Ecology, Adelaide
- EBS Ecology (2020) Riverlea Park Flora and Fauna Management Plan: Precinct 1. Report to Walker Corporation Pty Ltd. EBS Ecology, Adelaide.
- EBS Ecology (2022a) Riverlea Residential sub-division Data Report. Prepared for Walker Corporation Ltd.
- EBS Ecology (2022b) Riverlea TPZ PDI Act Report. Prepared for Walker Corporation Ltd.

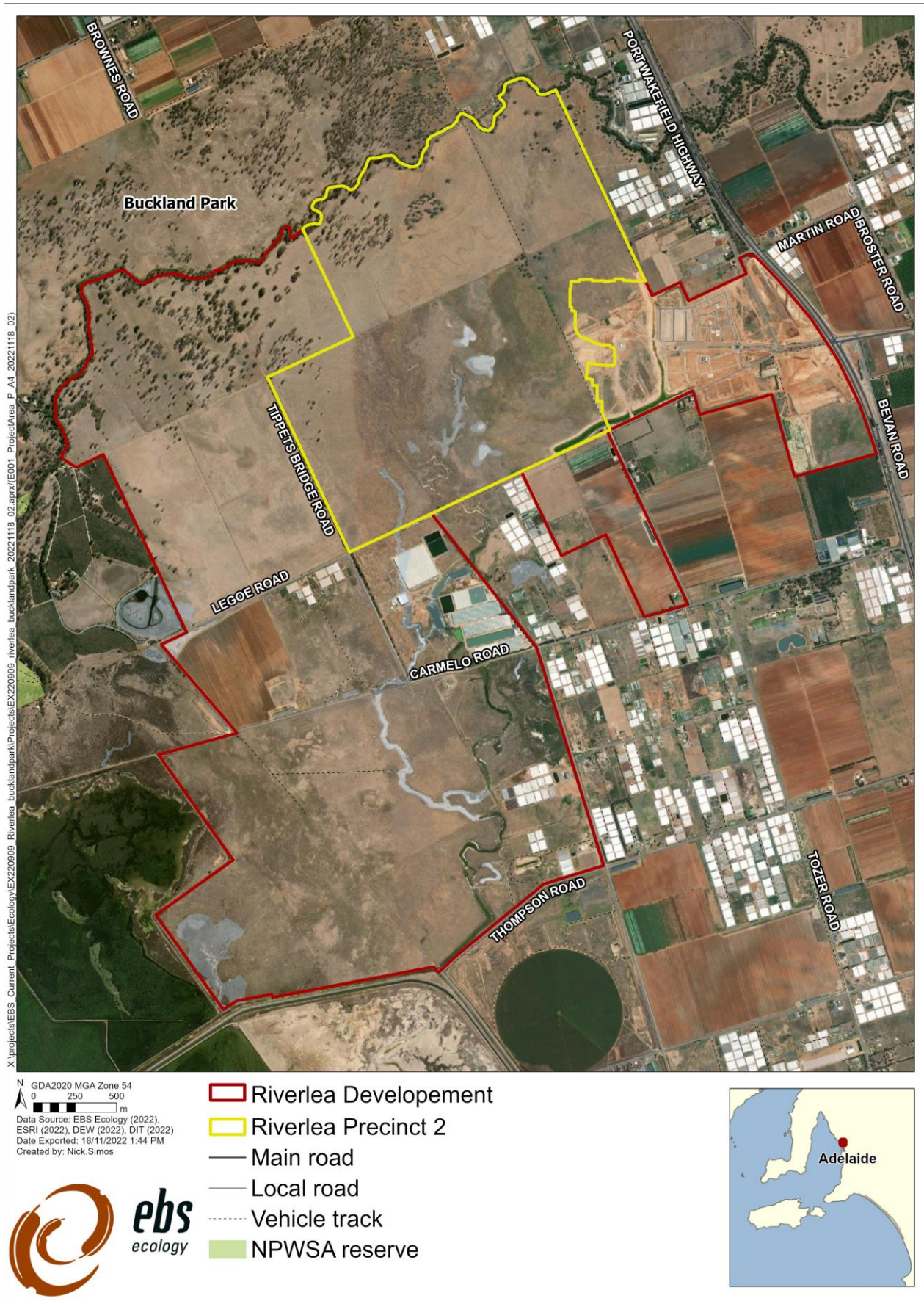


Figure 1. Location of the Riverlea Park residential development and Precinct 2 of Riverlea Park.

## 2.2 Landform and physical description

Precinct 2 is located on the Gawler River floodplain area and is bounded by Port Wakefield Highway to the east, the Gawler River to the north, Cheetham Salt Ltd saltpans to the south-west and is between 2.5 and 4 km from the Gulf St Vincent coastline (Figure 1). The site and surrounding area are relatively flat arable land primarily used for low intensity grazing.

### 2.2.1 Interim Biogeographical Regionalisation of Australia (IBRA) zones and remnancy

Precinct 2 is located within the Eyre Yorke Block IBRA Bioregion, the St Vincent IBRA Subregion and the Mallala Environmental Association, summarized in Table 1.

**Table 1. IBRA bioregion, subregion, and environmental association environmental landscape summary.**

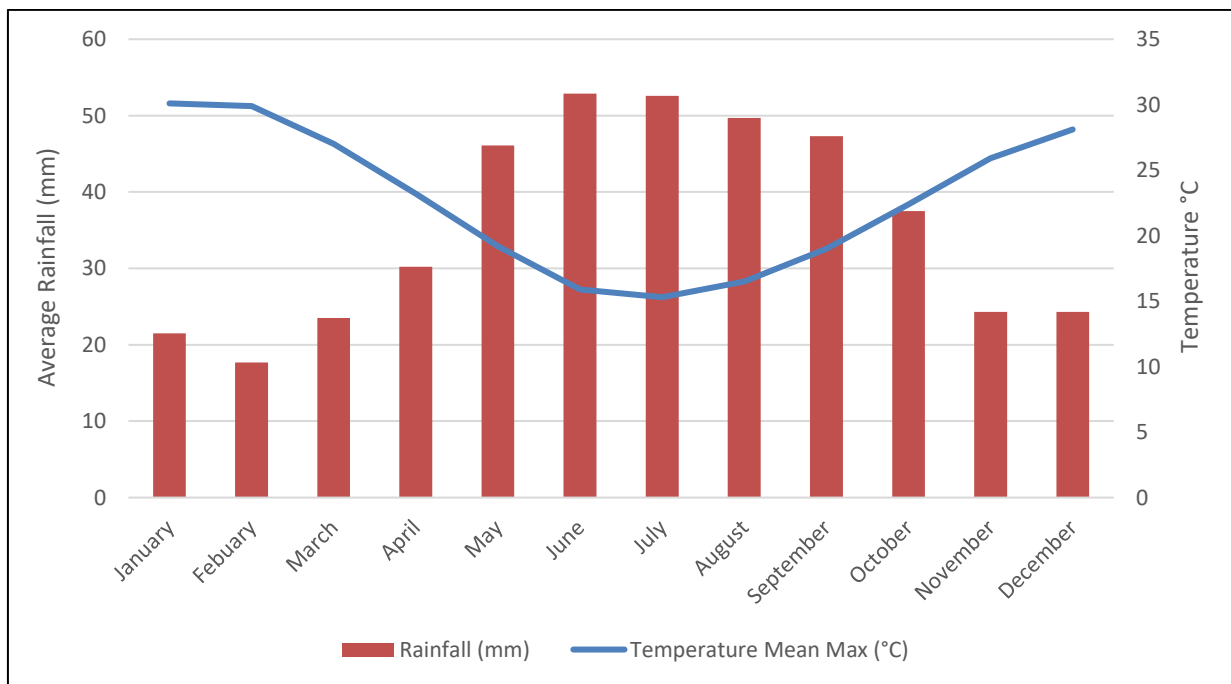
<b>Eyre Yorke Block IBRA bioregion</b>	
Archaeal basement rocks and Proterozoic sandstones overlain by undulating to occasionally hilly calcarenite and calcrete plains and areas of aeolian quartz sands, with mallee woodlands, shrublands and heaths on calcareous earths, duplex soils and calcareous to shallow sands, now largely cleared for agriculture.	
<b>St Vincent IBRA subregion</b>	
Most of this region consists of with calcrete development and shallow reddish earths. The plain is mainly dune free but isolated areas are overlain by low indistinct sand dunes. Near the Mt Lofty ranges the plains have a definite westerly gradient and merge eastwards with the alluvial fans from the Mt Lofty ranges. Moderately deep red mallee-yorrell ( <i>Eucalyptus socialis</i> , <i>E. gracilis</i> ) association occurs throughout the region with some woodland of <i>E. porosa</i> on the plains or <i>E. odorata</i> on the hills and foot slopes. The subregion has been extensively cleared and sown to crops or exotic pastures so little of the natural vegetation remains. What does exist on road verges and a few isolated blocks.	
Remnant vegetation	Approximately 8% (87402 ha) of the subregion is mapped as remnant native vegetation, of which 5% (4732 ha) is formally conserved.
Landform	Alluvial and littoral plains with NW-SE longitudinal dunes, mainly stabilized, in isolated areas. Near the Mt Lofty Ranges the plains have a detritic westerly gradient and merge eastwards with the alluvial fans of the Ranges.
Geology	Calcrete development; some variably oriented dunes in northwest of unit beyond Port Augusta. Calcareous loams. Clay rich soils, both plastic & cracking varieties.
Soil	Cracking clays, Brown calcareous earths, highly calcareous loamy earths, Plastic saline clay soils, Hard setting loamy soils with red clayey subsoils.
Vegetation	Mixed chenopod, samphire or forblands.
Conservation significance	125 species of threatened fauna, 103 species of threatened flora. 5 wetlands of national significance.
<b>Mallala IBRA environmental association</b>	
Remnant vegetation	Approximately 3% (5874 ha) of the association is mapped as remnant native vegetation, of which 2% (103 ha) is formally conserved.
Landform	Undulating plain with occasional dunes.
Geology	Alluvium and sand.
Soil	Brown calcareous loams, hard pedal red duplex soils and brownish sands.
Vegetation	Grasslands.
Conservation significance	73 species of threatened fauna, 32 species of threatened flora. 3 wetlands of national significance.

**2.2.2 Climate**

The nearest weather station (with adequate data) to Precinct 2 is located at the Edinburgh RAAF Base, approximately 10 km south-east of the site. The data in Table 2 and Figure 2, is provided by the Bureau of Meteorology (Commonwealth of Australia 2022).

**Table 2. Mean maximum monthly temperature (°C) and mean rainfall (in millimetre (mm)) at the Edinburgh RAAF Base, South Australia (SA).**

Month	Temperature °C (mean maximum)	Rainfall mm (mean)
January	30.1	21.5
February	29.9	17.7
March	27.0	23.5
April	23.2	30.2
May	19.2	46.1
June	15.9	52.9
July	15.3	52.6
August	16.5	49.7
September	19.0	47.3
October	22.4	37.5
November	25.9	24.3
December	28.1	24.3



**Figure 2. Long term average monthly rainfall and mean maximum temperature data, Edinburgh RAAF Base, SA (Data from Bureau of Meteorology).**

### **2.3 Pre-European settlement**

Kraehenbuehl (1996) lists the Buckland Park area as being on the western side of the 'Peachey Belt'. This was an area of heavily wooded country which gave way to the west an open grassland dominated by species such as *Enneapogon nigricans* (Black Heads), *Aristida behriana* (Wire Grass) and *Austrostipa* spp. (Spear Grass). The area adjacent to the Gawler River consisted primarily of *Eucalyptus camaldulensis* (River Red Gum) and *E. largiflorens* (Black Box), the remnants of which can still be seen following broad scale clearance for fence posts and wood fuel. The area along the coastal fringe was, and still is dominated by Samphire species.

### **2.4 Post-European settlement**

Precinct 2 of the Riverlea Park area has been utilised for agricultural practices involving the clearance of much of the indigenous vegetation and the Precinct 2 area is now predominantly used for grazing by cattle. Exotic flora species occupy large areas of the grazing lands, brought about by improved pasture management and invasion through a variety of vectors including livestock, transport and contaminated soils and seed.

## 3 BIODIVERSITY SUMMARY PRECINCT 2

### 3.1 Native vegetation

The overall biodiversity of Precinct 2 is considered very low due to the absence of native understorey vegetation and the current land use practice of grazing.

#### 3.1.1 Indigenous vegetation

Because Precinct 2 is situated on the Gawler River flood plain, pre-existing vegetation most likely consisted of *Eucalyptus camaldulensis* var. *camaldulensis* (River Red Gum) and *E. largiflorens* (Black Box) Open Woodland communities over common species such as *Maireana aphylla* (Cotton Bush), *Nitraria billardierei* (Nitrate Bush) and *Austrostipa* spp. (Spear Grass).

Much of the remaining vegetation is highly degraded and limited to scattered individual trees and small patches of vegetation largely dominated by exotic species.

Seven native flora species were detected during a field survey on 14 July 2022 in Precinct 2 (Table 3) and it is likely that many of these are remnant or have regenerated from local seed source within Precinct 2.

**Table 3. Native flora species recorded within Precinct 2 during the field survey.**

Species Name	Common Name
<i>Enchylaena tomentosa</i> var.	Ruby Saltbush
<i>Eucalyptus camaldulensis</i> ssp.	River Red Gum
<i>Eucalyptus largiflorens</i>	River Box
<i>Eucalyptus odorata</i>	Peppermint Box
<i>Maireana brevifolia</i>	Short-leaf Bluebush
<i>Salsola australis</i>	Buckbush
<i>Sclerolaena</i> sp.	Bindyi

#### 3.1.2 Vegetation associations

There are three vegetation associations present within Precinct 2 (Figure 3).

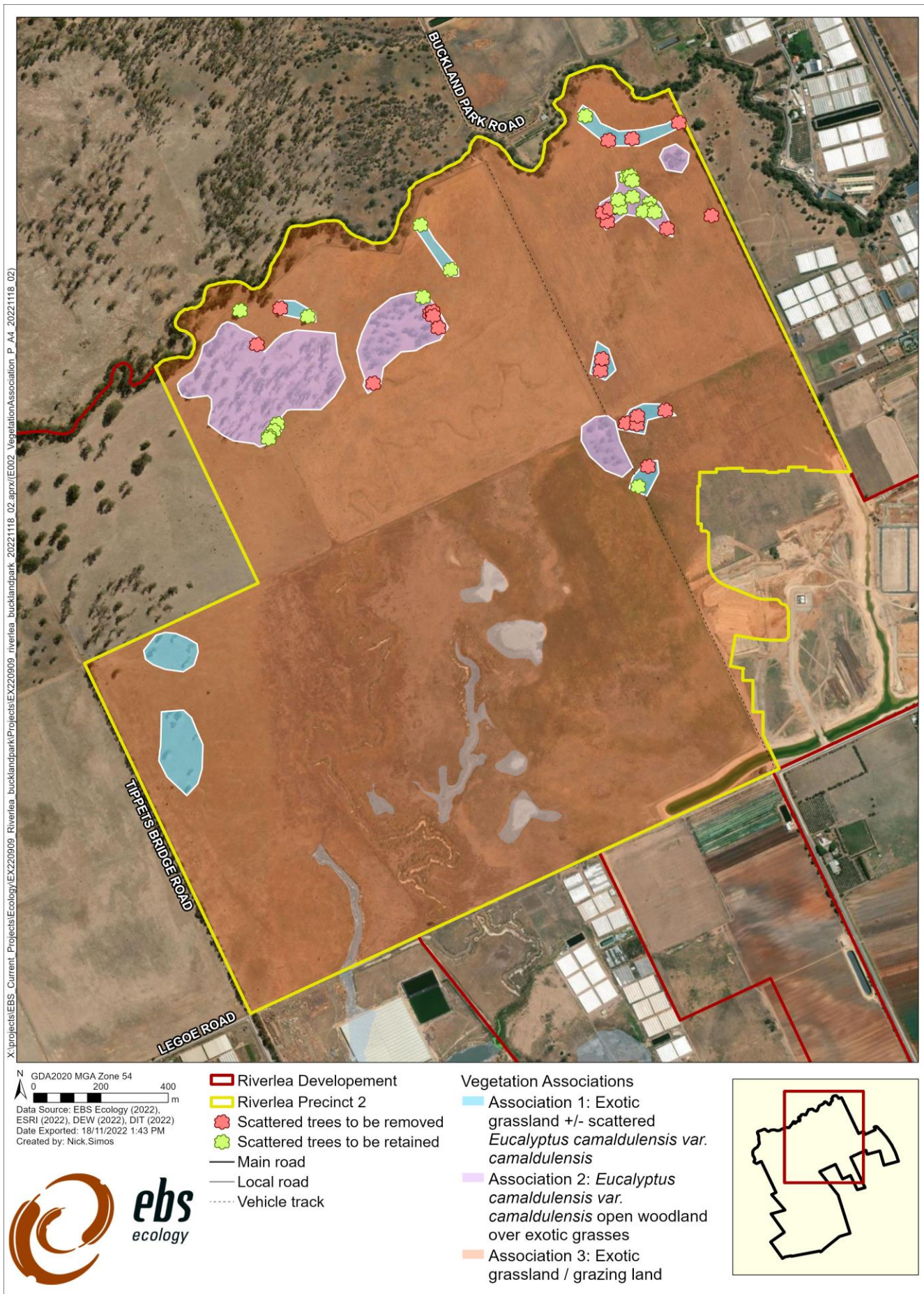


Figure 3. Vegetation associations within the Precinct 2 Project Area.

**Vegetation association 1****Exotic grassland +/- scattered *Eucalyptus camaldulensis* var. *camaldulensis*.**

This vegetation association is dominated by exotic grasses and other exotic herbaceous species. The area was previously used for livestock grazing and has been heavily modified by introduction of exotic species for pasture improvement, and most likely received phosphorus-based fertilizer applications which have decimated any native species previously present. Scattered *Eucalyptus camaldulensis* var. *camaldulensis* (River Red Gum) remain present within this vegetation association. The current understory is comprised almost wholly of introduced flora species, with a high abundance of the woody weed *Lycium ferocissimum* (African Boxthorn). The scattered trees represent remaining remnant vegetation that is no longer intact. Images of this association are provided in Figure 4.



Figure 4. Example of two large remnant scattered *Eucalyptus camaldulensis* var. *camaldulensis* (River Red Gum) trees within this vegetation association.

**Vegetation association 2*****Eucalyptus camaldulensis* var. *camaldulensis* open woodland over exotic grasses.**

The dominant overstorey species of this vegetation association is *Eucalyptus camaldulensis* var. *camaldulensis* (River Red Gum). Vegetation association is similar to association 1, as it has also previously been used for livestock grazing. However, trees within vegetation association 2 have been retained in larger patches with connected canopies in some places.

It is deemed likely that a combination of grazing pressure, pasture improvement, soil disturbance, and phosphorous based fertilizer applications has resulted in an absence of native understory within this association. The understory currently present is comprised almost wholly of introduced flora species, with



a high abundance of the woody weed *Lycium ferocissimum* (African Boxthorn). Images of patches of trees within this association are provided in Figure 5.



Figure 5. Example of vegetation association 2: *Eucalyptus camaldulensis* var. *camaldulensis* (River Red Gum) open woodland over exotic grasses.

### **Vegetation association 3**

#### **Exotic grassland / grazing land**

This vegetation association consists of introduced grasses and other non-native herbs, likely introduced to the area for pasture or through transport on livestock, vehicles or through soil movement. This area is dominated by the weed species *Avena barbata* (Bearded Oat), *Cynara cardunculus* spp. *flavescens* (Artichoke Thistle), *Phalaris aquatica* (Phalaris) and *Piptatherum miliaceum* (Rice Millet). Examples of this association are provided in Figure 6.



Figure 6. Examples of vegetation association 3: exotic grassland / grazing land.

### 3.1.3 Threatened flora species

Threatened flora species are protected under either the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) or *National Parks and Wildlife Act 1972* (NPW Act).

One NPW Act listed species was assessed in EBS Ecology 2022a as possibly occurring within the Precinct 2 area, in EBS Ecology (2022a):

- *Maireana rohrlachii* (Rohrlach's Bluebush) (NPW Act: Rare).

No threatened flora species either at a national or state level were observed during the field survey in July 2022, although the whole area was not covered in this assessment. Given the previous land-use and highly degraded nature of the vegetation inside the Project Area, this species is unlikely to be present.

### 3.1.4 Threatened Ecological Communities

Threatened Ecological Communities (TEC) are protected under the EPBC Act. Two TEC's were assessed as potentially occurring within a 5 km search area of the site in EBS Ecology 2022a:

- Subtropical and Temperate Coastal Saltmarsh (EPBC Act: Vulnerable);
- Peppermint Box (*Eucalyptus odorata*) Grassy Woodland of South Australia (EPBC Act: Critically Endangered).

Although both of these TEC's are nearby, no vegetation within Precinct 2 qualifies as these TEC's.

### 3.1.5 Vegetation condition

The Precinct 2 area consists of highly degraded vegetation in poor condition. The vegetation is dominated by exotic species and has no intact understorey, midstorey or overstorey strata due to historical land clearance, agricultural use and livestock grazing practices. Many trees within Precinct 2 have previously undergone stress which has resulted in extensive dieback in some cases. However, many scattered trees had new growth at the time of the 2022 survey.

## 3.2 Weeds

The heavily modified nature of Precinct 2 has resulted in an extensive invasion of declared and environmental weed species listed under *Landscape South Australia Act 2019*.

During the 2022 field survey, not all of the Precinct 2 area was covered on foot. Eleven weed species have been identified as occurring within Precinct 2 (Table 4). Other weed species may be present within the Project Area and should be surveyed and treated appropriately.

**Table 4. Weed species observed within the Project Area during the field survey.**

Species Name	Common Name	Environmental (E)/Declared(D)
<i>Avena barbata</i>	Bearded Oat	E
<i>Cynara cardunculus ssp. Flavescens</i>	Artichoke Thistle	D (WoNS)
<i>Dactylis glomerata</i>	Cocksfoot	E
<i>Echium plantagineum</i>	Salvation Jane	D (WoNS)
<i>Gomphocarpus fruticosus</i>	Narrow-leaf Cotton-bush	E
<i>Lycium ferocissimum</i>	African Boxthorn	D (WoNS)
<i>Malva parviflora</i>	Cheeseweed	E
<i>Oxalis pes-caprae</i>	Soursob	E
<i>Phalaris aquatica</i>	Phalaris	E
<i>Piptatherum miliaceum</i>	Rice Millet	E
<i>Sisymbrium officinale</i>	Hedge Mustard	E

WoNS = Weed of National Significance.

Every landowner in South Australia has legal responsibilities to control and report declared weed species (Government of South Australia, 2022). These weed species have the potential to cause significant environmental impacts, however their control is not legislated. Management of invasive weed species is further discussed in Section 4.4 and details on weed management techniques/timings for these weed species are included in Appendix 3.

## 3.3 Native fauna

### 3.3.1 Database records

There are 144 fauna species and subspecies identified from records using the Biological Databases of South Australia (BDBSA) search via NatureMaps within a 5 km search area around Precinct 2 (Appendix 1).

Of the NatureMaps species records within 5 km of Precinct 2, five species listed as nationally threatened or state threatened were identified as potentially occurring within the Project Area in EBS Ecology (2022a):

- *Pteropus poliocephalus* (Grey-headed Flying-fox) (Aus.: VU, SA: R).
- *Hieraaetus morphnoides* (Little Eagle) (SA: V);
- *Neophema elegans elegans* (Elegant Parrot) (SA: R);
- *Ninox connivens connivens* (Barking Owl) (SA: R); and
- *Trichosurus vulpecula* (Common Brushtail Possum) (SA: R).

### 3.3.2 Fauna observed within Precinct 2

Seventeen (17) fauna species (all birds) were observed during the field survey within Precinct 2 in 2022, consisting of 16 native and one exotic species (Table 5). None of the observed fauna was threatened at a national or state level.

**Table 5. Fauna species recorded within the project area during the 2022 field survey.**

Common Name	Species Name
Sulphur-crested Cockatoo	<i>Cacatua galerita</i>
Maned Duck	<i>Chenonetta jubata</i>
Silver Gull	<i>Chroicocephalus novaehollandiae</i>
Australian Raven	<i>Corvus coronoides</i>
Singing Honeyeater	<i>Gavicalis virescens</i>
Australian Magpie	<i>Gymnorhina tibicen</i>
Welcome Swallow	<i>Hirundo neoxena</i>
Crested Pigeon	<i>Ocyphaps lophotes</i>
Spotted Pardalote	<i>Pardalotus punctatus</i>
Striated Pardalote	<i>Pardalotus striatus</i>
Crimson Rosella	<i>Platycercus elegans</i>
Red-rumped Parrot	<i>Psephotus haematonotus</i>
Willie Wagtail	<i>Rhipidura leucophrys</i>
*Common Starling	<i>Sturnus vulgaris</i>
Australian Shelduck	<i>Tadorna tadornoides</i>
Australian White Ibis	<i>Threskiornis moluccus</i>
Straw-necked Ibis	<i>Threskiornis spinicollis</i>

\*Introduced species.

### 3.3.3 Fauna habitat

Habitat for terrestrial fauna species within the area of Precinct 2 is considered limited due to the degraded nature of the native vegetation within the Project Area. The remaining native vegetation of the area are mature remnant trees, which provide habitat for birds found within the area.

Of the bird species observed within Precinct 2, the following 5 species represent significant fauna that would use the scattered trees, particularly those with hollows, in the Precinct 2 area:

- Sulphur-crested Cockatoo (*Cacatua galerita*);
- Maned Duck (*Chenonetta jubata*);
- Crimson Rosella (*Platycercus elegans*);
- Red-rumped Parrot (*Psephotus haematonotus*); and
- Australian Shelduck (*Tadorna tadornoides*).

## 4 MANAGEMENT ISSUES AND ACTIONS

### 4.1 Native vegetation

As part of the Precinct 2 development, nineteen scattered trees have been approved by the Native Vegetation Council for clearance (Application number 2022/3217/292). The remaining mature remnant trees have been retained within proposed open-space areas, or reserves within Precinct 2 to retain habitat within the area. The Native Vegetation Data Report (EBS Ecology 2022a) contains information about which specific trees are to be removed versus retained.

Detailed construction management plans are to be prepared for Precinct 2, which should clearly identify all areas of vegetation and individual trees to be retained during construction. A construction activity zone boundary, including an appropriate buffer zone should be clearly marked with fencing and bunting prior to construction works; and Tree Protection Zones (TPZ) should be identified and marked for any trees to be retained within development areas.

#### ***4.1.1 Key Management actions to assist with the management of native vegetation within Precinct 2***

Table 6 outlines Key Management Actions relating to the removal, retention or relocation of native vegetation and remnant trees within Precinct 2 during all phases of construction.

**Table 6. Key Management actions to assist with the management of native vegetation within Precinct 2.**

Native Vegetation Management				
Issue	Strategy	Key Actions	Project phase/timing	Responsibility
Clearing of native vegetation and remnant trees.	Minimise impacts on native vegetation and remnant trees.	Retain native vegetation and remnant trees where possible through incorporation into open space areas, road reserves and/or large residential blocks.	Design and planning	Proprietor
	Prevent unintentional clearing of native vegetation and remnant trees.	<ul style="list-style-type: none"> <li>• Preparation of detailed construction plans that clearly identify all areas of vegetation and individual trees to be retained.</li> <li>• Establish a construction activity zone and clearly mark the boundaries of the activity zone with fencing and bunting.</li> <li>• Clearly mark all areas where vegetation is to be retained (including appropriate buffer zones) with fencing and bunting.</li> <li>• Clearly mark and bund all trees (including appropriate TPZ) to be retained.</li> <li>• Ensure all staff and contractors are clearly instructed on the native vegetation to be removed and retained.</li> <li>• Maintain a register of all vegetation (including trees) that are removed during construction.</li> </ul>	Pre-construction	Proprietor / Contractor
Potential damage to retained native vegetation and remnant trees during construction works.	Prevent damage to retained native vegetation and remnant trees.	<ul style="list-style-type: none"> <li>• Ensure no construction works are undertaken outside the defined activity zone.</li> <li>• Ensure all staff and contractors are clearly instructed on the native vegetation to be retained.</li> <li>• Restrict vehicle and machinery traffic to designated access tracks that is delineated from retained vegetation.</li> <li>• Restrict parking and storage of vehicles and machinery to designated areas that are away from retained vegetation.</li> <li>• Restrict storage of any materials and stockpiles to designated areas that are away from retained vegetation.</li> <li>• Prevent the storage of vehicles, machinery, materials, or stockpiles against trees or within TPZ of trees to be retained.</li> <li>• Implement correct chemical storage and handling protocols to avoid unintentional contamination of soil within or near retained vegetation.</li> <li>• Conduct tree clearance in a manner which does not damage surrounding tree roots, trunks or branches.</li> <li>• Branches of nearby trees likely to be affected by construction works are to be trimmed to the branch collar with a clean saw cut.</li> </ul>	During Construction	Contractor

Native Vegetation Management				
Issue	Strategy	Key Actions	Project phase/timing	Responsibility
		<ul style="list-style-type: none"> <li>Any exposed roots in excavations are to be trimmed with a clean saw cut.</li> </ul>		
Accidental damage or removal of native vegetation or remnant trees outside of the activity zone.	Establish appropriate reporting protocols for accidental damage or removal of native vegetation or remnant trees.	<ul style="list-style-type: none"> <li>The Construction Manager will be notified immediately if trees are damaged.</li> <li>The area of native vegetation will be protected from further damage immediately, via appropriate fencing or other barriers.</li> <li>The Construction Manager shall review the incident and determine its cause. Actions to modify the construction practice that led to the incident may be required to limit the risk of a repeat occurrence.</li> </ul>	During Construction	Contractor

## **4.2 Native fauna management**

The Northern boundary of Precinct 2 is bordered by the extent of the Gawler River and the remnant *E. camaldulensis* (River Red Gum) trees, which provide valuable habitat to many common fauna species and may provide habitat for threatened local fauna species.

Most of the fauna species identified in desktop studies are unlikely to inhabit the area of Precinct 2 given the lack of habitat and degraded state of remnant vegetation, with exception of the remnant trees within Precinct 2 (located in the *E. camaldulensis* open Woodland, and along the Gawler River) likely providing a moderate level of habitat to some local fauna species, such as the bird species observed during the 2022 field survey.

### **4.2.1 Fauna habitat**

The cleared agricultural/horticultural and grazing lands within Precinct 2 are generally of poor quality in terms of fauna habitat, with limited food resources for fauna. However, many of the scattered trees contain hollows that could be used by fauna for roosting, resting or breeding.

### **4.2.2 Key Management Actions for the management of native fauna within Precinct 2**

Table 7 outlines native fauna management actions during all phases of construction.



**Table 7. Key Management Actions for the management of native fauna within Precinct 2 of the Riverlea Park Development.**

<b>Native Fauna Management</b>				
<b>Issue</b>	<b>Strategy</b>	<b>Key Actions</b>	<b>Project phase/ timing</b>	<b>Responsibility</b>
Removal of native fauna habitat	Minimise impacts on native fauna habitat by the minimising the disturbance of native vegetation and remnant trees.	Retain native vegetation and remnant trees where possible through incorporation into open space areas, road reserves and/or large residential blocks.	Design and planning	Proprietor
	Revegetate retained areas to recreate habitat suitable for native fauna species.	Where possible, revegetate open space areas, road reserves with indigenous flora species that will aim to recreate similar habitat to that which was present prior to clearance.	Pre-construction  During construction and post-construction. Timing of revegetation is dependent on species, site conditions and the construction master plan.	Proprietor / Contractor
	Prevent or minimise any stress, injury, or death of fauna.	Pre-inspection of the construction site should be conducted by a suitably qualified fauna ecologist to identify fauna at risk of stress, injury or death and facilitate their relocation to a similar habitat in a safe and ethical way.  Tree removal during spring should be avoided where possible as this is the breeding period for a range of arboreal fauna.  Any native fauna encountered during construction are to be captured by a suitably qualified fauna ecologist and relocated to a similar habitat in a safe and ethical manner. Untrained employees or contractors are not to approach or handle fauna.	Pre-construction  During construction	Contractor
Potential stress, injury or death of fauna during construction works.	Ethical treatment of stressed or injured fauna.	If stressed or injured fauna are located on-site, a qualified fauna rescue officer or vet shall be notified immediately. Untrained employees or contractors are not to approach or handle injured fauna.	During construction	Contractor
	Establish appropriate reporting protocols for incidents involving the stress, injury or death of fauna.	The Construction Manager will be notified immediately.  The Construction Manager shall review the incident and determine the cause. Actions to modify the construction practice that led to the incident may be required to limit the risk of a repeat occurrence.	During construction	Contractor

### 4.3 Feral fauna

It is deemed likely that feral animals such as cats and foxes are established in the area, due to the modified landscape.

Invasive predators like the European Red Fox (*Vulpes vulpes*), and domestic/feral cats (*Felis catus*) have been recorded on site during previous surveys (Anderson, 2009). These species are damaging to the landscape as they predate on a range of native bird, reptile, amphibian and mammal species.

Other invasive species observed on site include House Mouse (*Mus domesticus*) and European Rabbit (*Oryctolagus cuniculus*) (Anderson 2009), and Fallow Deer (*Cervus dama*) (EBS 2022 field survey). These exotic animals may harm the remaining native landscapes through grazing pressure upon regenerating vegetation.

The Brown Rat (*Rattus norvegicus*) and Black Rat (*Rattus rattus*) have not been recorded on site, but these species are highly likely to be present within Precinct 2. These species compete with native fauna for food, shelter, and other resources. In addition they are known to predate on avian hatchlings, and eggs from nests (Banks and Hughes, 2012).

#### 4.3.1 Key Management Actions for the management of feral animals within Precinct 2

Table 8 outlines native fauna management actions during all phases of construction.

**Table 8. Key Management Actions for the management of feral animals within Precinct 2 of the Riverlea Park Development.**

Feral Animal Management				
Issue	Strategy	Key Actions	Project phase/timing	Responsibility
Potential increase in feral animal populations or individuals on site	Prevent new feral animal populations or individuals from inhabiting the site	<p>Prevent scavenging opportunities for feral animals by storing all on-site domestic waste in sealed bins</p> <p>Ensure the adequate removal of all domestic waste from site on a regular basis</p> <p>Any new or increased feral animal activity observed on site is to be reported immediately to the Site Environment Officer and Construction Manager.</p>	Ongoing	Contractor

### 4.4 Weeds and soil pathogens

A principal management issue is the proliferation of Declared and Environmental Weeds throughout the Precinct 2 development area.

It is presumed that residents within Precinct 2 had managed previous weed infestations. However, weed control management has likely been sporadic, and the extent of weed control works undertaken is unknown.

#### **4.4.1 General Principles of Weed Management**

- Prioritise controlling smaller infestations to eliminate the risk of further potential spread; before managing larger established infestations.
- Start weed controlling activities in vegetation areas of better condition, working towards the areas of poor conditions.
- Prioritise containing further spread of large infestations, before progressing to elimination of the infestation.
- Target Declared and Environmental weed species which are known to have high levels of invasiveness.
- Rate of weed elimination should be guided by available resources available for follow-up activities (e.g., rehabilitation) to ensure new invasions not take place.

#### **4.4.2 Prioritisation of Weed Management**

A total of 5 Weeds of National Significance (WoNS) have been recorded within the Precinct 2 development area. These pest plants are a significant threat to agriculture, and the environment and therefore a priority for weed management within Precinct 2:

- *Cynara cardunculus ssp. Flavescens* (Artichoke Thistle);
- *Echium plantagineum* (Salvation Jane);
- *Lycium ferocissimum* (African Boxthorn);
- *Olea sp.* (Olive); and
- *Xanthium spinosum* (Bathurst Burr).

See Appendix 2 for recommended weed control techniques of the above listed weeds.

#### **4.4.3 Plant pathogens**

*Phytophthora cinnamomi* (Phytophthora) poses a serious threat to biodiversity and cannot be eradicated from an area once it has become infected. It can irreversibly destroy the structure and diversity of plant communities. Phytophthora is a soil borne fungus which attacks and destroys the root systems of plants, so that they are unable to absorb water and eventually die of water stress. It is known to kill a range of plants from woody natives, such as Eucalypts, Banksias (*Banksia marginata*), Hakea (*Hakea rostrata*), Cone Bush (*Isopogon ceratophyllus*), Bush-Pea (*Pultenaea involucrata*) and Myrtle Wattle (*Acacia myrtifolia*). One of the most susceptible species is Yacca (*Xanthorrhoea sp.*), which is often a good indicator that the root fungus is present. Some exotic fruits and vegetables are also susceptible.

Phytophthora can spread from plant to plant, but also has the potential to spread rapidly across the landscape carried by water. Infected soil can also be transported by humans via dirty footwear, bikes, vehicles and machinery, and even hand-pulled weeds from infested sites. Therefore, it is imperative that good standards of hygiene be practiced by all relevant employees and contractors.

Hygiene principles and procedures is located within Appendix 4 and have been developed by *Phytophthora Management Guidelines – Phytophthora Technical Group (2006)*.

In the case of a possible *Phytophthora* infection it is important to categorize the Riverlea Park site into risk management zones to determine the most appropriate hygiene principles to adhere to; see Table 9 for reference.

**Table 9. Phytophthora Risk Management Zones**

Risk Management Zone	Definition
High	An area where the presence of <i>Phytophthora</i> is confirmed or suspected from a visual inspection by two or more trained staff members. This Zone should also include a Buffer Zone of 100 m.
Moderate	An area where <i>Phytophthora</i> has not yet been suspected or confirmed, but has the potential to become established. The Moderate Risk Management Zone is within 2 kms of a High Risk Management Zone
Low	An area where <i>Phytophthora</i> has not been suspected or confirmed and the potential to become established is very low.
High Conservation Value	Extreme care must be taken to ensure <i>Phytophthora</i> is not introduced into these areas.

Source: Adapted from Standard Operating Procedure for *Phytophthora* Threat Management in South Australia (DEH 2002)

The Precinct 2 area has not had *Phytophthora* suspected or confirmed and so qualifies as a 'Low Risk Management Zone'. In *Low Risk Zones* – minimal *Phytophthora* management procedures are required, however if entering a Low Risk Zone from a High Risk Zone, strict hygiene measures, including disinfection, should be applied to ensure machinery, equipment, vehicles and footwear are free of mud and soil. See Appendix for a summary of hygiene principles and procedures.

#### **4.4.4 Key Management Actions for the management of weeds and plant pathogens**

The current FFMP aims to prioritise the weed management issues within Precinct 2. Table 10 lists key management actions in relation to weeds and plant pathogens during all phases of construction.

**Table 10. Key Management Actions for the management of weeds and plant pathogens within Precinct 2 of Riverlea Park development**

<b>Weed and Plant Pathogen Management</b>				
<b>Issue</b>	<b>Strategy</b>	<b>Key Actions</b>	<b>Project phase/timing</b>	<b>Responsibility</b>
Occurrence of Declared & important Environmental weed species on site	Eradicate or control existing weed species on-site	<ul style="list-style-type: none"> <li>Weeds have been categorized according to management priority with higher priority given to Declared and Weeds of National Significance.</li> <li>Contractors should be employed to implement best practice weed control techniques to eradicate existing weeds. The method of control will vary according to the species and degree of infestation – see - Appendix 3.</li> <li>Follow up weed control activities should be planned to prevent any re-establishment of weed species.</li> <li>Any areas of the site that are not subject to immediate construction works should be maintained and managed to reduce the spread of weeds. This may include active weed control techniques or passive control such as continued stock grazing or cropping.</li> </ul>	Pre-construction During construction Ongoing	Proprietor / Contractor
Possible spread of weed species and plant pathogens to and from the site	Limit distribution and numbers of vectors for spread.	<ul style="list-style-type: none"> <li>Conduct on-site inductions for all staff and contractors regarding on-site weed and pathogen management related issues. Weed identification sheets should be always made available to all on-site staff and contractors.</li> <li>Any new outbreaks of weeds or plant pathogens are to be reported immediately to the Site Environment Officer and Construction Manager.</li> <li>No declared or environmental weeds are to be mulched.</li> <li>Declared and environmental weeds to be disposed of at a licensed waste facility.</li> <li>Weed propagules or weed infested topsoil should not be imported to site.</li> <li>Stockpiled soil should be sprayed and covered to prevent weed growth and pathogen spread.</li> <li>Spoil load leaving the site should be covered to prevent spread of contaminated soil.</li> </ul>	Pre-construction During construction Ongoing	Proprietor / Contractor

Weed and Plant Pathogen Management				
Issue	Strategy	Key Actions	Project phase/timing	Responsibility
		<ul style="list-style-type: none"> <li>• Cleaning of all machinery and equipment prior to site entry and exit in dedicated wash down bays (to be located at the Pt Wakefield entrance and egress site). Water and waste collected from wash down bays to be disposed of appropriately.</li> <li>• Restrict construction machinery and vehicles to designated access tracks. Car parks for staff and contractors to be gravelled or sealed to prevent contact with exposed soil.</li> <li>• Ensure that all plants brought onto the site are free of <i>Phytophthora</i> and other plant pathogens.</li> </ul>		
Potential damage to native flora during weed management activities	Employ sensitive methods of weed control	<p>Appropriately experienced and licensed contractors should be employed to implement all weed control activities and follow up activities.</p> <p>Best practice weed control methods should be used to prevent any off-target effects. This includes the correct storage of chemicals, appropriate weather conditions during spraying, and management of chemical run-off around draining lines.</p>	Ongoing	Contractor

See Appendix 3 for a summary of weed control techniques.

## 5 SUMMARY OF ACTIONS

The below section summarises all the management actions for the different phases of the proposed Precinct 2 project.

### 5.1 Design and planning

Table 11 outlines the management actions for design phase of Precinct 2.

**Table 11. Summary of management actions for the design and planning phase of Precinct 2.**

Management issue	Strategy	Key Actions
<b>Native vegetation management</b>		
Clearing native vegetation and remnant trees.	Minimise impacts on native vegetation and remnant trees.	Retain native vegetation and remnant trees where possible through incorporation into open space areas, road reserves and/or large residential blocks.
<b>Native fauna management</b>		
Removal of native fauna habitat	Minimise impacts on native fauna habitat by minimising the disturbance of native vegetation and remnant trees.	Retain native vegetation and remnant trees where possible through incorporation into open space areas, road reserves and/or large residential blocks.
<b>Feral fauna management</b>		
Potential increase in feral animal populations or individuals on site	Prevent new feral animal populations or individuals from inhabiting the site	Prevent scavenging opportunities for feral animals by storing all on-site domestic waste in sealed bins. Ensure the adequate removal of all domestic waste from site on a regular basis. Any new or increased feral animal activity observed on site is to be reported immediately to the Construction Manager.

## 5.2 Pre-construction

Table 12 outlines the management actions for pre-construction phase of Precinct 2.

**Table 12. Summary of pre-construction management actions for Precinct 2.**

Management issue	Strategy	Key Actions
<b>Native vegetation management</b>		
Clearing native vegetation and remnant trees.	Prevent unintentional clearing of native vegetation and remnant trees.	<ul style="list-style-type: none"> <li>Preparation of detailed construction plans that clearly identify all areas of vegetation and individual trees to be retained</li> <li>Clearly mark all areas where vegetation is to be retained (including appropriate buffer zones) with fencing and bunding.</li> <li>Establish a construction activity zone and clearly mark the boundaries of the activity zone with fencing and bunding.</li> <li>Clearly mark and bund all trees (including appropriate TPZ) to be retained.</li> </ul>
<b>Native animal management</b>		
Removal of native fauna habitat	Revegetate retained areas to recreate similar habitat for native fauna species.	Where possible, revegetate open space areas, road reserves with indigenous flora species that will aim to recreate similar habitat to which was present prior to clearance.
	Prevent or minimise any stress, injury, or death of fauna.	Pre-inspection of the construction site should be conducted by a fauna ecologist to identify fauna at risk of stress, injury or death and facilitate their relocation to a similar habitat in a safe and ethical way.
<b>Feral fauna management</b>		
Potential increase in feral animal populations or individuals on site	Prevent new feral animal populations or individuals from inhabiting the site	<p>Prevent scavenging opportunities for feral animals by storing all on-site domestic waste in sealed bins.</p> <p>Ensure the adequate removal of all domestic waste from site on a regular basis.</p> <p>Any new or increased feral animal activity observed on site is to be reported immediately to the Construction Manager.</p>
<b>Weed management</b>		
Occurrence of Declared & important Environmental weed species on site	Eradicate or control existing weed species on-site	Weeds have been categorized according to management priority with highest priority given to Declared and Environmental weeds that are known to have high levels of invasiveness.



### 5.3 Construction

Table 13 outlines the management actions for the construction phase of Precinct 2.

**Table 13. Summary of construction management actions for Precinct 2.**

Management issue	Strategy	Key Actions
<b>Native vegetation management</b>		
Clearing native vegetation and remnant trees.	Prevent unintentional clearing of native vegetation and remnant trees.	<ul style="list-style-type: none"> <li>• Ensure all staff and contractors are clearly instructed on the native vegetation to be retained.</li> <li>• Maintain a Register of all vegetation (including trees) that are removed during construction.</li> </ul>
Potential damage to retained native vegetation and remnant trees during construction works.	Prevent damage to retained native vegetation and remnant trees.	<ul style="list-style-type: none"> <li>• Ensure no construction works are undertaken outside the defined activity zone.</li> <li>• Ensure all staff and contractors are clearly instructed on the native vegetation to be retained.</li> <li>• Restrict vehicle and machinery traffic to designated access tracks that is delineated from retained vegetation.</li> <li>• Restrict parking and storage of vehicles and machinery to designated areas that are away from retained vegetation.</li> <li>• Restrict storage of any materials and stockpiles to designated areas that are away from retained vegetation.</li> <li>• Prevent the storage of vehicles, machinery, materials or stockpiles against trees or within the TPZ (Tree Protection Zone) of trees to be retained.</li> <li>• Implement correct chemical storage and handling protocols to avoid unintentional contamination of soil within or near retained vegetation and trees.</li> <li>• Conduct tree clearance in a manner which does not damage surrounding tree roots, trunks or branches.</li> <li>• Branches of nearby trees likely to be affected by construction works are to be trimmed to the branch collar with a clean saw cut.</li> <li>• Any exposed roots in excavations are to be trimmed with a clean saw cut.</li> </ul>
Accidental damage or removal of native vegetation or remnant trees outside of the activity zone.	Establish appropriate reporting protocols for accidental damage or removal of native vegetation or remnant trees.	<ul style="list-style-type: none"> <li>• Maintain a register of all vegetation (including trees) that are removed accidentally during construction.</li> <li>• The area of native vegetation will be protected from further damage immediately, via appropriate fencing or another barrier.</li> <li>• The Construction Manager shall review the incident and determine its cause. Actions to modify the construction practice that led to the incident may be required to limit the risk of a repeat occurrence.</li> </ul>
<b>Native fauna management</b>		

Management issue	Strategy	Key Actions
Removal of native fauna habitat.	Revegetate retained areas to recreate similar habitat for native fauna species.	Where possible revegetate open space areas, road reserves with indigenous flora species that will aim to recreate similar habitat to which was present prior to clearance.
	Prevent or minimise any stress, injury, or death of fauna.	<ul style="list-style-type: none"> <li>Tree removal during spring should be avoided where possible as this is the breeding period for a range of arboreal fauna.</li> <li>Fauna encountered during construction are to be captured by a fauna ecologist and relocated to a similar habitat in a safe and ethical way. Untrained employees or contractors are not to approach or handle fauna.</li> </ul>
Potential stress, injury, or death of fauna during construction works.	Ethical treatment of stressed or injured fauna.	If stressed or injured fauna are located on-site, a qualified fauna rescue officer or vet shall be notified immediately. Untrained employees or contractors are not to approach or handle injured fauna.
	Establish appropriate reporting protocols for incidents involving stress injury or death of fauna.	<ul style="list-style-type: none"> <li>Construction Manager shall review the incident and determine its cause. Actions to modify the construction practice that led to the incident may be required to limit the risk of a repeat occurrence.</li> <li>If the incident involves injury or death of a conservational significant species listed by either <i>NPW Act</i> (1972) or <i>EPBC Act</i> (1999), the Construction Manager will report the matter to Department for Environment and Water (DEW) within 24 hours.</li> </ul>
<b>Feral fauna management</b>		
Potential increase in feral animal populations or individuals on site	Prevent new feral animal populations or individuals from inhabiting the site	<p>Prevent scavenging opportunities for feral animals by storing all on-site domestic waste in sealed bins.</p> <p>Ensure the adequate removal of all domestic waste from site on a regular basis.</p> <p>Any new or increased feral animal activity observed on site is to be reported immediately to the Construction Manager.</p>
<b>Weed management</b>		
Occurrence of Declared & important Environmental weed species on site.	Eradicate or control existing weed species on-site	<ul style="list-style-type: none"> <li>Contractors should be employed to implement best practice weed control techniques to eradicate existing weeds. The method of control will vary according to the species and degree of infestation- see Appendix 2.</li> <li>Follow up weed control activities should be planned to prevent any re-establishment of weed species.</li> <li>Any areas of the site that are not subject to immediate construction works should be maintained and managed to reduce the spread of weeds. This may include active weed control techniques or passive control such as continued stock grazing or cropping.</li> </ul>
Possible spread of weed species and plant pathogens to and from the site.	Limit distribution and numbers of vectors for spread	<ul style="list-style-type: none"> <li>Conduct on-site inductions for all staff and contractors regarding on-site weed and pathogen management issues. Weed identification sheets should be always made available to on-site staff and contractors.</li> </ul>

Management issue	Strategy	Key Actions
		<ul style="list-style-type: none"> <li>• Any new outbreaks of weeds or plant pathogens are to be reported immediately to the Construction Manager.</li> <li>• No declared or environmental weeds are to be mulched.</li> <li>• Declared and environmental weeds to be disposed of at a licensed waste facility.</li> <li>• Weed propagules or weed infested topsoil should not be imported to site.</li> <li>• Stockpiled soil should be sprayed and covered to prevent weed growth or pathogen spread.</li> <li>• Spoil loads leaving the site should be covered to prevent spread of contaminated soil.</li> <li>• Cleaning of all machinery and equipment prior to site entry and exit in dedicated wash down bays (to be located at egress of Precinct 2 construction zone). Water and waste collected from wash down bays to be disposed of appropriately.</li> <li>• Restrict construction machinery and vehicles to designated access tracks. Car parks for staff and contractors to be gravelled or sealed to prevent contact with exposed soil.</li> <li>• Ensure that all plants brought onto the site are free of Phytophthora and other plant pathogens.</li> </ul>

## 5.4 Post construction / Ongoing management

Table 14 outlines the management actions for the post construction phase of Precinct 2.

**Table 14. Summary of post construction management actions for Precinct 2.**

Management issue	Strategy	Key Actions
<b>Fauna management</b>		
Removal of native fauna habitat.	Revegetate retained areas to recreate similar habitat for native fauna species.	Where possible, revegetate open space areas, road reserves with indigenous flora species that will aim to recreate similar habitat to that which was present prior to clearance.
<b>Feral fauna management</b>		
Potential increase in feral animal populations or individuals on site.	Prevent new feral animal populations or individuals from inhabiting the site.	<ul style="list-style-type: none"> <li>Prevent scavenging opportunities for feral animals by storing all on-site domestic waste in sealed bins</li> <li>Ensure the adequate removal of all domestic waste from site on a regular basis.</li> <li>Any new or increased feral animal activity observed on site is to be reported immediately to the Site Construction Manager.</li> </ul>
<b>Feral fauna management</b>		
Potential increase in feral animal populations or individuals on site	Prevent new feral animal populations or individuals from inhabiting the site	<p>Prevent scavenging opportunities for feral animals by storing all on-site domestic waste in sealed bins.</p> <p>Ensure the adequate removal of all domestic waste from site on a regular basis.</p> <p>Any new or increased feral animal activity observed on site is to be reported immediately to the Site Environment Officer and Construction Manager.</p>
<b>Weed management</b>		
Occurrence of weed species on site.	Eradicate or control existing weed species on-site.	<ul style="list-style-type: none"> <li>Contractors should be employed to implement best practice weed control techniques to eradicate existing weeds. The method of control will vary according to the species and degree of infestation - see Appendix 2.</li> <li>Follow up weed control activities should be planned to prevent any re-establishment of weed species.</li> <li>Any areas of the site that are not subject to immediate construction works should be maintained and managed to reduce the spread of weeds. This may include active weed control techniques or passive control such as continued stock grazing or cropping.</li> </ul>
Potential damage to native flora during weed management activities.	Employ sensitive methods of weed control.	<ul style="list-style-type: none"> <li>Appropriately experienced and licensed contractors should be employed to implement all weed control activities and follow up activities.</li> </ul>

Management issue	Strategy	Key Actions
		<ul style="list-style-type: none"> <li>Best practice weed control methods should be used to prevent any off-target effects. This includes the correct storage of chemicals, appropriate weather conditions during spraying, management of chemical runoff around drainage lines etc.</li> </ul>

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## 7 APPENDICES

### 7.1 Appendix 1. NatureMaps extract of fauna species within a 5 km search area of Precinct 2.

Scientific Name	Common Name	Conservation Status	
		EPBC	NPW
<b>Amphibia</b>			
<i>Crinia signifera</i>	Common Froglet		
<i>Limnodynastes tasmaniensis</i>	Spotted Marsh Frog		
<i>Litoria peronii</i>	Peron's Tree Frog		
<b>Aves</b>			
<i>Acanthagenys rufogularis</i>	Spiny-cheeked Honeyeater		
<i>Acanthiza chrysorrhoa</i>	Yellow-rumped Thornbill		
<i>Acanthiza pusilla samueli</i>	Brown Thornbill (MLR)		
<i>Acrocephalus australis australis</i>	Australian Reed Warbler		
<i>Actitis hypoleucos</i>	Common Sandpiper		R
<i>Anas castanea</i>	Chestnut Teal		
<i>Anas gracilis gracilis</i>	Grey Teal		
<i>Anas superciliosa</i>	Pacific Black Duck		
<i>Anas superciliosa x platyrhynchos</i>	Pacific Black Duck x Mallard hybrid		
<i>Anthochaera carunculata woodwardi</i>	Red Wattlebird		
<i>Anthus australis</i>	Australian Pipit		
<i>Apus pacificus pacificus</i>	Pacific Swift		
<i>Ardea alba modesta</i>	Great Egret		
<i>Ardea pacifica</i>	White-necked Heron		
<i>Arenaria interpres interpres</i>	Ruddy Turnstone		R
<i>Artamus cyanopterus</i>	Dusky Woodswallow		
<i>Aythya australis</i>	Hardhead		
<i>Barnardius zonarius barnardi</i>	Australian Ringneck		
<i>Biziura lobata menziesi</i>	Musk Duck		R
<i>Bubulcus ibis coromandus</i>	Eastern Cattle Egret		R
<i>Cacatua galerita</i>	Sulphur-crested Cockatoo		
<i>Cacatua sanguinea gymnopsis</i>	Little Corella		
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper		
<i>Calidris bairdii</i>	Baird's Sandpiper		
<i>Calidris falcinellus sibirica</i>	Broad-billed Sandpiper		
<i>Calidris ferruginea</i>	Curlew Sandpiper	CE	E
<i>Calidris melanotos</i>	Pectoral Sandpiper		R
<i>Calidris minuta</i>	Little Stint		
<i>Calidris pugnax</i>	Ruff		R
<i>Calidris ruficollis</i>	Red-necked Stint		
<i>Calidris subminuta</i>	Long-toed Stint		R
<i>Cereopsis novaehollandiae novaehollandiae</i>	Cape Barren Goose		R
<i>Charadrius bicinctus bicinctus</i>	Double-banded Plover		
<i>Charadrius ruficapillus</i>	Red-capped Plover		
<i>Chenonetta jubata</i>	Maned Duck		

Scientific Name	Common Name	Conservation Status	
		EPBC	NPW
<i>Chlidonias hybrida javanicus</i>	Whiskered Tern		
<i>Chroicocephalus novaehollandiae novaehollandiae</i>	Silver Gull		
<i>Cincloramphus cruralis</i>	Brown Songlark		
<i>Circus approximans</i>	Swamp Harrier		
<i>Circus assimilis</i>	Spotted Harrier		
<i>Cladorhynchus leucocephalus</i>	Banded Stilt		V
<i>Coracina maxima</i>	Ground Cuckooshrike		
<i>Coracina novaehollandiae</i>	Black-faced Cuckooshrike		
<i>Corvus mellori</i>	Little Raven		
<i>Coturnix pectoralis</i>	Stubble Quail		
<i>Coturnix ypsilophora australis</i>	Brown Quail		V
<i>Cracticus torquatus leucopterus</i>	Grey Butcherbird		
<i>Cygnus atratus</i>	Black Swan		
<i>Daphoenositta chrysoptera pileata</i>	Black-capped Sittella		
<i>Dendrocygna eytoni</i>	Plumed Whistling Duck		
<i>Egretta garzetta nigripes</i>	Little Egret		R
<i>Egretta novaehollandiae</i>	White-faced Heron		
<i>Elanus axillaris</i>	Black-shouldered Kite		
<i>Eusemyornis melanops</i>	Black-fronted Dotterel		
<i>Eolophus roseicapilla</i>	Galah		
<i>Epthianura albifrons</i>	White-fronted Chat		
<i>Erythrogonyx cinctus</i>	Red-kneed Dotterel		
<i>Falco berigora berigora</i>	Brown Falcon		
<i>Falco cenchroides cenchroides</i>	Nankeen Kestrel		
<i>Falco longipennis murchisonianus</i>	Australian Hobby		
<i>Fulica atra australis</i>	Eurasian Coot		
<i>Gallinago hardwickii</i>	Latham's Snipe		R
<i>Gallinula tenebrosa tenebrosa</i>	Dusky Moorhen		
<i>Gavicalis virescens</i>	Singing Honeyeater		
<i>Grallina cyanoleuca cyanoleuca</i>	Magpielark		
<i>Gymnorhina tibicen</i>	Australian Magpie		
<i>Haematopus longirostris</i>	Pied Oystercatcher		R
<i>Haliastur sphenurus</i>	Whistling Kite		
<i>Hieraaetus morphnoides</i>	Little Eagle		V
<i>Himantopus leucocephalus</i>	Pied Stilt		
<i>Hirundo neoxena neoxena</i>	Welcome Swallow		
<i>Hydroprogne caspia</i>	Caspian Tern		
<i>Ixobrychus dubius</i>	Black-backed Bittern (Australian Little Bittern)		E
<i>Limosa haemastica</i>	Hudsonian Godwit		
<i>Limosa lapponica</i>	Bar-tailed Godwit		
<i>Limosa limosa melanuroides</i>	Black-tailed Godwit		R
<i>Malacorhynchus membranaceus</i>	Pink-eared Duck		
<i>Malurus cyaneus leggei</i>	Superb Fairywren (Mainland SA)		
<i>Malurus leucopterus leuconotus</i>	White-winged Fairywren		
<i>Manorina flavigula</i>	Yellow-throated Miner		



Scientific Name	Common Name	Conservation Status	
		EPBC	NPW
<i>Manorina melanocephala</i>	Noisy Miner		
<i>Microcarbo melanoleucos melanoleucos</i>	Little Pied Cormorant		
<i>Milvus migrans affinis</i>	Black Kite		
<i>Neophema elegans elegans</i>	Elegant Parrot		R
<i>Numenius madagascariensis</i>	Far Eastern Curlew	CE	E
<i>Nymphicus hollandicus</i>	Cockatiel		
<i>Ocyphaps lophotes lophotes</i>	Crested Pigeon		
<i>Oxyura australis</i>	Blue-billed Duck		R
<i>Pardalotus striatus substriatus</i>	Striated Pardalote		
<i>Pelecanus conspicillatus</i>	Australian Pelican		
<i>Petrochelidon ariel</i>	Fairy Martin		
<i>Petrochelidon nigricans neglecta</i>	Tree Martin (all of SA)		
<i>Phalacrocorax carbo</i>	Great Cormorant		
<i>Phalacrocorax sulcirostris</i>	Little Black Cormorant		
<i>Phalaropus lobatus</i>	Red-necked Phalarope		
<i>Phylidonyris novaehollandiae novaehollandiae</i>	New Holland Honeyeater (mainland SA)		
<i>Platalea flavipes</i>	Yellow-billed Spoonbill		
<i>Platalea regia</i>	Royal Spoonbill		
<i>Platycercus elegans</i>	Crimson Rosella		
<i>Platycercus elegans fleurieuensis &amp; elegans subadelaidae</i>	Adelaide Rosella (MN, AP, MLR)		
<i>Plegadis falcinellus</i>	Glossy Ibis		R
<i>Pluvialis fulva</i>	Pacific Golden Plover		R
<i>Pluvialis squatarola squatarola</i>	Grey Plover		
<i>Podiceps cristatus australis</i>	Great Crested Grebe		R
<i>Poliocephalus poliocephalus</i>	Hoary-headed Grebe		
<i>Pomatostomus superciliosus superciliosus</i>	White-browed Babbler (southern SA)		
<i>Poodytes gramineus goulburni</i>	Little Grassbird		
<i>Porzana fluminea</i>	Australian Crane (Australian Spotted Crane)		
<i>Psephotus haematonotus haematonotus</i>	Red-rumped Parrot (eastern SA except NE)		
<i>Ptilotula penicillata penicillata</i>	White-plumed Honeyeater (northern YP, MN, AP, MLR, LNE, MM, SE)		
<i>Recurvirostra novaehollandiae</i>	Red-necked Avocet		
<i>Rhipidura albiscapa alisteri</i>	Grey Fantail (southern SA)		
<i>Rhipidura leucophrys leucophrys</i>	Willie Wagtail		
<i>Smicromnis brevirostris occidentalis</i>	Weebill (Yellabinna, Gawler Ranges, EP, YP, southern FR, MN, MLR, MM)		
<i>Spatula clypeata</i>	Northern Shoveler		
<i>Sternula nereis nereis</i>	Fairy Tern	VU	E
<i>Stictonetta naevosa</i>	Freckled Duck		V
<i>Stiltia isabella</i>	Australian Pratincole		
<i>Tadorna tadornoides</i>	Australian Shelduck		
<i>Taeniopygia guttata castanotis</i>	Zebra Finch		
<i>Threskiornis molucca molucca</i>	Australian White Ibis		

Scientific Name	Common Name	Conservation Status	
		EPBC	NPW
<i>Threskiornis spinicollis</i>	Straw-necked Ibis		
<i>Todiramphus sanctus sanctus</i>	Sacred Kingfisher		
<i>Tribonyx ventralis</i>	Black-tailed Nativehen		
<i>Tringa Glareola</i>	Wood Sandpiper		R
<i>Tringa nebularia</i>	Common Greenshank		
<i>Tringa stagnatilis</i>	Marsh Sandpiper		
<i>Vanellus miles</i>	Masked Lapwing		
<i>Vanellus tricolor</i>	Banded Lapwing		
<i>Xenus cinereus</i>	Terek Sandpiper		R
<i>Zosterops lateralis pinarochrous</i>	Silvereeye ssp.		
<b>Mammal</b>			
<i>Austronomus australis</i>	White-striped Free-tailed Bat		
<i>Chalinolobus gouldii</i>	Gould's Wattled Bat		
<i>Macropus fuliginosus</i>	Western Grey Kangaroo		
<i>Mormopterus planiceps</i>	Southern Free-tailed Bat		
<i>Nyctophilus geoffroyi</i>	Lesser Long-eared Bat		
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	VU	R
<i>Trichosurus vulpecula</i>	Common Brushtail Possum		R
<i>Vespadelus darlingtoni</i>	Large Forest Bat		
<b>Reptilia</b>			
<i>Hemiergis peronii</i>	Four-toed Earless Skink		
<i>Pseudonaja textilis</i>	Eastern Brown Snake		

EPBC – Environment Protection and Biodiversity Conservation Act 1999

NPW – National Parks and Wildlife Act 1972

Conservation Codes:

CE: Critically Endangered

EN/E: Endangered

VU/V: Vulnerable

R: Rare

U: Uncommon

## 7.2 Appendix 2. Species specific techniques for the control of weeds observed within Precinct 2 of the Riverlea Park development.

Species	Declared/ Environmental/WoNS	Size or stage of plants	Weed Control Method	Timing of application	Comments
<i>Avena barbata</i> (Bearded Oat)	Environmental	Any	Slashing	Autumn – early spring (before seed set)	Establishing a slashing, or mowing (before seed set) regime for at least 3-5 years recommended. Completely stopping seed set for 2 years is expected to severely reduce the population
			Target spray		Recommended use of grass-selective herbicide (e.g. Verdict) for spraying.
			Slash and spray		Slash before spraying with grass-selective herbicide if seed heads are starting to develop. If seed is set, it is recommended to collect seeds to reduce seed-load.
<i>Cynara cardunculus ssp. Flavescens</i> (Artichoke Thistle)	Declared	Juvenile	Grubbing	Rosette stage (juvenile)	Ensure removal of root system to a depth of 150mm.
		Juvenile	Target spray	Rosette stage (juvenile)	Recommended use of non-selective group M herbicide (e.g. glyphosate) surfactant may be required.
		Large	Slash and spray	Pre-flowering	Slash plant down to rosette removing flowering spikes. Allow 2-4 weeks for or regrowth, then spray.
<i>Dactylis glomerata</i> (Cocksfoot)	Environmental	Small	Grubbing	All year (while still green) before seed formation	Remove by grubbing out only if able to do so without generating excessive soil disturbance.
		Small/large	Target spray		Use of a grass selective herbicide recommended if native vegetation is present

Species	Declared/ Environmental/WoNS	Size or stage of plants	Weed Control Method	Timing of application	Comments
			Slash and spray		Slashing before spray only recommended before seed sets, to control seed load upon seedbank
<i>Echium plantagineum</i> (Salvation Jane)	Declared	All	Target spray	When actively growing, before seed set.	Use of non-selective herbicide, surfactant may be required.
<i>Lycium ferocissimum</i> (African Boxthorn)	WoNS	Small	Mechanical removal	Any time	Tree poppers work well removing smaller shrubs
		Large	Cut and swab/ Frill and fill	Any time	Recommended use of glyphosate + triclopyr herbicide mixture for these control methods. Cut plant at base of stem, immediately apply herbicide. Frill and fill method may be used as an alternate control.
			Target spray	July-September	Non-selective herbicide recommended (e.g. glyphosate, triclopyr). Repeat application will usually be required.
<i>Opuntia</i> sp. (Prickly Pear Cactus)	Declared	Any	Grubbing	Any time	Remove and collect all fragments of plant. Deep burial of plants under at least 1m of soil recommended for disposal. Any left or dropped fragments will regrow.
			Target spray	When actively growing	Use of a 'Group I' (e.g. triclopyr) herbicide is recommended. Apply a thorough foliage spray; follow-up may be required to treat any regrowth

Species	Declared/ Environmental/WoNS	Size or stage of plants	Weed Control Method	Timing of application	Comments
<i>Phalaris aquatica</i> ( <i>Phalaris</i> )	Environmental	Small	Hand pulling/ Grubbing	Autumn - Winter	Manual removal is usually difficult, if possible controlled burn of infestation, then treatment of regrowth with herbicides recommended. Remove and bag seed heads before manual removal. If plant is still small hand removal is a viable control, mature plants develop extensive root systems which may cause excessive soil disturbance when removed. Collected seed heads and rhizomes from plants to be collected and burnt.
			Target spray		Control of seedlings with grass-selective herbicide (e.g. haloxyfop)
		Large	Target Spray	All year	Remove and bag seed heads for disposal if present. Recommended use of Glyphosate herbicide with addition of penetrant chemical (e.g. Pulse) to kill rhizome. Follow-up treatment of any regrowth as required.
<i>Piptatherum miliaceum</i> (Rice Millet)	Environmental	Any	Slash and Spray	Spring and Summer	Slash approximately 3-4 weeks prior to spraying, allows plant to be actively growing and reduces old growth material while promoting fresh new growth.
<i>Solanum elaeagnifolium</i> (Silver-leaf Nightshade)	WoNS	Young plants less than 1 year in age	Grubbing	Any time, for plants <1 year of age	Remove surrounding soil to the depth of root system, removing all roots and shoots. Permission to excavate may be required; plants older than 1 year may have root systems up to 2 m deep.

Species	Declared/ Environmental/WoNS	Size or stage of plants	Weed Control Method	Timing of application	Comments
		Any	Slashing	When green shoots present	Slash plants before berry formation, repeat as required. Reduces presence in soil's seed bank but does not control root system.
		Any	Target spray	Spring to Autumn	Use of organosilicon penetrant required in herbicide mixture. Recommended non-selective 'Group M' herbicide (e.g. glyphosate). Avoid contact with desirable plants. Any berries present on plant will still produce viable seeds.

\*(WoNS) – abbreviation for Weed of National Significance

### 7.3 Appendix 3 – Weed control techniques

A variety of weed control methods have been created and are each favourably suited to controlling disparate types of weeds.

Weed control methods that will be discussed further below are:

- Hand Pulling;
- Grubbing;
- Tree Popper;
- Cut and Swab;
- Wiping application;
- Drill and fill;
- Basal Bark treatment;
- Target (spot) spraying; and
- Biological control.

#### 7.3.1 Mechanical removal

An effective method for removing juvenile invasive weeds, requiring the minimum amount of equipment to perform.

Some weeds may be removed using machinery, this may be done on a broad scale where there is a high level of soil disturbance (e.g. using an excavator) or on a smaller scale using equipment such as a 'tree popper'.

#### Hand pulling

Specific care is to be provided when hand pulling weeds, to ensure there is minimal soil disturbance caused as disturbed soil areas invite weed infestation.

Best to be performed when soil is slightly moist, as dry soil can become excessively disturbed; or stem of plant may break away from roots, allowing for later regrowth.

- Remove weed by placing a had flat on the ground with the weed between two fingers.
- With other hand grasp weed at base of stem
- While applying downwards pressure with your flat hand carefully pull the weed out with your other, ensuring to not separate the stem from taproot in the process.
- If soil is disturbed during process, tamp back in place to minimise opportunity for future weed infestation.

*It is recommended in cases of dry soil, or to perform 'cut and swab' technique instead of hand-pulling weeds.*

## **Grubbing**

Is the removal of vegetation by the digging up of roots; this is usually performed with the aid of a hand tool such as a mattock.

Whenever digging up a pest plant it is advised to ensure removal of all parts of the plant from the soils, paying special attention if the plant has corms or rhizomes.

As with all mechanical removal methods it is recommended to utilise this method only if it may be performed without excessive soil disturbance.

### **'Tree popper'**

A similar method of manual removal to '*Hand Pulling*' used to remove juvenile woody weed saplings (e.g., African Boxthorn, European Olive) with a stem diameter up to 60 mm, up to 3 m in height.

A purpose-built tool for woody weed removal, the "*Tree Popper*" uses the same principles of removal as "*Hand pulling*", by grasping the plant stem and using mechanical advantage to lever the root system out of the soil.

*It is recommended in cases of dry soil where it is difficult to remove a weed without causing excessive soil disturbance, to perform another control method instead of mechanical removal.*

## **Slashing**

This method is best used to control annual and perennial weed grasses.

Annual grasses should be slashed to approx. 10 cm above the ground. This is usually performed in late winter before seed heads start to develop and may require follow-up slashing after 4-6 weeks.

Perennial grasses are best slashed during winter, and spring growing seasons; but may be slashed any time of year.

Slashing prevents production of seeds, with the goal of reducing their presence in the soil seedbank over time.

Care is to be taken when using heavy machinery for the slashing technique, to ensure no off-target damage harms surrounding native vegetation.



### **7.3.2 Chemical controls**

This section contains weed management techniques which rely on the use of herbicides. Training in the safe and appropriate use of chemicals should always be undertaken prior to their use. Appropriate personal protective equipment must always be used to protect the user.

It is important to choose the correct method for different types of weeds and ensure the correct herbicide and rate of application are used, as herbicides may be selective or non-selective or properties or may develop resistances to types of herbicides if improper rates are used.

When using chemical control methods, it is essential to read and understand the labels on each product before use, follow listed instructions.

The most effective time of year to use chemical controls on each weed is when the plant is actively growing.

Exceptional care is to be taken when using chemicals near creeks or other water bodies, as they may have negative effects on fauna or other not-targeted-plants.

Techniques such as 'Drill and fill', 'Frill and fill' and 'Basal Bark Spray' provide ecological advantages not afforded to other methods. This advantage is in retention of the tree as a habitat structure which allows fauna to continue using the tree as shelter as it dies over time. Retaining habitat structures allows animals to re-locate to new areas that provide suitable shelter, while '*slashing*' or '*cut and swab*' techniques result in removals of potential shelter areas.

#### **Targeted spraying**

Targeted (or sometimes referred to as '*spot*') spraying, is an effective method for controlling many weeds over a wide area.

This is usually performed with a person-carried, hand-pumped device to administer a diluted herbicide mixture directly onto targeted weeds.

It is important to consider weather conditions if spraying is the chosen method of weed control, as excessively windy days may cause spray-drift which may unintentionally eliminate native plants. Never spray before forecast rain, as this can cause run-off of applied herbicides reducing effectiveness of treatment, or sometimes causing off-target damage.

When targeting weeds with a waxy leaf surface a surfactant may be added to the herbicide mixture to assist with uptake of herbicides within the targeted plants. Surfactants are particularly harmful to aquatic fauna and should not be used close to creeks or other water bodies, it is highly recommended to use more accurate methods of control such as '*cut and swab*' or '*drill and fill*' techniques when controlling weeds close to water bodies.

Another useful additive to the herbicide mixture are dyes, which can help indicate areas that have been previously sprayed, which is useful when working in large or public areas.

When spraying look out for native plants in the vicinity of targeted weeds, either cover native plants with a non-absorbent material when spraying, or switch control methods to reduce off-target damage, or potential spray-drift.

For tall weeds, or weeds with narrow vertical leaves it is recommended to use the 'wiping' method of application as spraying may result in herbicide runoff.

### **Wiping**

Wiping is an extremely useful technique to reduce off-target damage especially when weed species are intermixed with good quality native vegetation, this method is particularly useful in eliminating plants with bulbs, tubers or corms.

Application of a herbicide to a purpose-built tongs with absorbent pads are then 'wiped' across the foliage of desired weeds administering the chemicals upon contact.

### **Slashing and spraying**

Most effectively used with tall herbaceous plants, and some woody weeds (e.g. Blackberry) to first slash the area, and only spray the regrowth. This is effective as most herbicides work best when plants are actively growing, and the chemicals may be translocated throughout the plant.

This method is appealing as the slashing clears space and can result in less herbicides required to control desired weeds.

- Slash weeds to approximately 10cm above ground;
- Allow 3-4 weeks of new growth;
- Spray with appropriate chemicals for targeted weed.

### **Basal bark treatment**

*'Basal Bark Treatment'* is generally suitable to woody weeds with thin bark, or juveniles.

This method is performed by completely coating the base of plant, trunk and stems with a herbicide/surfactant mixture to a certain height, which will be translocated throughout the targeted weed.

Follow-up is usually required to prevent any reshooting or regrowth after application has had a chance to take effect.

### **Cutting and swabbing**

This technique is generally used when either the soil is too dry, or the weed too large for efficient manual removal. This technique is effective in removal of herbaceous weeds, shrubs, or juvenile trees without lignotubers.

Lignotubers are lumpy stem protuberances at the base of some woody weeds, which hold moisture and nutrients in reserve, for use of the plant during times of stress.

The steps of this method are simple to perform, and therefore this technique can be quite efficient when performed properly:

- Cut stem close to ground;
- Apply herbicide to cut stem.

Due to the ability of some weeds to begin sealing wounds within seconds, which will reduce absorption and effectiveness of herbicide applications. With this consideration it is recommended this method can be performed in pairs; one person to cut stems and the other to provide herbicide application.

*It is recommended if a lignotuber is present to alternatively perform 'Drill and Fill' technique, to ensure effective weed control.*

### **Drill and fill**

'Drilling and filling' is a very useful technique in the removal of large woody weeds and is exceptionally effective in eliminating trees that have lignotubers (e.g. Olive trees) when compared to other methods.

Plants will generally drop their leaves within 6 weeks and completely die within a few months.

The steps for performing this method are listed below:

- Clear soil, and debris from base of plant in order to expose base (and lignotuber if present in plant);
- Drill a hole angled downwards at the base of tree (or directly in lignotuber) on an approximate 45° angle (downwards) past the plant's cambium layer;
- Immediately fill hole with herbicide;
- Repeat every 2.5 - 5 cm until holes encircle the circumference of plant;
- Repeat drilling process for another row encircling plant, below first row of holes (make sure to offset holes of second row from first to be effective); and
- Monitor plant for resprouts, repeat process if necessary.

If regrowth is present in plant during later inspection, the process will need to be repeated with extra attention provided around the areas of regrowth.

### **Frill and fill**

'Frilling and filling' is quite similar to the 'Drill and fill' method and may be used to control woody weeds with no lignotubers present.

This actions for this method are listed below:

- Using a hatchet or chisel create a 'frill' or chip into the outer layers of the trunk on an approximate 45° angle, exposing the cambium layer;
- Continue to frill circumference of trunk at 5 cm intervals, ensuring not to ringbark the plant (as this will reduce translocation of herbicide within plant);
- Treat created 'frills' with herbicide as soon as possible for maximum effect.

## **7.4 Appendix 4 – Hygiene principles**

Use visual inspections of vehicles, machinery, equipment, and protective gear to ensure they are clean of any soil, mud, or plant materials before entering the Project Area.

Create and use facilities dedicated for the cleaning vehicles, plant and equipment or footwear where possible, or select a hard well-drained site (such as a road) preferably away from native vegetation so that *Phytophthora* isn't introduced to an uninfected area.

Ensure that vegetation, and raw materials arriving onsite (such as gravel, sand, soil and water), are checked and free of *Phytophthora*.

### ***7.4.1 Principles to reduce routes of infestation***

Soil disturbance creates an opportunity for invasive weeds to spread to previously uninfected areas. Seeds are usually brought in from elsewhere, either through contaminated dirt or plant materials on clothing, equipment or machinery, as well as through the flow of water from previously infected areas.

Due to the nature of construction soil disturbance is unavoidable therefore, to ensure no unintentional spread occurs a few principles to take into consideration are:

- Restrict vehicles to designated roads and tracks;
- Avoid crossing through sites prone to flooding or ponding, into others;
- Prevent transportation of plant materials;
- Use of hygiene stations provided when moving to or from Project Area;
- Ensure vehicles, equipment and footwear are clean and disinfected before entering Project Area.

### ***7.4.2 Cleaning and disinfection procedures***

The recommended cleaning procedure consists of two steps:

- Dry brushing to remove mud and soil:
  - Remove all mud, or soil with a hard brush or similar tool, pay particular attention to wheels, mudflaps and undercarriage of vehicles or large equipment/machinery.
- Disinfection to kill any *Phytophthora* or other fungus and plant diseases that may not have been removed by dry brushing.

**Disinfecting vehicles, machinery and large equipment:**

- Using a pressurised spray unit disinfect vehicle or machinery (again paying specific attention to wheels, mudflaps, undercarriage and other areas of difficult access) using disinfectant applied at rates described the label, examples of disinfectants and rates are:
  - **Phytoclean** (biodegradable and non-corrosive): mix at a rate of 1 part of Phytoclean to 50 parts of water.
  - **Sodium hypochlorite** (pool chlorine): mix at a rate of 1 part *sodium hypochlorite* to 1500 parts of water.
- Pressurised spray units recommended for cleaning as less water will be used, therefore runoff may be minimal.
- After application, disinfectant should be allowed at least one minute (ten minutes preferred) before equipment departs.
- Clean dry brushes used in removal of soil, or plant materials
- Do not drive through runoff when leaving area.
- Do not allow mud, plant debris, or run-off to drain into surrounding bushland or surface waters; if necessary, dig a trench or retaining area to contain run-off and detritus.

**Disinfecting footwear, small equipment and hand tools:**

- Disinfect sole of footwear using a spray bottle containing premixed disinfectant:
  - Recommended disinfectants either 70-100% methylated spirits, or 1 part bleach combined to 4 parts water.
- Allow the sole to dry for approximately one minute.
- Step forwards to avoid recontamination of footwear, then repeat disinfection steps on other foot.
- Disinfect dry brush used to remove soil before disinfection.

Use of above procedure is applicable for disinfection of small equipment and hand tools.

When large groups of people need to disinfect their footwear at one location, an acceptable alternative is to create a footbath containing disinfectant. When using this method ensure soil has been removed from footwear before using footbath, care is to be taken to ensure footbath is never left unattended.

### **7.4.3 Road construction and maintenance**

To reduce likelihood of contamination of vehicles, equipment, and footwear the following general procedures are recommended:

- Keep vehicles and people to designated road and tracks.
- Establish dedicated hygiene/disinfection points for enacting disinfection procedures.
- Ensure vehicles, equipment and footwear are clean and disinfected before entering the Project Area
- If vehicles and/or equipment are kept in the Project Area, they will not be subject to subsequent cleaning procedures until they are to leave the Project Area.
- Avoid construction of roads in areas prone to flooding or ponding.
- Restrict newly constructed roads to lower parts of the landscape.
- Prevent transportation of infested soil, grave or plant materials across Project Area at all times.
- Ensure raw materials for construction of road base are free of Phytophthora.
- Work any quarries or pits, from low slope to prevent entire source becoming infected.
- Ensure all roads are in good condition and improve drainage, by covering wet areas or filling in puddles with material to make surface solid.
- Regularly maintain or improve drainage systems, to prevent flooding or spread of drainage water across Project Area.
- Keep grading frequency to a minimum, while ensuring tracks are maintained to a standard to promote good water drainage.
- Avoid grading roadside batters, slashing or mowing is the preferred method of maintaining roadside batters/shoulders as this keeps soil disturbance to a minimum.
- Maintain roadside vegetation to ensure overgrowth does not hinder road-drainage or spread invasive plant material into undesired areas.



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# Appendix D

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*LBW Co Pty Ltd, 2022 - Precinct 2 - Preliminary Site Investigations.*





DELIVERING  
**ENVIRONMENTAL  
SOLUTIONS**



## Preliminary Site Investigation

Precinct 2, Riverlea Development, Riverlea  
Park, South Australia

Report for Walker Buckland Park Developments  
Pty Ltd



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## Preliminary Site Investigation

Precinct 2, Riverlea Development, Riverlea Park,  
South Australia

Report for Walker Buckland Park Developments Pty  
Ltd

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## List of Acronyms

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

## Executive Summary

LBW co Pty Ltd (LBWco) was commissioned by Walker Buckland Part Developments Pty Ltd (Walker) to undertake a preliminary site investigation (PSI), comprising a site history for Precinct 2 of the Riverlea Development, Riverlea Park, South Australia (the site).

LBWco understood that Walker is developing Riverlea Park (formerly Buckland Park) into a township comprising up to 12,000 residential properties supported by public open space, schools and community centres, of which Precinct 2 makes up a portion of the development. The proposed allotment plan is provided as Appendix A2.

A PSI comprising a site history investigation for the entire development site, including Precinct 2, was undertaken by Connel Wagner in 2008 and an assessment of nearby offsite land by AEC Environmental (AEC) in 2012 for Stage 1.

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

The objectives of the preliminary site investigation were to:

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

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

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

Three prescribed PCAs were identified to have occurred onsite:

- Class 1
  - Activities involving listed substances – possible complete source pathway receptor linkage
- Class 2
  - Agricultural activities – possible complete source pathway receptor linkage
  - Wetlands or detention basins – unlikely complete source pathway receptor linkage

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

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

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

- Class 2
  - Wastewater storage, treatment or disposal – unlikely complete source pathway receptor linkage
  - Agricultural activities – unlikely complete source pathway receptor linkage
- Class 3
  - Desalination plants – unlikely complete source pathway receptor linkage

One prescribed PCA was identified to have occurred offsite:

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

In summary, the majority of the subject site comprised open grassland, having been used for cropping and grazing. No obvious evidence of contamination or environmental impact was observed during the site inspection, with the exception of some localised oil staining at the ground surface near a shed at the northern site boundary. Class 1 and Class 2 PCAs with possible complete source pathway receptor linkages identified at the site were limited a diesel AST and mixing of herbicides in the vicinity of the shed.

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

Based on anecdotal information, stockpiles of topsoil present at the site were sourced from the neighbour development stage (an environmental audit indicating the soils to be suitable for the proposed residential and open space use); and from excavation of the stormwater detention channel on-site. Therefore, the stockpiles are considered unlikely to pose a risk to on-site receptors. It is noted that fill or soil importation is not a PCA for the purpose of PD14.

Records indicate two Class 2 PCAs and one Class 3 PCA are occurring off-site: temporary storage of sewage within bunded tanks adjacent to the site, as part of the neighbouring Stage 1 development; market gardening operations to the east and south of the site; and a desalination plant associated with a large commercial market garden to the south-east of the site. Based on the preliminary CSM, it was considered that complete source, pathway, receptor linkages are unlikely to exist relative to these PCAs.

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

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

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



## 1 Introduction

LBW co Pty Ltd (LBWco) was commissioned by Walker Buckland Part Developments Pty Ltd (Walker) to undertake a preliminary site investigation (PSI), comprising a site history for Precinct 2 of the Riverlea Development, Riverlea Park, South Australia (the site). A site locality plan is provided as Figure 1 in Appendix A.

LBWco understood that Walker is developing Riverlea Park (formerly Buckland Park) into a township comprising up to 12,000 residential properties supported by public open space, schools and community centres, of which Precinct 2 makes up a portion of the development. The proposed allotment plan is provided as Appendix B.

A PSI comprising a site history investigation for the entire development site, including Precinct 2, was undertaken by Connell Wagner in 2008<sup>1</sup> and an assessment of nearby offsite land by AEC Environmental (AEC) in 2012<sup>2</sup> for Stage 1.

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

### 1.1 Objectives

The objectives of the preliminary site investigation were to:

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

This investigation was undertaken in accordance with LBWco's proposal to Walker dated 1 September 2022 (LBWco ref: P222303.1).

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

<sup>2</sup> AEC Environmental Pty Ltd, 2012, *Environmental Site Assessment, Stage 1 Development Buckland Park South Australia* (ref: 5105/02), January 2012.

## 2 Background

### 2.1 Preliminary Site Investigation, Connell Wagner (2008)

The Connell Wagner (2008) PSI comprised a site history investigation to identify PCAs that had or may have occurred across the entire development site area. This investigation included a portion of the site referred to **within Connell Wagner (2008) as the "North Sector East"**, which incorporated land now referred to as Precinct 2. Figure 2 in Appendix A presents the assessment boundaries.

Relevant PSI conclusions relating to the North Sector East portion of the site were as follows:

- At the time of reporting, the majority of the land within the North Sector East was identified as being utilised for stock grazing. Historical aerial imagery indicated that the site had been used for this purpose since circa 1949.
- Interviews with land owners undertaken at the time of reporting indicated that land in the North Sector East was also used for broad-acre cropping of barley.
- With the exception of a shed near the northern boundary, no significant infrastructure was noted at the time of site inspection and the North Sector East was reportedly covered by dry grass.
- PCAs were identified by Connell Wagner (2008) as having occurred in the North Sector East and were assessed as being of low to moderate potential risk. These PCAs included the following.
  - Possible importation of fill
  - Broad-acre farming
  - Grazing
  - Motor vehicle (tractor) repair or maintenance.

PCAs of varying potential contamination risk were identified on other areas of the overall development site including market gardening as well as those activities listed above.

### 2.2 Environmental Site Assessment, AEC, 2012

AEC was commissioned by Walker to conduct an Environmental Site Assessment (ESA) of the Stage 1 area, to the east of and marginally overlapping the subject site as presented in Figure 2, Appendix A.

The AEC (2012) ESA comprised a review of previous reports, site history information, a soil and groundwater sampling program and interpretation/reporting of results.

Conclusions of the Stage 1 ESA were as follows:

- Of the 82 test pits excavated across the site, eight were within or close to the boundary of Precinct 2 (TP36, TP44, TP46, TP50, TP51, TP54 - TP56). Within these test pits, reported concentrations did not exceed the adopted risk-based guidelines. Several test pits at the south-eastern area of Stage 1 to the south of Legoe Road (outside of the Precinct 2 boundary) reported concentrations of copper above the ecological investigation level (EIL) and two above the health investigation level (HIL) in surface or subsurface samples.
- Five stockpiles of imported fill of the southern portion of the Stage 1 area contained elevated concentrations of metals, benzo(a)pyrene (B(a)P) and total polycyclic aromatic hydrocarbons (PAHs) exceeding EILs and/or HILs for residential use.

- Five groundwater wells were installed within the Stage 1 property (outside of the Precinct 2 boundary), to a maximum depth of 5.6 metres below ground level (mBGL). One existing well was also sampled. Slightly elevated concentrations of heavy metals, nitrate and fluoride were detected at levels that may have a potential adverse effect to the beneficial uses of fresh or marine water ecosystem protection, potable use, livestock and irrigation. AEC inferred that the elevated concentrations were not sourced from onsite or offsite contamination, but likely representative of ambient groundwater conditions.
- Remediation works including excavation and removal of the following material was undertaken within Stage 1, approximately 700 m from Precinct 2. All validation samples reported results below their adopted guidelines:
  - Near surface soils within a general storage area and in the vicinity of a nearby historical test pit containing elevation concentrations of copper exceeding EILs and/or HILs for residential use.
  - An area of buried ash/cinders and broken glass within the general storage area.
  - Stockpiles located on the southern portion of Stage 1.

### 3 Regulatory Framework

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

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

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

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

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

#### 3.1 Planning, Development and Infrastructure Act

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

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

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

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

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

## 4 Site History Investigation Methodology

### 4.1 Site History Investigation Guidance

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

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

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

### 4.2 Methodology

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

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

## 5 Site Information

### 5.1 Site Details and Identification

Site identification details are provided in Table 1. Copies of the current Certificates of Title (CT) for the site are provided in Appendix C.

Table 1 Site Identification Details

Site Addresses	Riverlea Precinct 2, Riverlea Park, SA 5120
CT References	CT 5868/766 (Block 68 Deposited Plan (DP) 1671) CT 5868/768 (Block 69 DP 1671) CT 5868/770 (Block 59, DP 1671) CT 5868/771 (Allotment 93, Filed Plan (FP) 174427) CT 5868/774 (Allotment 91, FP 174425) Portion of CT 5868/775 (Allotment 95 FP 174429) CT 5868/780 (Allotment 92 FP 174426) CT 5868/782 (Block 60, DP 1671) CT 5868/785 (Block 58 DP 1671) Portion of CT 6266/786 (QP 9021 DP 128868) In the area named Buckland Park Hundred Port Adelaide, Hundred Port Gawler
Current Site Owner(s)	Walker Pastoral Pty. Ltd. (CT 6266/786) Vosporos Pty. Ltd. (All remaining CTs)
Total Site Area	310 ha
Local Government Authority	City of Playford
Zoning	Master Planned Neighbourhood, Open Space, Rural Horticulture
Previous / Current Land Use	Farming (grazing and cropping) – Primary production per PD14
Proposed Land Use	Residential – Residential Class 1, <i>per State Planning Commission Practice Direction 14 (Site Contamination Assessment) (2022)</i> (PD14) Education – Educational Premises Class 1 / Class 2 per PD14 Community Centre per PD14 Open Space / recreation area per PD14

### 5.2 Topography

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

This is consistent with observations made during the site inspection.

### 5.3 Geology

The 1:100,000 surface geology map sheet for the region obtained from the SA Department of Environmental, Water and Natural Resources (via Lotsearch) indicated that the site is located on the Pooraka Formation, described as silty clay, sand and carbonate earth with gravel lenses. Undifferentiated quaternary rocks are present 269 m northeast of the site.

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

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

#### 5.4 Hydrogeology

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

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

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

On 27 September 2022, a search of the South Australian Government *Water Connect* database (via Lotsearch) identified 272 wells within a 2 km radius of the site. The search results are presented in Appendix D.

The following key information was identified from the database results:

Table 2 Summary of Onsite Groundwater Information

Registered Bores On-site	Installed Depth (mBGL)	SWL* (mBGL)	TDS** (mg/L)	Status	Purpose
6628-23300	8.1	3.78	-		Investigation
6628-23298	10	6.47	-		Investigation
6628-2223	22.19	-	5855	Backfilled	Stock
6628-1087	28.65	-	1489	Operational	Stock
6628-13412	98	-	944	Operational	Domestic; Stock

\*Standing Water Level  
 \*\* Total Dissolved Solids

The information detailed in Table 2 is generally consistent with the nearby off-site groundwater conditions, directly south-east of site, reported in AEC (2012) as follows:

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



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

Number of bores	266		
Range of installed depths (mBGL)	2.74 – 338.1 mBGL		
Number of bores <20 mBGL	68		
Range of SWLs in bores <20 mBGL	0.85 – 7.14 mBTC		
Range of TDS in bores <20 mBGL (mg/L)	140 – 21,378 mg/L		
Purpose listed for bores <20 mBGL	18 Investigation	6 Drainage	
Some listed with multiple purposes	12 Monitoring	1 Irrigation	
	8 Stock	18 Unlisted	
	7 Observation		

### 5.5 Environmental Values of Groundwater

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

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

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

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

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

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

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

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

Thompson Creek (an ephemeral stream) is located within the western portion of site. Gawler River delineates the northern boundary of site.

Numerous shallow ephemeral lakes were present within the southern portion of site.

Step 3: Review of groundwater data using Water Connect

A WaterConnect search conducted on 26 September 2022 did not identify any bores within the uppermost aquifer, within a 2 km radius, with a listed purpose of domestic, town water supply, recreational/aesthetics or industrial (refer to Section 5.4 for details).

Step 4: EPA recognised criteria

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

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

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

- Australian and the New Zealand, 2018. Guidelines for Fresh Water Quality (ANZG 2018).
- National Health and Medical Research Council, 2008. Guidelines for Managing Risk in Recreational Water (NHMRC 2008).

## 5.6 Site Inspection

On 17 October 2022, a Principal Environmental Consultant from LBWco inspected the site, in the presence of Mr Richard Cornthwaite, Walker Site Manager for the Riverlea development. Important features of the site pertaining to the potential for site contamination were noted and a photographic record was made. Records of the site visit and site photos from October 2022 are presented below, and a site layout plan detailing onsite observations and surrounding land uses is presented on Figure 2, Appendix A.

### 5.6.1 Current Land Use and Site Structures

At the time of the site inspection, the majority of the subject site comprised open grassland, with the north-eastern portion being used for grazing cattle. A shallow ephemeral creek, approximately 1 m deep meandered across the western and northern portions of the site. Water was present in the creek near the south-western corner of the site at the time of the inspection. Several shallow lakes were observed in the central and southern portions of the site.

There were no structures on the site, with the exception of a shed, that had been constructed using a shipping container, located at the northern site boundary, adjacent the Gawler River. A large concrete water tank was located alongside the shed, and a small poly water tank on the roof of the shed.

A fuel **aboveground storage tank (AST)** marked "Super", approximately 800 L in volume, was located on unsealed ground to the south of the shed. No obvious staining was visible on the ground surface in the vicinity of the AST, however a slight hydrocarbon odour was observed.

Review of Nearmap aerial images indicated that the AST was in its current location since October 2017. Prior to this time, the tank was located on a trailer parked in various locations in the vicinity of the shed, and also directly on the ground close to the fence to the south of the shed.

Two disused tractors and a tractor boom sprayer were being stored near the shed. Some oil staining was observed on the ground surface beneath one of the tractors. A small patch of oil-stained ground was also observed on the unsealed track near the shed.

Several plastic containers containing unknown liquids were observed on the ground behind the shed. One of the containers had perished and leaked an unknown black substance on the ground. No grease or oil-like odours were observed.

Two disused grain tanks were observed to the west of the shed.

Stripping and stockpiling of topsoil were occurring in the south-eastern portion of the site, and further to the south-east within the off-site portion of CT 6266/786. Several stockpiles of a pale, coarse sand were also present in this area.

A large stormwater detention channel was present along the southern boundary of the site. The channel also extended further to the east. Water within the channel appeared clear and no sheen or odour was observed. Numerous stockpiles of topsoil were present to the north of the channel.

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

#### 5.6.2 Evidence of potential site contamination

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

- Spills or loss of containment of fuel may have occurred from use of the AST.
- Localised leakage of oil was evident beneath a disused tractor and in the vicinity of the shed.
- Leakage of an unknown waste liquid was evident adjacent the shed.
- Spills or loss of containment of herbicides / pesticides may have occurred near the shed during storage / mixing of sprays or filling of the boom sprayer.

#### 5.6.3 Site Photographs

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



Photograph 1. View to the south of grazing land from near the northern site boundary. 17.10.2022.



Photograph 2. View to the west of former grazing land from the stockpile area at the eastern site boundary. 17.10.2022.



Photograph 3. View to the north of Thompson Creek from the south-western corner of the site. 17.10.2022.



Photograph 4. Shed, fuel AST and farm machinery at the northern site boundary adjacent the Gawler River. A small patch of oil-staining is visible in the foreground. 17.10.2022.



Photograph 5. Shed, water tank and farm machinery at the northern site boundary adjacent the Gawler River. A small patch of oil-staining is visible in the foreground. 17.10.2022.



Photograph 6. Fuel AST adjacent shed at the northern site boundary. 17.10.2022.



Photograph 7. Leakage of unknown substance adjacent shed at the northern site boundary. 17.10.2022.



Photograph 8. Disused grain tanks to the west of shed adjacent the northern site boundary and Gawler River. 17.10.2022.



Photograph 9. View to the north of topsoil and sand stockpiles, sourced from south-eastern portion of site, and site to the east. 17.10.2022.



Photograph 10. Excavation of topsoil from south-eastern portion of site. 17.10.2022.



Photograph 11. View to the west of stormwater detention channel at southern site boundary. 17.10.2022.



Photograph 12. View to the south of stormwater detention channel at southern site boundary. The market gardening property to the south-west of the site, licensed to operate a desalination plant, can be seen in the background. 17.10.2022.



Photograph 13. Stockpiles of topsoil from excavation of stormwater detention channel at southern site boundary. 17.10.2022.



Photograph 14. Stockpile of topsoil from excavation of stormwater detention channel at southern site boundary. 17.10.2022.



Photograph 15. Aerial view of two bunded ASTs used for temporary storage of sewage, located to the east of the site. Source: Nearmaps 09.03.2022.

## 5.7 Anecdotal Information

During the site inspection, Mr Cornthwaite of Walker indicated that no imported fill had been brought onto the site with the exception of some of the topsoil stockpiles near the eastern site boundary that had been excavated from former grazing land immediately to the east of the site; and rubble for construction of the haul road, which had been sourced from deep natural rock excavated from the Adelaide Casino redevelopment. No filling within Thompson Creek had occurred.

Mr Cornthwaite indicated that stockpiles present near the southern site boundary comprised topsoil and geotechnically unsuitable silt and sand that had been excavated from the stormwater detention channel area. Deeper soils excavated from the channel were used as allotment fill on the site to the south-east of the site.



Mr Conthwaite stated that two bunded ASTs present to the east of the site are being used for collection of sewage from the first two occupied residential properties within the Stage 1 development. The tanks, which are contained within an earthen bund lined with an impermeable membrane, are periodically pumped out by SA Water and sewage transported to Bolivar Wastewater Treatment Plant. This is a temporary measure prior to connection of the sewerage system to Bolivar.

Mr John Gerovasilis, of Vosporos Pty Ltd (Vosporos), the current owners of the majority of the site, was interviewed on 18 October, regarding previous and current site use. He indicated that Vosporos purchased the property in 2001. Since this time, the site has been used for broad-acre cropping (barley and mixed pasture) and grazing of sheep and cattle. Currently on the northern portion is being used for grazing of cattle. No sheep or cattle dips / sprays were used at the site.

Mr Gerovasilis stated that application of chemicals at the site has been limited to spraying with glyphosate / selective herbicides used in accordance with agronomist recommendations. Broad-acre spraying has occurred 4 to 5 times in the last 20 years, with spot spraying as needed, approximately once per year, in areas of box thorn and wild artichoke infestation, generally in the southern portion of the site adjacent Legoe Road. Chemicals are stored in the shed at the northern site boundary and mixed nearby using the available bore water.

Mr Gerovasilis indicated that the AST was used at the site from approximately 2007 to 2012 to store diesel for use in the tractors. The tank has been empty and disused from approximately 2014.

Maintenance of tractors undertaken in the vicinity of the shed was limited to occasional oil change and minor repairs.

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

To Mr Gerovasilis' knowledge, the site has only been used for grazing purposes in the past. He indicated that the large paddock at the south-east of the site near adjacent olive grove had previously been proposed for an orchard, but this never went ahead.

## 5.8 Adjacent Land Use Summary

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

- North and west: Grazing land.
- East and south: Market gardening.
- South-east: residential development under various stages of construction.

## 6 Site History

### 6.1 Certificates of Title

On 26 September 2022 LBWco conducted a search of the current and historical CTs issued during or since Connell Wagner (2008) assessment.

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

CT 6266/786 is a current title, formed in 2011 from three former CTs as reported in Connell Wagner (2008) which were owned by the following entities in 2008:

- Walker Pastoral Pty. Ltd
- Betty Kanev, with a lease to G. Trimboli & Sons Pty. Ltd (market gardeners).
- Trimco Nominees Pty. Ltd.

Connell Wagner (2008) reported that historical occupants were typically farmers, graziers and pastoralists. Occupations outside of these as they relate to the Precinct 2 CT history included market gardeners within CT 5424/348, a larger historical title. Based on the figures provided in Appendix B of Connell Wagner (2008) and historical aerial photography, the market gardening activities appear to have occurred in an offsite portion of CT 5424/348 and did not occur within the subject Precinct 2 site.

### 6.2 Historical Business Directory

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

One business, Rosedale Piggery, was identified from 1991 as a road corridor match to Buckland Park Rd, Two Wells. Buckland Park Rd, at the closest location, is approximately 60 m north of site, across Gawler River.

The historical aerial imagery provided by Lotsearch, as detailed in Section 6.3 below, is visible up to approximately 600 m north from site and does not indicate the presence of a piggery shed around 1991. Subsequently, LBWco considers the Rosedale Piggery operations were unlikely to have occurred within 600 m of the site.

### 6.3 Aerial Photographs

#### 6.3.1 Connell Wagner (2008) Aerial Summary

Connell Wagner (2008) conducted a review of aerial photographs from 1949, 1959, 1969, 1979, 1989, 1999 and 2005 and concluded the following in relation to Precinct 2:

Onsite:

- Primarily used for grazing from 1949 to 2005, consistent with an interview undertaken by Connel Wagner with landowners Stan and John Gerovasilis, in December 2007, who identified that broad scale cropping of barley for cattle feed purposes had occurred.
- A shed was identified in the 2005 aerial within north sector east, along the Gawler River, where tractor maintenance had occurred.

Offsite:

- Primarily used for grazing from 1949 to 2005. Additional land uses recorded throughout this period was broad scale cropping, market gardening and glasshouse construction, present to the south and south-east of Precinct 2.

### 6.3.2 LBWco Aerial Review

Aerial photographs of the site and surrounding area, from 1935, were acquired from Geoscience Australia, images from 1949 to 1999 were obtained from DEW and satellite images taken from 2008 onwards were obtained from Aerometrex, all via Lotsearch. Copies of the images are in Appendix D.

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

Table 4 Aerial Photograph Review

Year	Description
1935 - 1999	Generally consistent with Connell Wagner (2008).
2008	<p>On-site:</p> <ul style="list-style-type: none"> <li>• Appeared predominantly grazing land, multiple livestock water troughs were present.</li> <li>• Thompson creek and numerous waterbodies are visible within the western/central portion of Precinct 2.</li> <li>• A livestock holding area and loading ramp was present at the south-eastern boundary of site.</li> <li>• The shed identified by Connell Wagner (2008) was present adjacent the northern boundary.</li> </ul> <p>Off-site:</p> <ul style="list-style-type: none"> <li>• Gawler river was present along the northern boundary of site beyond which appeared rural residential/grazing land, to the north and west.</li> <li>• Market gardening activities identified in 2005 to the south-west and east of site appeared to continue, with additional greenhouses developed to the south of site.</li> </ul>
2012	<p>On-site:</p> <ul style="list-style-type: none"> <li>• Generally consistent with previous aerial imagery.</li> </ul> <p>Off-site:</p> <ul style="list-style-type: none"> <li>• Additional greenhouses had been constructed to the south, east and north-east of site.</li> </ul>
2017	<p>On-site:</p> <ul style="list-style-type: none"> <li>• Generally consistent with previous aerial imagery.</li> </ul> <p>Off-site:</p> <ul style="list-style-type: none"> <li>• Generally consistent with previous aerial imagery, additional greenhouses within the market gardens to the south, east and north-east and north of site had been constructed.</li> </ul>
2022	<p>On-site:</p> <ul style="list-style-type: none"> <li>• Earthworks had begun in the south-eastern portion of the site and included stockpiling of soils and the construction of a large stormwater detention channel.</li> <li>• The channel runs through the former livestock holding area, which had been removed.</li> <li>• Otherwise, generally consistent with previous aerial imagery.</li> </ul> <p>Off-site:</p>

Year	Description
	<ul style="list-style-type: none"> <li>• Earthworks extended off-site to the south-east and included stockpiling of soils, construction of a large stormwater detention channel.</li> <li>• Two large bunded above ground tanks were present to the south-east of the site.</li> <li>• Additional greenhouses had been developed to the north of site.</li> <li>• To the south, additional greenhouses had been developed and the desalination plant lagoon visible, as discussed in Section 5.6.</li> </ul>

## 6.4 EPA Public Register Searches

### 6.4.1 Section 7

A Section 7 Search under the *Land and Business (Sales and Conveyancing) Act 1994* was conducted by the EPA for the site. The search results are provided in Appendix E, and indicated, as 27 September 2022:

- There were no mortgages, charges or prescribed by encumbrances affecting the site under the relevant sections of the *Environment Protection Act 1993*
- No license or environmental authorisation was ever issued to operate a waste depot on the land under the *South Australia Waste Management Commission Act 1979*, the *Waste Management Act 1987* or the *Environment Protection Act 1993*
- In relation to CT 5868/768 and CT 6266/786, the EPA indicated it held the following, summarised in Section 6.4.2:
  - Details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*,
  - A copy of an environmental assessment,
  - A copy of an audit report, and/or
  - Details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit.

### 6.4.2 Site Contamination Index

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

On 27 September 2022, LBWco conducted a search of the database, via Lotsearch, within 1 km of site. The search output is presented in Appendix D.

Two records were identified as summarised in Table 5 below.

Table 5 Site Contamination Index

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

\*The Lotsearch indicates that this report was associated with current CT 5868/768. A review of the audit report confirms that this CT was not a part of the audit assessment.

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

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

A Section 83A (S83A) was lodged by AEC Environmental in March 2011 during investigations associated the Environmental Site Assessment (report summarised in Section 2.2).

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

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

Environmental Resources Management (ERM) conducted an audit of the investigations undertaken at Stage 1, Buckland Park (ERM, 2012<sup>3</sup>).

The key findings were as follows:

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

## 6.5 Environment Protection and Clean Up Orders

A review of EPA Environment Protection and Clean Up Orders was undertaken on 27 September 2022, via Lotsearch, within 1 km of site. The search output is presented in Appendix D and summarised in Table 6 below.

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<sup>3</sup> ERM (2012), Site Contamination Audit Report. Stage 1 Redevelopment Buckland Park – Legoe Road, Buckland Park, SA 5120 (ref: 0125672\_R01), dated February 2012.

Table 6 Environment Protection and Clean Up Orders

Property	Notification No	Activity	Vicinity to Site
Allotment 137, 99 Port Wakefield Highway, Buckland Park SA 5120	34970	Deposition of waste, including but not limited to, plastics, poly-piping, metals, mattresses, car parts and household items, into an unlined pit causing environmental nuisance.	0 m north-east
Legoe Road, Buckland Park SA 5120	34990	Deposition of waste, including but not limited to, plastics, poly-piping, metals, mattresses, car parts and household items, into an unlined pit causing environmental nuisance.	423 m north-east
Allotment 139, 99 Port Wakefield Highway, Buckland Park SA 5120	12342	Caused environmental nuisance in the form of deposition of demolition waste at the site.	29 m south

## 6.6 EPA Authorisations and Applications

A review of EPA Authorisations and Applications was undertaken on 27 September 2022, via Lotsearch, within 1 km of site. The search output is presented in Appendix D and summarised in Table 7 below.

Table 7 EPA Authorisations and Applications

Property	Notification No	Activity	Vicinity to Site
Issued Licence			
234 Carmelo Road, Buckland Park	43983	Desalination plant that discharges wastewater to a wastewater lagoon, Fuel burning not coal or wood	29 m south
Licence Applications			
Section 173 Legoe Road, Buckland Park	43983	Desalination plant that discharges wastewater to a wastewater lagoon, Fuel burning not coal or wood	29 m south
234 Carmelo Road, Buckland Park	LSL54TQWSJ	Desalination plant that discharges wastewater to a wastewater lagoon (for discharges of more than 2 megalitres but not more than 50 megalitres of wastewater during the licence period), Fuel burning not coal or wood	29 m south

The above licence and licence applications related to the same property, 29 m south of Precinct 2, and are issued to P'Petual Holdings Pty Limited that undertakes a market gardening operation at the property.

## 6.7 City of Playford Section 7

On 23 and 29 September 2022, LBWco received information from the City of Playford (council) for the CTs within Precinct 2, provided in Appendix F.

Some discrepancy was noted between allotment references within the council database and the certificates of title. Liaison between LBWco and council confirmed that the Section 7 certificates provided are relevant to the titles within Precinct 2.

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

Development approvals were recorded for CT 6266/786 as detailed below:

- 21 April 2022, Lot 69 Legoe Road Buckland Park, Detached Dwelling.
- 23 March 2022, Lot 69 Legoe Road Buckland Park, Detached Dwelling.

## 6.8 Dangerous Substances Register

A request for a search of the Dangerous Substance Register was lodged with SafeWork SA for the site on 27 September 2022. A response was received on 17 October 2022, which indicated that there were no records relating to the site. A copy of the response is provided in Appendix G.

## 6.9 Site History Overview

Based on the desktop site history research conducted by LBWco, and with reference to Connell Wagner (2008), the subject site and surrounding land had been largely undeveloped and used for agricultural purposes. From the 1980s, surrounding land to the east and south began to be used for market gardening until current day.

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

At the time of the site inspection, the majority of the subject site comprised open grassland, with the north-eastern portion being used for grazing cattle.

A shed, comprising a shipping container, constructed in the 2000s, and a concrete water tank are located at the northern site boundary. A disused diesel AST, approximately 800 L in volume is also located near the shed. During its use from 2007 to 2012, the AST was located either direct on the ground or on a trailer in various location near and to the south of the shed.

Application of chemicals at the site has been limited to occasional broad-acre spraying with glyphosate / selective herbicides used in accordance with agronomist recommendations, with spot spraying as needed, approximately once per year, in areas of box thorn and wild artichoke infestation. Chemicals are stored in the shed at the northern site boundary and mixed nearby using the available bore water.

Earthworks associated with the Stage 1 development, to the south-east of site and extending into the Precinct 2 site, began at the early in 2021 and have included stripping and stockpiling of topsoil and other geotechnically unsuitable soils from Stage.

A stormwater detention channel had been excavated along the southern boundary of Precinct 2 and beyond, for temporarily storage of stormwater runoff from Stage 1, prior to establishing a stormwater drain for the development. Stockpiles of topsoil and other geotechnically unsuitable soils were located adjacent to the channel.

In October 2021, two large above ground storage tanks were installed in the Stage 1 development area, within an earthen bund lined with an impermeable membrane. The tanks, located approximately 34 m from Precinct 2, are being used for collection of sewage from the first two occupied residential properties within the Stage 1 as a temporary measure prior to connection of the sewerage system.

## 7 Preliminary Conceptual Site Model

### 7.1 Potentially Contaminating Activities

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

Table 8 Prescribed PCAs

Activity	Description	PCA as per PD-14 2021?	PCA as per EPR 2009?	Comment/Location
<b>On-site</b>				
Listed substances—activities involving listed substances	<i>Storage, at discrete business premises, of 500L or more of a liquid listed substance.</i>	Yes - Class 1	Yes	Fuel AST present near shed within CT 5867/770
Agricultural activities	<i>Activities undertaken in the course of agriculture: Intensive application or administration of a listed substance to plants, land or water (excluding routine spraying, in accordance with <b>manufacturers'</b> instructions, of pesticides used in broad-acre farming)</i>	Yes - Class 2	Yes	Mixing and potential spillage of herbicides near shed within CT 5867/770.
Wetlands or detention basins	<i>Operation of bodies of water less than 6 metres deep for collection and management of stormwater or other wastewater for urban amenity, flood mitigation or ecological or other environmental purposes.</i>	Yes - Class 2	Yes	Within CT 5868/768 and 766, along Legoe Rd.
Fill or soil importation	Importation, to premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place	No	Yes	Soil stockpiles present at the east and south of site.
Adjacent Land	Classified as 60 m as per section 3(1) of the PDI Act 2016			
Wastewater storage, treatment or disposal	<i>Storage (including in tanks, lagoons and ponds) or treatment of wastewater or disposal of wastewater to land or water.</i>	Yes - Class 2	Yes	Bunded ASTs holding sewage, located approx. 35 m to east of site.
Agricultural activities	<i>Activities undertaken in the course of agriculture: Intensive application or administration of a listed substance to plants, land or water (excluding routine spraying, in accordance with <b>manufacturers'</b> instructions, of pesticides used in broad-acre farming)</i>	Yes - Class 2	Yes	Market gardens directly to the east and south of site – potential intensive application of pesticides / herbicides.



Activity	Description	PCA as per PD-14 2021?	PCA as per EPR 2009?	Comment/Location
Desalination plants	<i>Operation of desalination plants</i>	Yes - Class 3	Yes	The property to the south-east of the site has an EPA licence for operating a desalination plant that discharges wastewater to a wastewater lagoon.
Distant Off-Site				
Agricultural activities	<i>Activities undertaken in the course of agriculture: Intensive application or administration of a listed substance to plants, land or water (excluding routine spraying, in accordance with manufacturers' instructions, of pesticides used in broad-acre farming)</i>	Yes - Class 2	Yes	Market gardens to the north, east and south of site – potential intensive application of pesticides / herbicides.

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

A piggery that was noted in a 1991 in business directory to be present on Buckland Park Road, Two Wells is considered to constitute an animal feedlot (operation of confined yards or areas for holding of animals and feeding of animals principally by mechanical means or by hand), which is a Class 3 PCA. Based on aerial photos there was no evidence of a piggery within at least 600 m of the site, therefore this activity is unlikely to pose a risk to receptors at the site and has not been considered further.

## 7.2 Preliminary Conceptual Site Model

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

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

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

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

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

AND

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

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

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

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

Table 9 Preliminary CSM – Desktop Assessment of Risk from PCAs

Potentially contaminating activity and PD14 Classification	Contaminants of potential concern (COPC)	Area of Interest	Source(s)	Pathway(s)	On-site Receptor(s)	Does complete pathway exist?
On-site						
Activities involving listed substances – Class 1	Petroleum hydrocarbons, BTEX	AST present near shed within CT 5867/770, containing diesel from 2007 – 2014.	Soil	Direct contact, dust inhalation, ingestion	Current and future site users including contractors involved in below ground works. Future site use in this area will be open space within 50 m buffer south of Gawler River. Site Ecology	Possible Elevated concentrations of COPCs may be present as a result of leaks or spills during refuelling. There were no observations indicating significant spills or leaks at the site, therefore impact to soils is likely limited to isolated areas of surficial soils.
			Soil vapour	Soil vapour migration	Future site users – open space within 50 m buffer south of Gawler River.	Unlikely There were no observations indicating significant spills or leaks at the site, and future use in this area will be open space, therefore complete exposure pathway is unlikely.
			Groundwater	Migration of contaminants	Future site users Site Ecology	Unlikely There were no observations indicating significant spills or leaks at the site, therefore risk to groundwater is considered unlikely.
Agricultural activities – Class 2	Glyphosate, herbicides	Mixing and potential spillage of herbicides near shed within CT 5867/770.	Soil	Direct contact, dust inhalation, ingestion	Current and future site users including contractors involved in below ground works. Future site use in this area will be open space within 50 m buffer south of Gawler River. Site Ecology	Possible Elevated concentrations of COPCs may be present as a result of leaks or spills during mixing of herbicides. There were no observations indicating significant spills or leaks at the site, therefore impact to soils is likely limited to isolated areas of surficial soils.

Potentially contaminating activity and PD14 Classification	Contaminants of potential concern (COPC)	Area of Interest	Source(s)	Pathway(s)	On-site Receptor(s)	Does complete pathway exist?
			Groundwater	Migration of contaminants	Future site users Site Ecology	Unlikely Based on no observations indicating significant spills or leaks at the site, it is considered unlikely that any spills would have been of a sufficient volume to constitute a significant risk to groundwater.
Wetlands or detention basins – Class 2	Pesticides, herbicides, heavy metals, hydrocarbons from oil and grease.	Within CT 5868/768 and 766, along Legoe Rd.	Groundwater	Migration of contaminants	Future site users Ecological receptors	Unlikely The stormwater detention basin is a temporary feature and will be converted to a drainage channel which will carry stormwater flow off-site to the west as part of the proposed site development. There is no change to a more sensitive land use in this area of the site. Considering the temporary nature of the basin, and expected low impacts within the surrounding catchment area, it is considered unlikely to pose a risk of contamination to groundwater.
Fill or soil importation (if sourced from a site containing a PCA)	Heavy metals	Soil stockpiles present at the east and south of site	Soil	Direct contact, dust inhalation, ingestion	Future site users Site Ecology	Unlikely Based on anecdotal information, the stockpiles at the east of the site were sourced from earthworks within Stage 1, which was audited and assessed (ERM, 2012) to be suitable for the proposed residential and open space use; and stockpiles at the south of the site were sourced from excavation of the stormwater detention channel at the south of the site. Therefore, the stockpiles are considered unlikely to pose a risk to on-site receptors. <u>Fill or soil importation is not a PCA for the purpose of PD14</u>
<b>Adjacent Land</b>						
Wastewater storage, treatment or disposal – Class 2	Nutrients, pathogens	Bunded ASTs holding sewage, located approx. 35 m to east of site.	Groundwater	Migration of contaminants	Future site users Ecological receptors	Unlikely The tanks are new and in good condition and contained in a lined bund, therefore a complete exposure pathway is not considered to exist.
Agricultural activities – Class 2	Herbicides, pesticides including heavy metals, OCPs and OPPs; fertilisers, trace elements, fungicides	Market gardens directly to the east and south of site – potential intensive	Groundwater	Migration of contaminants	Future site users	Unlikely ERM (2012) indicated the presence of elevated concentrations of molybdenum, fluoride, nitrate and selenium identified in groundwater beneath the Stage 1 site (to the south-east of the subject site) were

Potentially contaminating activity and PD14 Classification	Contaminants of potential concern (COPC)	Area of Interest	Source(s)	Pathway(s)	On-site Receptor(s)	Does complete pathway exist?
		application of agricultural chemicals				<p>considered to be related to regional groundwater quality. Based on TDS and low aquifer yield, the auditor considered the use of groundwater within the quaternary aquifer for any purpose was considered low.</p> <p>Domestic use of groundwater for the proposed development is not likely therefore a complete pathway via direct contact or ingestion of groundwater is unlikely to exist.</p>
Desalination plants – Class 3	Metals, TDS	Desalination operations 29 m south of site	Groundwater	Migration of contaminants	Future site users	<p>Unlikely</p> <p>There is potential for hyper-saline wastewater to migrate into groundwater in the vicinity of the desalination operations, however this plant is located down-hydraulic gradient of the site.</p> <p>Domestic use of groundwater for the proposed development is not likely therefore a complete pathway via direct contact or ingestion of groundwater is unlikely to exist.</p>
Off-site						
Agricultural activities – Class 2	Herbicides, pesticides including heavy metals, OCPs and OPPs; fertilisers, trace elements, fungicides	Market gardens directly to the east and south of site – potential intensive application of agricultural chemicals	Groundwater	Migration of contaminants	Future site users	<p>Unlikely</p> <p>ERM (2012) indicated the presence of elevated concentrations of molybdenum, fluoride, nitrate and selenium identified in groundwater beneath the Stage 1 site (to the south-east of the subject site) were considered to be related to regional groundwater quality. Based on TDS and low aquifer yield, the auditor considered the use of groundwater within the quaternary aquifer for any purpose was considered low.</p> <p>Domestic use of groundwater for the proposed development is not likely therefore a complete pathway via direct contact or ingestion of groundwater is unlikely to exist.</p>

## 8 Conclusions and Recommendations

### 8.1 Conclusions

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

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

Three prescribed PCAs were identified to have occurred onsite:

- Class 1
  - Activities involving listed substances – possible complete source pathway receptor linkage
- Class 2
  - Agricultural activities – possible complete source pathway receptor linkage
  - Wetlands or detention basins – unlikely complete source pathway receptor linkage

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

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

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

- Class 2
  - Wastewater storage, treatment or disposal – unlikely complete source pathway receptor linkage
  - Agricultural activities – unlikely complete source pathway receptor linkage
- Class 3
  - Desalination plants – unlikely complete source pathway receptor linkage

One prescribed PCA was identified to have occurred offsite:

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

In summary, the majority of the subject site comprised open grassland, having been used for cropping and grazing. No obvious evidence of contamination or environmental impact was observed during the site inspection, with the exception of some localised oil staining at the ground surface near a shed at the northern site boundary. Class 1 and Class 2 PCAs with possible complete source pathway receptor linkages identified at the site were limited a diesel AST and mixing of herbicides in the vicinity of the shed.

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

Based on anecdotal information, stockpiles of topsoil present at the site were sourced from the neighbour development stage (an environmental audit indicating the soils to be suitable for the proposed residential and open space use); and from excavation of the stormwater detention channel on-site. Therefore, the stockpiles are considered unlikely to pose a risk to on-site receptors. It is noted that fill or soil importation is not a PCA for the purpose of PD14.

Records indicate two Class 2 PCAs and one Class 3 PCA are occurring off-site: temporary storage of sewage within bunded tanks adjacent to the site, as part of the neighbouring Stage 1 development; market gardening operations to the east and south of the site; and a desalination plant associated with a large commercial market garden to the south-east of the site. Based on the preliminary CSM, it was considered that complete source, pathway, receptor linkages are unlikely to exist relative to these PCAs.

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

## 8.2 Recommendations

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

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

## 9 Limitations

### Scope of Services

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

### Reliance on Data

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

### Desktop Environmental Conclusions

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

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

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

### Report for Benefit of Walker

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

### Other Limitations

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



# Appendix A

## Figures

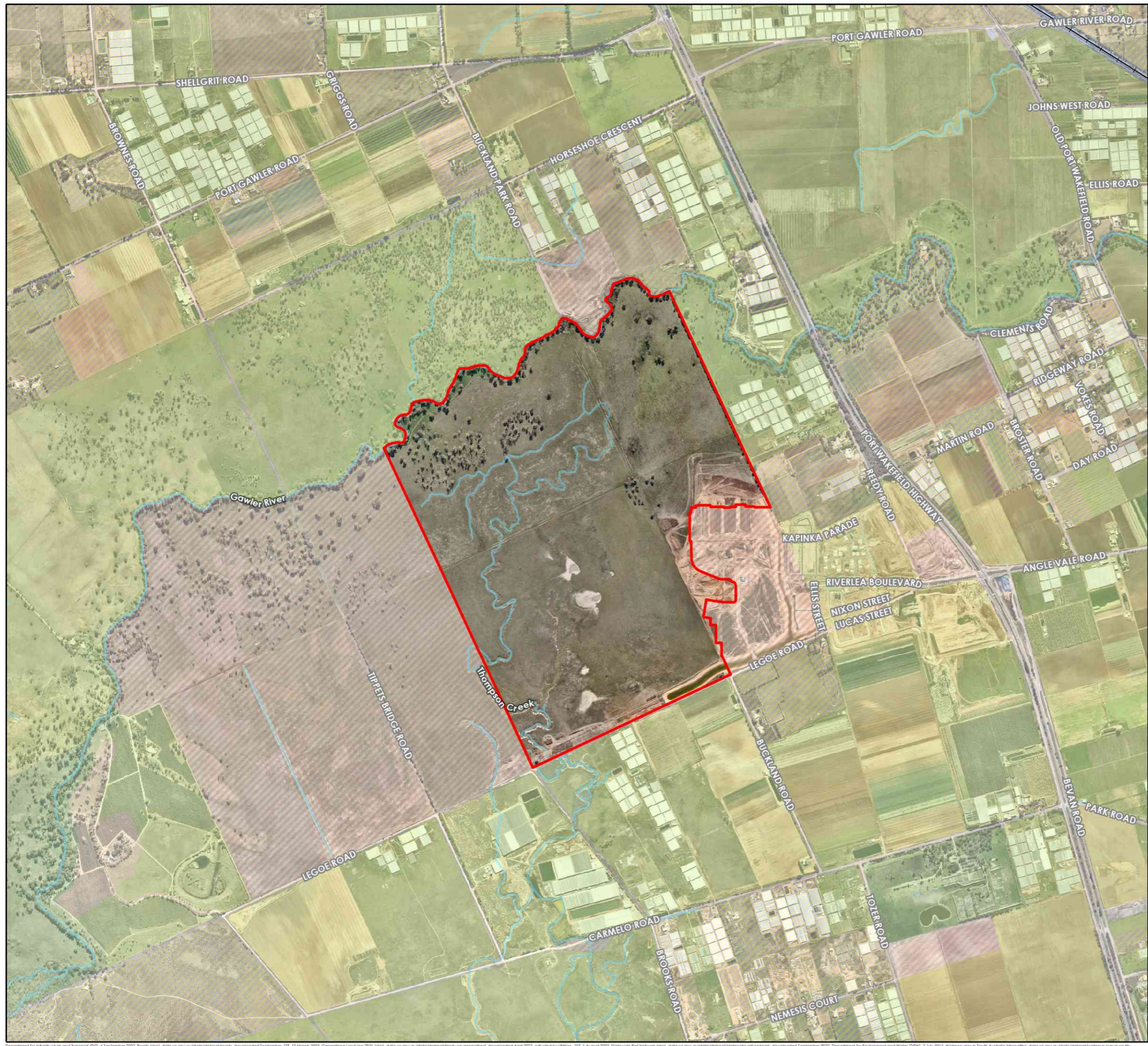
# FIGURE 1

## Site Locality Plan

Client: Walker Buckland Park Developments Pty Ltd  
 Project: Preliminary Site Investigation  
 Site: Precinct 2, Riverlea Development, Riverlea Park

### Legend

- Site boundary
  - Water course
  - Operational railway
- Land Use (2021)
- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Residential        | <span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Agriculture/ Horticulture  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> Rural residential  | <span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Reserve/ Recreation  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> Public Institution | <span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px); border: 1px solid black; margin-right: 5px;"></span> Livestock |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #e0f7fa; border: 1px solid black; margin-right: 5px;"></span> Commercial         | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe0b2; border: 1px solid black; margin-right: 5px;"></span> Mine / quarry  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; border: 1px solid black; margin-right: 5px;"></span> Industry           | <span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px); border: 1px solid black; margin-right: 5px;"></span> Vacant   |



	Spatial Reference: GDA2020 MGA Zone 54		
	Source: Nearmap.com (May, 2022)		
Job No	221385	Scale at A3:	1:20,000
Drawn	JC	Rev	0
Approved	AG	Date	18/10/2022

Department for Infrastructure and Transport (DIT), 4 September 2022, Roads (Imp), data.sa.gov.au/dataset/roads, downloaded September 2022. DIT, 12 March 2022, Generalised Land Use 2021 (Imp), data.sa.gov.au/dataset/land-use-generalised, downloaded April 2022. asjw/lyb, 6 August 2022, Statewide Rail Network (Imp), data.sa.gov.au/dataset/statewide-rail-network, downloaded September 2022. Department for Environment and Water (DEW), 2 July 2014, Watercourses in South Australia (Shapefile), data.sa.gov.au/dataset/watercourses-in-south-australia, downloaded August 2022.

# FIGURE 2A

## Site Layout Plan

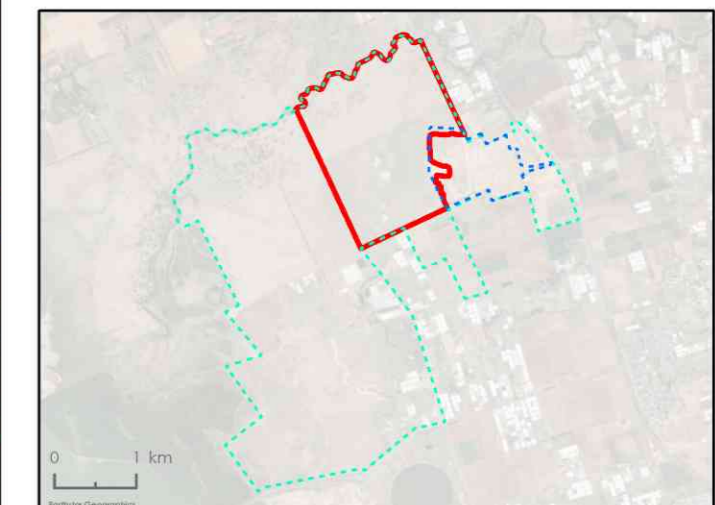
Client: Walker Buckland Park Developments Pty Ltd

Project: Preliminary Site Investigation


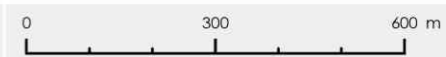
Site: Precinct 2, Riverlea Development, Riverlea Park

### Legend

- Site boundary
- Water course
- Approximate parcel boundary
- Connell Wagner assessment boundary (2008)
- AEC assessment boundary (2012)
- Approximate extent of stormwater detention channel not presented on aerial imagery (Oct, 2022)



**low** CO | DELIVERING ENVIRONMENTAL SOLUTIONS

			
	Spatial Reference: GDA2020 MGA Zone 54		
	Source: Nearmap.com (May, 2022)		
Job No	221385	Scale at A3:	1:12,000
Drawn	JC	Rev	0
Approved	AG	Date	18/10/2022

Department for Infrastructure and Transport (DIT), 8 September 2022, Roads (IMP), data.sa.gov.au/dataset/roads, downloaded September 2022. Department for Environment and Water (DEW), 2 July 2014, Watercourses in South Australia (private), data.sa.gov.au/dataset/watercourses-in-south-australia, downloaded August 2022.

# FIGURE 2B

## Site Layout Plan - Shed Area

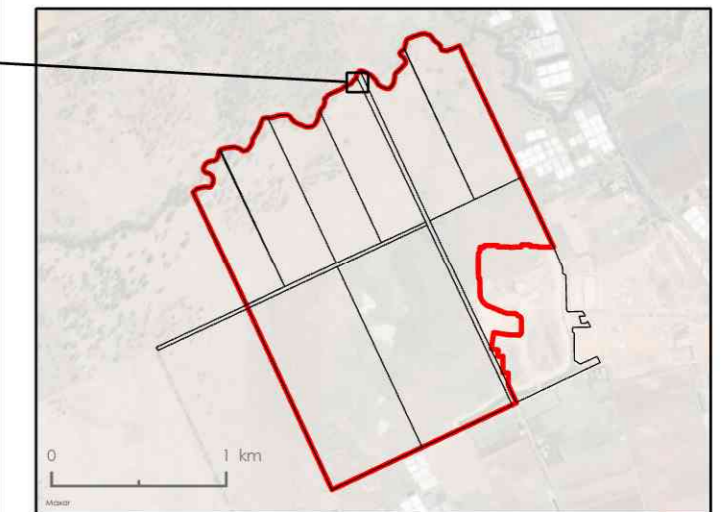
Client: Walker Buckland Park Developments Pty Ltd

Project: Preliminary Site Investigation


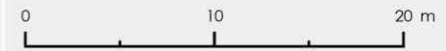
Site: Precinct 2, Riverlea Development, Riverlea Park

### Legend

- Site boundary
- Approximate parcel boundary

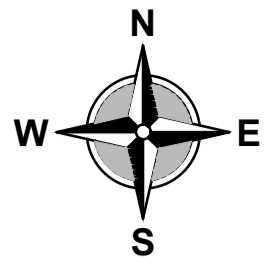


**low** CO | DELIVERING ENVIRONMENTAL SOLUTIONS

			
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	Source: Nearmap.com (March, 2022)		
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Drawn	JC	Rev	0
Approved	AG	Date	18/10/2022

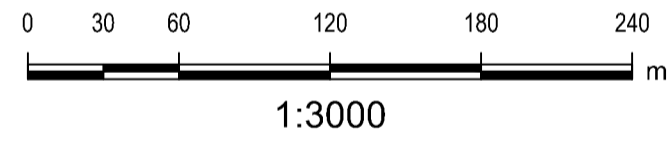
# Appendix B

## Riverlea Precinct 2 – Proposed Allotment Plan



**LEGEND**

Allotment Type	Width	Depth	Area m <sup>2</sup>	Total	Total%
Terrace	7-9	25-30	150-250	349	12.6%
Cottage	15	15	225	127	4.6%
Small Courtyard	12.5	25	312	88	3.2%
Courtyard	14	25	350	57	2.1%
Villa	12.5	30	375	429	15.4%
Medium Courtyard	16	25	400	94	3.4%
Entry Traditional	14	30	420	496	17.8%
Large Villa	12.5	35	438	19	0.7%
Large Courtyard	18	25	450	29	1.0%
Small Traditional	16	30	480	552	19.9%
Entry Estate	14	35	490	29	1.0%
Grand Courtyard	20	25	500	20	0.7%
Medium Traditional	18	30	540	239	8.6%
Small Estate	16	35	560	39	1.4%
Large Traditional	20	30	600	144	5.2%
Medium Estate	18	35	630	24	0.9%
Large Estate	20	35	700	15	0.5%
Grand Estate			800+	17	0.6%
MD Site				12	0.4%
<b>Total</b>				<b>2779</b>	<b>100%</b>



Client



Walker Corporation Pty Ltd  
 ABN 95 00 176 263  
 G.P.O. Box 4073  
 Sydney NSW 2001  
 Level 21, Governor Macquarie Tower  
 1 Farrer Place Sydney NSW 2000

Telephone (02) 8273 9600  
 Facsimile (02) 9252 7400  
 Web walkercorp.com.au

**Title**  
**PRECINCT 2**  
**Residential Allotment Mix**  
**Modification**  
 Sheet 1 of 2


**Project**  
**RIVERLEA**

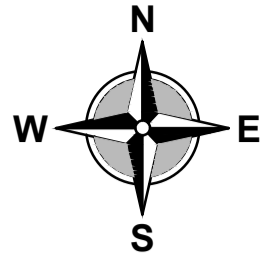
Project Code	Drawing No.	Rev
21A3182	21A3182LM	G

Revision Date  
 24 August 2022

**Surveyor**  
 Alexander & Symonds Pty Ltd  
 11 King William Street Kent Town,  
 South Australia 5087  
 PO Box 1030 Kent Town, SA 5071  
 DX 209 ABN 93007 753 988

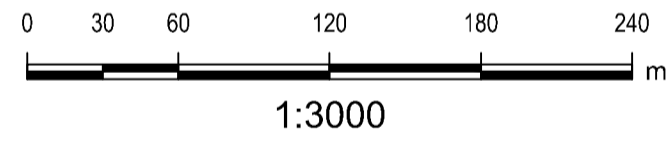
T (08) 8130 1666  
 F (08) 8362 0099  
 W www.alexander.com.au  
 E adeal@alexander.com.au



**LEGEND**

Allotment Type	Width	Depth	Area m <sup>2</sup>	Total	Total%
Terrace	7-9	25-30	150-250	349	12.6%
Cottage	15	15	225	127	4.6%
Small Courtyard	12.5	25	312	88	3.2%
Courtyard	14	25	350	57	2.1%
Villa	12.5	30	375	429	15.4%
Medium Courtyard	16	25	400	94	3.4%
Entry Traditional	14	30	420	496	17.8%
Large Villa	12.5	35	438	19	0.7%
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Small Traditional	16	30	480	552	19.9%
Entry Estate	14	35	490	29	1.0%
Grand Courtyard	20	25	500	20	0.7%
Medium Traditional	18	30	540	239	8.6%
Small Estate	16	35	560	39	1.4%
Large Traditional	20	30	600	144	5.2%
Medium Estate	18	35	630	24	0.9%
Large Estate	20	35	700	15	0.5%
Grand Estate			800+	17	0.6%
MD Site				12	0.4%
<b>Total</b>				<b>2779</b>	<b>100%</b>



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 Facsimile (02) 9252 7400  
 Web walkercorp.com.au

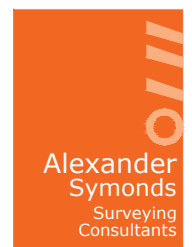
**Title**  
**PRECINCT 2**  
**Residential Allotment Mix**  
**Modification**  
**Sheet 2 of 2**

**Project**  
**RIVERLEA**

Project Code	Drawing No.	Rev
21A3182	21A3182LM	G

**Revision Date**  
 24 August 2022

**Surveyor**  
 Alexander & Symonds Pty Ltd  
 11 King William Street Kent Town,  
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 F (08) 8362 0099  
 W www.alexander.com.au  
 E ade@alexander.com.au



# Appendix C

## Certificates of Title



# Land Ownership History

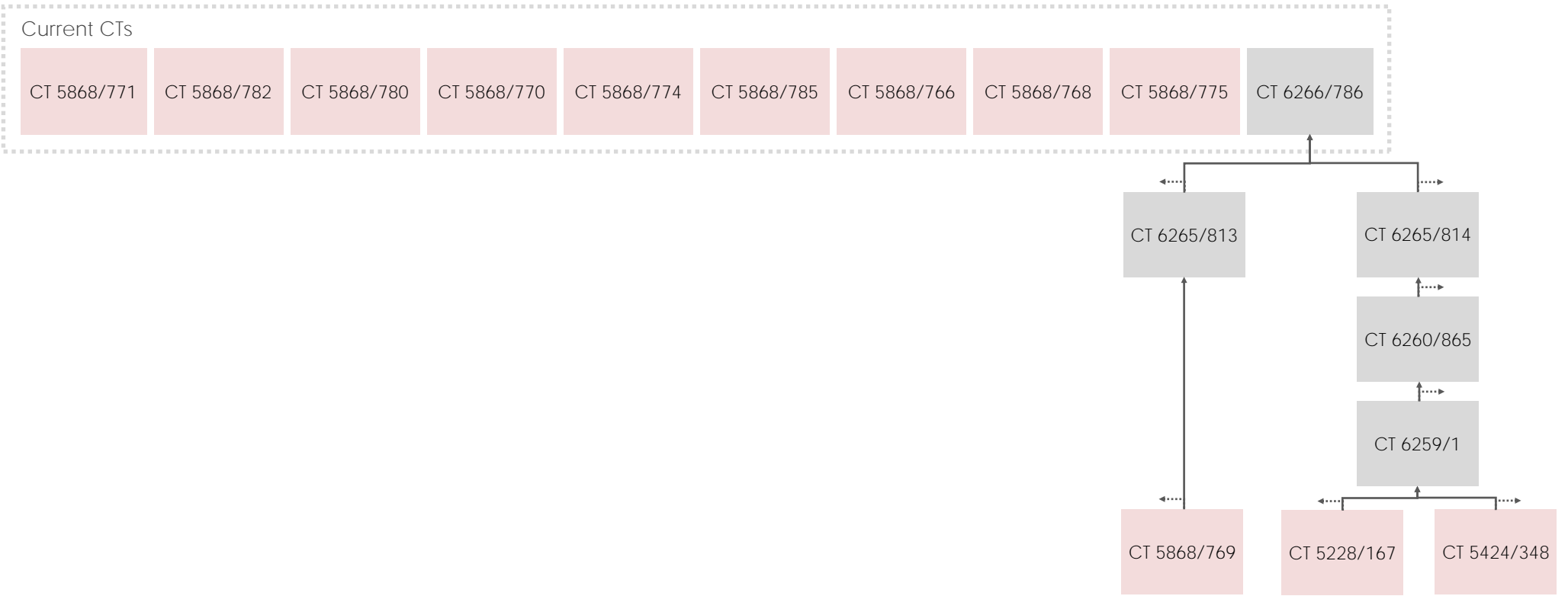
Precinct 2, Riverlea Development

221385



## Legend

- CT at time of Connell Wagner (2008)
- New CT since Connell Wagner (2008)
- Split into off-site CT



Land Ownership History  
Precinct 2, Riverlea Development

221385



CT 5868/771

Allotment 93 Filed Plan 174427 in Area named Buckland Park, Hundred of Port Adelaide.

Current CT

- 26.09.2011 Withdrawal of caveat 10646257
- 03.11.2008 Caveat (11059755) registered to Walker Pastoral Pty. Ltd.
- 22.02.2007 Caveat (10646257) registered to Walker Corporation Pty. Ltd.
- 15.03.2002 Title created to Vosporos Pty. Ltd. from CT 5395/928

CT 5868/782

Block 60 Deposited Plan 1671 in Area named Buckland Park, Hundreds of Port Adelaide and Port Gawler.

Current CT

- 26.09.2011 Withdrawal of caveat 10646257
- 03.11.2008 Caveat (11059755) registered to Walker Pastoral Pty. Ltd.
- 22.02.2007 Caveat (10646257) registered to Walker Corporation Pty. Ltd.
- 15.03.2002 Title created to Vosporos Pty. Ltd. from CT 5395/939

CT 5868/780

Allotment 92 Filed Plan 174426 in Area named Buckland Park, Hundred of Port Adelaide.

Current CT

- 22.12.2011 Withdrawal of caveat 11059755
- 26.09.2011 Withdrawal of caveat 10646257
- 03.11.2008 Caveat (11059755) registered to Walker Pastoral Pty. Ltd.
- 22.02.2007 Caveat (10646257) registered to Walker Corporation Pty. Ltd.
- 15.03.2002 Title created to Vosporos Pty. Ltd. from CT 5395/937

CT 5868/770

Block 59 Deposited Plan 1671 in Area named Buckland Park, Hundred of Port Adelaide and Port Gawler.

Current CT

- 12.04.2022 Application for deposit of a plan of division and issue of new certificates of title
- 22.12.2011 Withdrawal of caveat 11059755
- 26.09.2011 Withdrawal of caveat 10646257
- 03.11.2008 Caveat (11059755) registered to Walker Pastoral Pty. Ltd.
- 22.02.2007 Caveat (10646257) registered to Walker Corporation Pty. Ltd.
- 15.03.2002 Title created to Vosporos Pty. Ltd. from CT 5395/927

CT 5868/774

Allotment 91 Filed Plan 174425 in Area named Buckland Park, Hundred of Port Adelaide.

Current CT

- 12.04.2022 Application for deposit of a plan of division and issue of new certificates of title
- 28.02.2022 Transfer to Walker Pastoral Pty. Ltd.
- 22.12.2011 Withdrawal of caveat 11059755
- 26.09.2011 Withdrawal of caveat 10646257
- 03.11.2008 Caveat (11059755) registered to Walker Pastoral Pty. Ltd.
- 22.02.2007 Caveat (10646257) registered to Walker Corporation Pty. Ltd.
- 15.03.2002 Title created to Vosporos Pty. Ltd. from CT 5395/931

Land Ownership History  
Precinct 2, Riverlea Development

221385



CT 5868/785

Block 58 Deposited Plan 1671 in Area named Buckland Park, Hundred of Port Adelaide and Port Gawler.

Current CT

21.12.2021 Transfer to Walker Pastoral Pty. Ltd.  
22.12.2011 Withdrawal of caveat 11059755  
26.09.2011 Withdrawal of caveat 10646257  
03.11.2008 Caveat (11059755) registered to Walker Pastoral Pty. Ltd.  
22.02.2007 Caveat (10646257) registered to Walker Corporation Pty. Ltd.  
15.03.2002 Title created to Vosporos Pty. Ltd. from CT 5395/942

Portion of CT 5868/775

Allotment 95 Filed Plan 174429 in Area named Buckland Park, Hundred of Port Adelaide.

Current CT

26.09.2011 Withdrawal of caveat 10646257  
03.11.2008 Caveat (11059755) registered to Walker Pastoral Pty. Ltd.  
22.02.2007 Caveat (10646257) registered to Walker Corporation Pty. Ltd.  
15.03.2002 Title created to Vosporos Pty. Ltd. from CT 5395/932

CT 5868/766

Block 68 Deposited Plan 1671 in Area named Buckland Park, Hundred of Port Adelaide and Port Gawler.

Current CT

22.12.2011 Withdrawal of caveat 11059755  
26.09.2011 Withdrawal of caveat 10646257  
03.11.2008 Caveat (11059755) registered to Walker Pastoral Pty. Ltd.  
22.02.2007 Caveat (10646257) registered to Walker Corporation Pty. Ltd.  
15.03.2002 Title created to Vosporos Pty. Ltd. from CT 5395/922

CT 5868/768

Block 69 Deposited Plan 1671 in Area named Buckland Park, Hundred of Port Adelaide and Port Gawler.

Current CT

12.04.2022 Application for deposit of a plan of division and issue of new certificates of title  
26.09.2011 Transfer to Walker Pastoral Pty. Ltd.  
26.09.2011 Withdrawal of caveat 11059755  
26.09.2011 Withdrawal of caveat 10646257  
03.11.2008 Caveat (11059755) registered to Walker Pastoral Pty. Ltd.  
22.02.2007 Caveat (10646257) registered to Walker Corporation Pty. Ltd.  
15.03.2002 Title created to Vosporos Pty. Ltd. from CT 5395/924

Land Ownership History  
Precinct 2, Riverlea Development

221385



CT 6266/786  
Allotment comprising pieces 9021 and 9022 Deposited Plan 128886 in Areas named Buckland Park and Riverlea Park, Hundred of Port Adelaide.  
Current CT  
04.03.2022 Rescind an Agreement (11666727) registered.  
03.09.2022 Title issued to Walker Pastoral Pty. Ltd.

CT 6265/813  
Cancelled to CT 6266/786  
04.03.2022 Certified application for deposit of a plan of division to Walker Pastoral Pty. Ltd.  
09.02.2022 Title created.

CT 6265/814  
Cancelled to CT 6266/786  
04.03.2022 Certified application for deposit of a plan of division to Walker Pastoral Pty. Ltd.  
09.02.2022 Title created.

CT 5868/769  
Cancelled to CT 6265/813  
16.12.2021 Certified application for deposit of a plan of division to Walker Pastoral Pty. Ltd.  
08.11.2011 Agreement (11671022) registered with Minister for Urban Development, Planning and The City of Adelaide  
26.09.2011 Withdrawal of caveat 11059755  
26.09.2011 Withdrawal of caveat 10646257  
03.11.2008 Caveat (11059755) registered to Walker Pastoral Pty. Ltd.  
22.02.2007 Caveat (10646257) registered to Walker Corporation Pty. Ltd.  
15.03.2002 Title created to Walker Pastoral Pty. Ltd. from CT 5395/926

CT 6260/865  
Cancelled to CT 6265/814  
16.12.2021 Certified application for deposit of a plan of division to Walker Pastoral Pty. Ltd.  
11.10.2021 Rescind an Agreement (11671022) registered  
13.10.2021 Title created.

CT 6259/1  
Cancelled to CT 6260/865  
11.10.2021 Uncertified application for deposit of a plan of division to City of Playford, Walker Pastoral Pty. Ltd.  
30.08.2021 Title created.

CT 5228/167  
Cancelled to CT 6259/1  
25.08.2021 Certified application for deposit of a plan of division to City of Playford, Walker Waterloo Corner Pty. Ltd, Walker Pastoral Pty. Ltd.  
01.02.2012 Addition of Endorsement (11671022)  
08.11.2011 Agreement (11671022) registered with Minister for Urban Development, Planning and The City of Adelaide  
21.10.2011 Transfer to Walker Pastoral Pty. Ltd.  
31.03.2005 Transfer to Trimco Nominees Pty. Ltd.  
19.07.2002 Transfer to Lake North Pty. Ltd.  
04.07.1997 Lease registered with G. Trimboli & Sons Pty. Ltd.  
24.10.1994 Transfer to Stacy Shoebridge  
17.11.1994 Title created to Maria Evanoff.

CT 5424/348  
Cancelled to CT 6259/1  
25.08.2021 Certified application for deposit of a plan of division to City of Playford, Walker Waterloo Corner Pty. Ltd, Walker Pastoral Pty. Ltd.  
31.10.2011 Agreement (11666727) registered with Minister for Urban Development, Planning and The City of Adelaide  
01.03.2011 Transfer to Walker Pastoral Pty. Ltd.  
05.06.1997 Lease registered with G. Trimboli & Sons Pty. Ltd.  
04.06.1997 Title created Betty Kanev.



# Title Register Search

## LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 5868 FOLIO 766 \*

COST : \$18.00 (GST exempt )	PARENT TITLE : CT 5395/922
REGION : EMAIL	AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118	DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:23:00	EDITION : 1
CLIENT REF A056410.0000	

### REGISTERED PROPRIETOR IN FEE SIMPLE

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

### DESCRIPTION OF LAND

BLOCK 68 DEPOSITED PLAN 1671  
IN THE AREA NAMED BUCKLAND PARK  
HUNDREDS OF PORT ADELAIDE AND PORT GAWLER

### EASEMENTS

NIL

### SCHEDULE OF ENDORSEMENTS

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

### NOTATIONS

#### DOCUMENTS AFFECTING THIS TITLE

NIL

### REGISTRAR-GENERAL'S NOTES

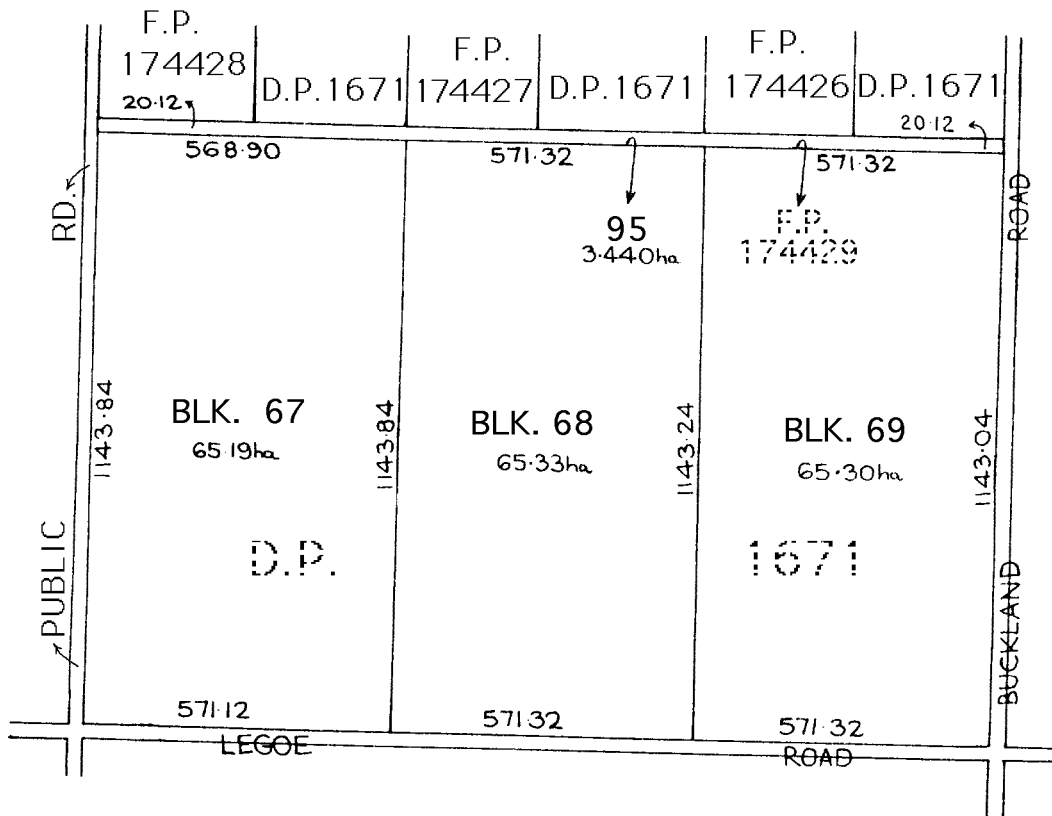
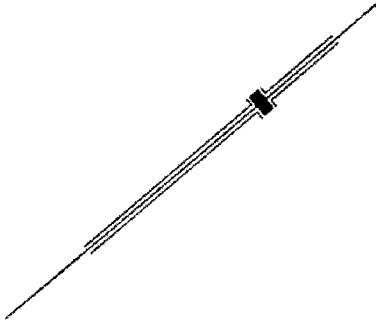
APPROVED FILED PLAN NO UNIQUE IDENTIFIER FX31230

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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5868 FOLIO 766

SEARCH DATE : 31/05/2010 TIME: 16:23:00



0 100 200 300 400 500 600 Metres

## Certificate of Title

**Title Reference:** CT 5868/766  
**Status:** CURRENT  
**Parent Title(s):** CT 5395/922  
**Dealing(s) Creating Title:** PS 9237421  
**Title Issued:** 15/03/2002  
**Edition:** 3

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
25/03/2021	30/03/2021	13490198	DISCHARGE OF MORTGAGE	REGISTERED	11695164
22/12/2011	18/01/2012	11695165	MORTGAGE	REGISTERED	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
22/12/2011	18/01/2012	11695164	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
22/12/2011	18/01/2012	11695163	WITHDRAWAL OF CAVEAT	REGISTERED	11059755
26/09/2011	12/10/2011	11649513	WITHDRAWAL OF CAVEAT	REGISTERED	10646257
03/11/2008	07/11/2008	11059755	CAVEAT	REGISTERED	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
22/02/2007	26/02/2007	10646257	CAVEAT	REGISTERED	WALKER CORPORATION PTY. LTD.



# Title Register Search

## LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 5868 FOLIO 768 \*

COST : \$18.00 (GST exempt )	PARENT TITLE : CT 5395/924
REGION : EMAIL	AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118	DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:27:09	EDITION : 1
CLIENT REF A056410.0000	

### REGISTERED PROPRIETOR IN FEE SIMPLE

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

### DESCRIPTION OF LAND

BLOCK 69 DEPOSITED PLAN 1671  
IN THE AREA NAMED BUCKLAND PARK  
HUNDREDS OF PORT ADELAIDE AND PORT GAWLER

### EASEMENTS

NIL

### SCHEDULE OF ENDORSEMENTS

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

### NOTATIONS

DOCUMENTS AFFECTING THIS TITLE  
NIL

### REGISTRAR-GENERAL'S NOTES

APPROVED FILED PLAN NO UNIQUE IDENTIFIER FX31230

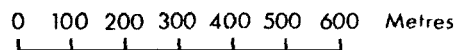
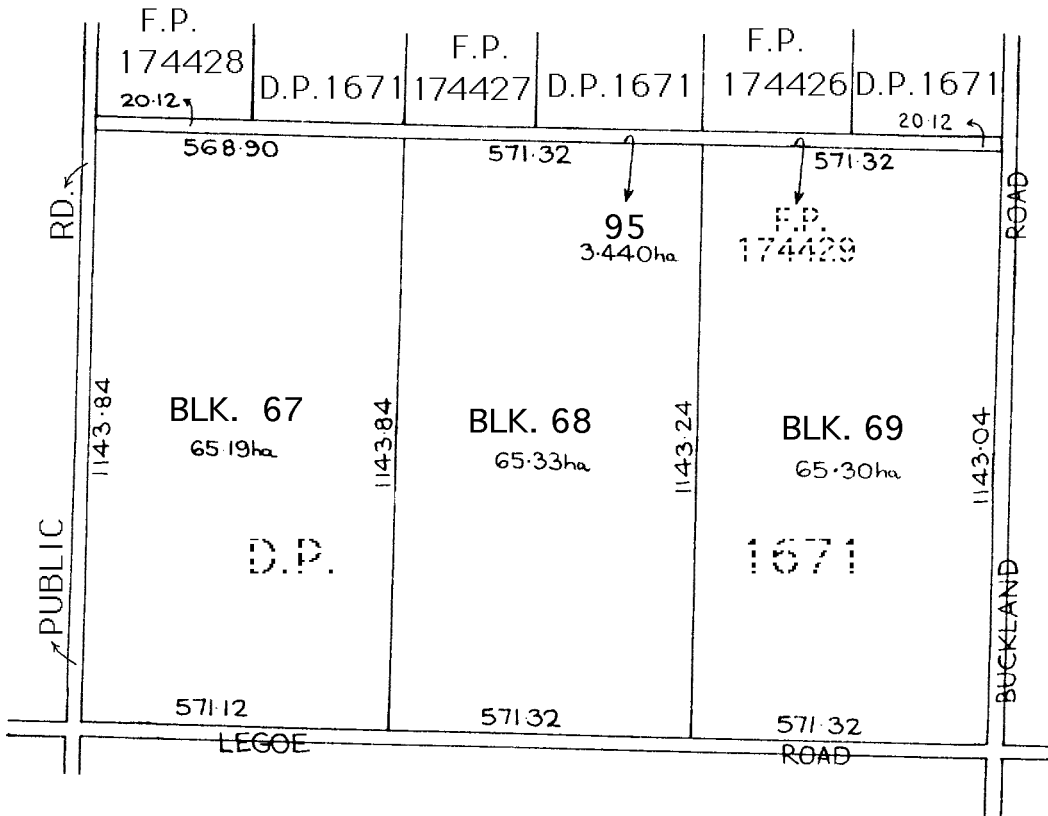
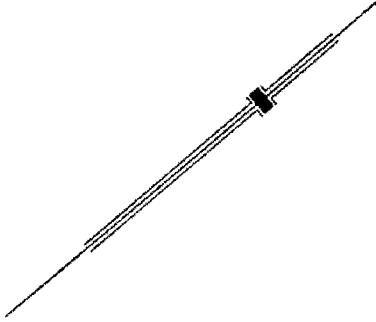
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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5868 FOLIO 768

SEARCH DATE : 31/05/2010 TIME: 16:27:09



## Certificate of Title

**Title Reference:** CT 5868/768  
**Status:** CURRENT  
**Parent Title(s):** CT 5395/924  
**Dealing(s) Creating Title:** PS 9237421  
**Title Issued:** 15/03/2002  
**Edition:** 4

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
12/04/2022		13763697	APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION AND ISSUE OF NEW CERTIFICATES OF TITLE	UNREGISTERED	
25/03/2021	30/03/2021	13490200	DISCHARGE OF MORTGAGE	REGISTERED	11695162
22/12/2011	18/01/2012	11695162	MORTGAGE	REGISTERED	VOSPOROS PTY. LTD. (ACN: 098 826 432)
22/12/2011	18/01/2012	11695161	MORTGAGE	REGISTERED	VOSPOROS PTY. LTD. (ACN: 098 826 432)
22/12/2011	18/01/2012	11695160	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
22/12/2011	18/01/2012	11695159	DISCHARGE OF MORTGAGE	REGISTERED	11649516
26/09/2011	12/10/2011	11649516	MORTGAGE	REGISTERED	VOSPOROS PTY. LTD. (ACN: 098 826 432)
26/09/2011	12/10/2011	11649515	TRANSFER	REGISTERED	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
26/09/2011	12/10/2011	11649514	WITHDRAWAL OF CAVEAT	REGISTERED	11059755
26/09/2011	12/10/2011	11649513	WITHDRAWAL OF CAVEAT	REGISTERED	10646257
03/11/2008	07/11/2008	11059755	CAVEAT	REGISTERED	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
22/02/2007	26/02/2007	10646257	CAVEAT	REGISTERED	WALKER CORPORATION PTY. LTD.



# Title Register Search

## LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 5868 FOLIO 770 \*

COST : \$18.00 (GST exempt )	PARENT TITLE : CT 5395/927
REGION : EMAIL	AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118	DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:22:48	EDITION : 1
CLIENT REF A056410.0000	

### REGISTERED PROPRIETOR IN FEE SIMPLE

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

### DESCRIPTION OF LAND

BLOCK 59 DEPOSITED PLAN 1671  
IN THE AREA NAMED BUCKLAND PARK  
HUNDREDS OF PORT ADELAIDE AND PORT GAWLER

### EASEMENTS

NIL

### SCHEDULE OF ENDORSEMENTS

10646257 CAVEAT BY WALKER CORPORATION PTY. LTD.

11059755 CAVEAT BY WALKER PASTORAL PTY. LTD.

### NOTATIONS

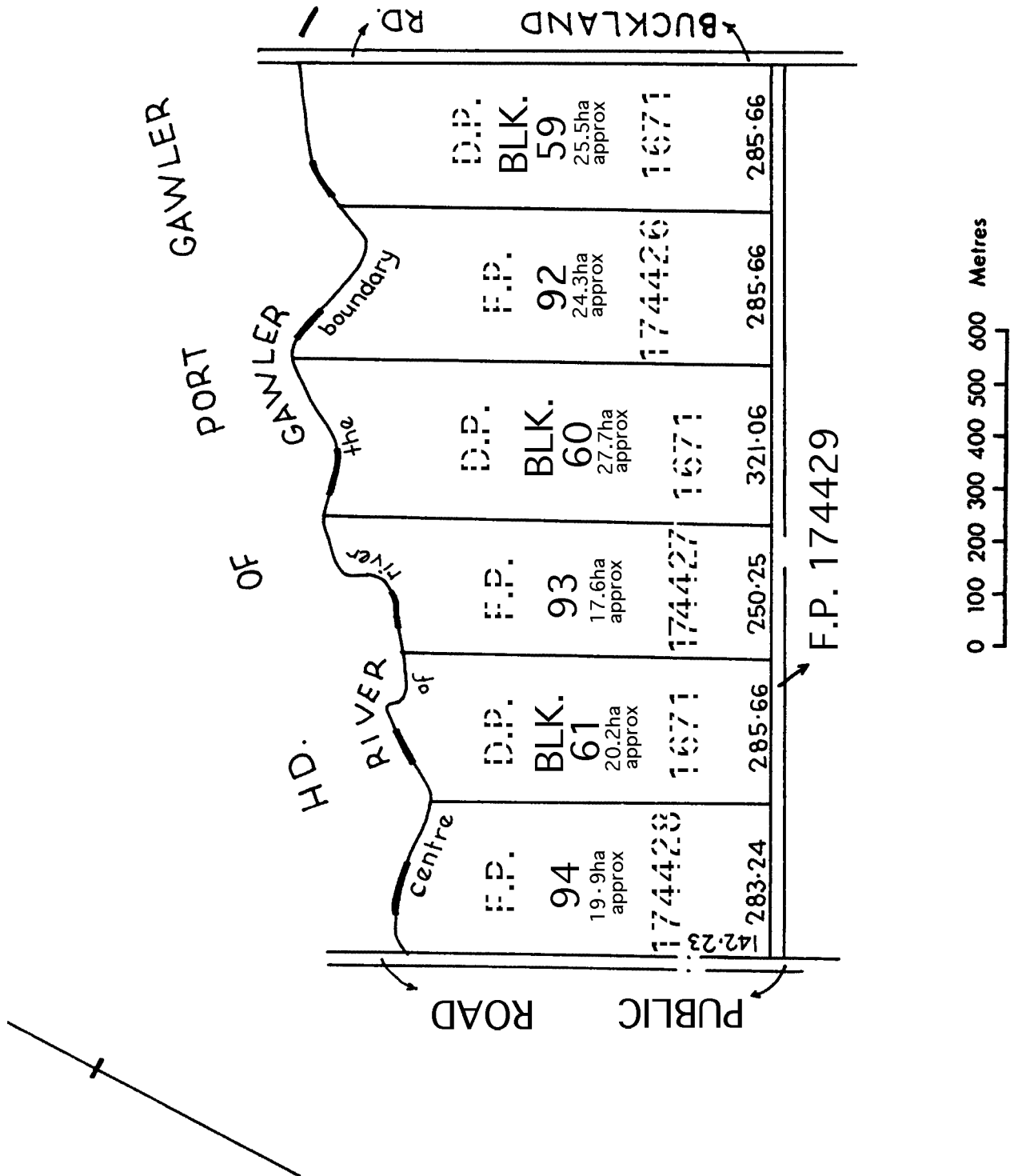
#### DOCUMENTS AFFECTING THIS TITLE

NIL

#### REGISTRAR-GENERAL'S NOTES

NIL

END OF TEXT.



## Certificate of Title

**Title Reference:** CT 5868/770  
**Status:** CURRENT  
**Parent Title(s):** CT 5395/927  
**Dealing(s) Creating Title:** PS 9237421  
**Title Issued:** 15/03/2002  
**Edition:** 3

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
12/04/2022		13763697	APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION AND ISSUE OF NEW CERTIFICATES OF TITLE	UNREGISTERED	
25/03/2021	30/03/2021	13490198	DISCHARGE OF MORTGAGE	REGISTERED	11695164
22/12/2011	18/01/2012	11695165	MORTGAGE	REGISTERED	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
22/12/2011	18/01/2012	11695164	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
22/12/2011	18/01/2012	11695163	WITHDRAWAL OF CAVEAT	REGISTERED	11059755
26/09/2011	12/10/2011	11649513	WITHDRAWAL OF CAVEAT	REGISTERED	10646257
03/11/2008	07/11/2008	11059755	CAVEAT	REGISTERED	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
22/02/2007	26/02/2007	10646257	CAVEAT	REGISTERED	WALKER CORPORATION PTY. LTD.



# Title Register Search

## LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 5868 FOLIO 771 \*

COST : \$18.00 (GST exempt )	PARENT TITLE : CT 5395/928
REGION : EMAIL	AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118	DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:22:44	EDITION : 1
CLIENT REF A056410.0000	

### REGISTERED PROPRIETOR IN FEE SIMPLE

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

### DESCRIPTION OF LAND

ALLOTMENT 93 FILED PLAN 174427  
IN THE AREA NAMED BUCKLAND PARK  
HUNDRED OF PORT ADELAIDE

### EASEMENTS

NIL

### SCHEDULE OF ENDORSEMENTS

10646257 CAVEAT BY WALKER CORPORATION PTY. LTD.

11059755 CAVEAT BY WALKER PASTORAL PTY. LTD.

### NOTATIONS

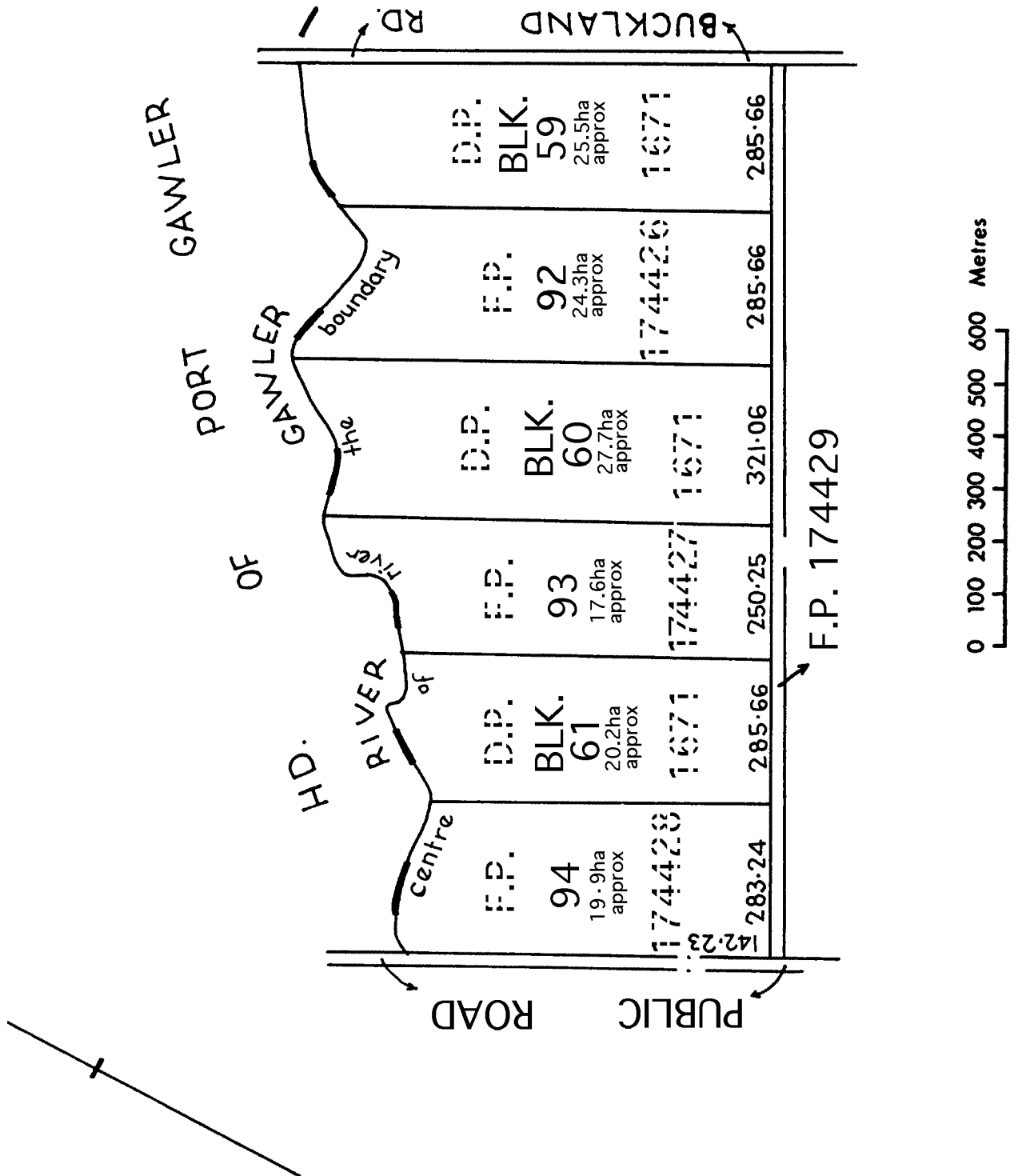
#### DOCUMENTS AFFECTING THIS TITLE

NIL

#### REGISTRAR-GENERAL'S NOTES

NIL

END OF TEXT.



## Certificate of Title

**Title Reference:** CT 5868/771  
**Status:** CURRENT  
**Parent Title(s):** CT 5395/928  
**Dealing(s) Creating Title:** PS 9237421  
**Title Issued:** 15/03/2002  
**Edition:** 1

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
26/09/2011	12/10/2011	11649513	WITHDRAWAL OF CAVEAT	REGISTERED	10646257
03/11/2008	07/11/2008	11059755	CAVEAT	REGISTERED	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
22/02/2007	26/02/2007	10646257	CAVEAT	REGISTERED	WALKER CORPORATION PTY. LTD.





# Title Register Search

## LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 5868 FOLIO 774 \*

COST : \$18.00 (GST exempt )	PARENT TITLE : CT 5395/931
REGION : EMAIL	AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118	DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:22:56	EDITION : 1
CLIENT REF A056410.0000	

### REGISTERED PROPRIETOR IN FEE SIMPLE

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

### DESCRIPTION OF LAND

ALLOTMENT 91 FILED PLAN 174425  
IN THE AREA NAMED BUCKLAND PARK  
HUNDRED OF PORT ADELAIDE

### EASEMENTS

NIL

### SCHEDULE OF ENDORSEMENTS

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

### NOTATIONS

#### DOCUMENTS AFFECTING THIS TITLE

NIL

#### REGISTRAR-GENERAL'S NOTES

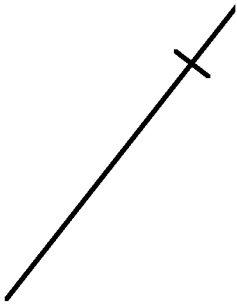
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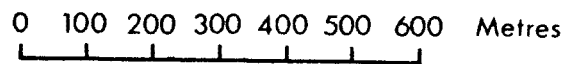
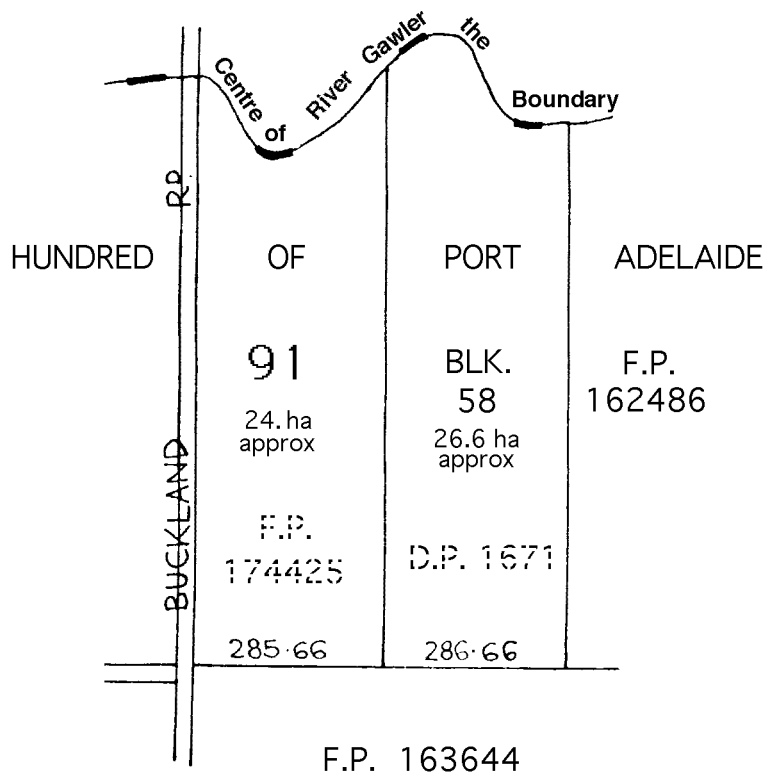
LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5868 FOLIO 774

SEARCH DATE : 31/05/2010 TIME: 16:22:56



HUNDRED OF PORT GAWLER



## Certificate of Title

**Title Reference:** CT 5868/774  
**Status:** CURRENT  
**Parent Title(s):** CT 5395/931  
**Dealing(s) Creating Title:** PS 9237421  
**Title Issued:** 15/03/2002  
**Edition:** 4

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
02/09/2022		13868996	MORTGAGE	UNREGISTE RED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
12/04/2022		13763697	APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION AND ISSUE OF NEW CERTIFICATES OF TITLE	UNREGISTE RED	
28/02/2022	08/03/2022	13733444	MORTGAGE	REGISTERE D	VOSPOROS PTY. LTD. (ACN: 098 826 432)
28/02/2022	08/03/2022	13733443	TRANSFER	REGISTERE D	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
28/02/2022	08/03/2022	13733442	DISCHARGE OF MORTGAGE	REGISTERE D	11695165
25/03/2021	30/03/2021	13490198	DISCHARGE OF MORTGAGE	REGISTERE D	11695164
22/12/2011	18/01/2012	11695165	MORTGAGE	REGISTERE D	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
22/12/2011	18/01/2012	11695164	MORTGAGE	REGISTERE D	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
22/12/2011	18/01/2012	11695163	WITHDRAWAL OF CAVEAT	REGISTERE D	11059755
26/09/2011	12/10/2011	11649513	WITHDRAWAL OF CAVEAT	REGISTERE D	10646257
03/11/2008	07/11/2008	11059755	CAVEAT	REGISTERE D	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
22/02/2007	26/02/2007	10646257	CAVEAT	REGISTERE D	WALKER CORPORATION PTY. LTD.



# Title Register Search

## LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 5868 FOLIO 775 \*

COST : \$18.00 (GST exempt )	PARENT TITLE : CT 5395/932
REGION : EMAIL	AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118	DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:23:08	EDITION : 1
CLIENT REF A056410.0000	

### REGISTERED PROPRIETOR IN FEE SIMPLE

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

### DESCRIPTION OF LAND

ALLOTMENT 95 FILED PLAN 174429  
IN THE AREA NAMED BUCKLAND PARK  
HUNDRED OF PORT ADELAIDE

### EASEMENTS

NIL

### SCHEDULE OF ENDORSEMENTS

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

### NOTATIONS

DOCUMENTS AFFECTING THIS TITLE  
NIL

### REGISTRAR-GENERAL'S NOTES

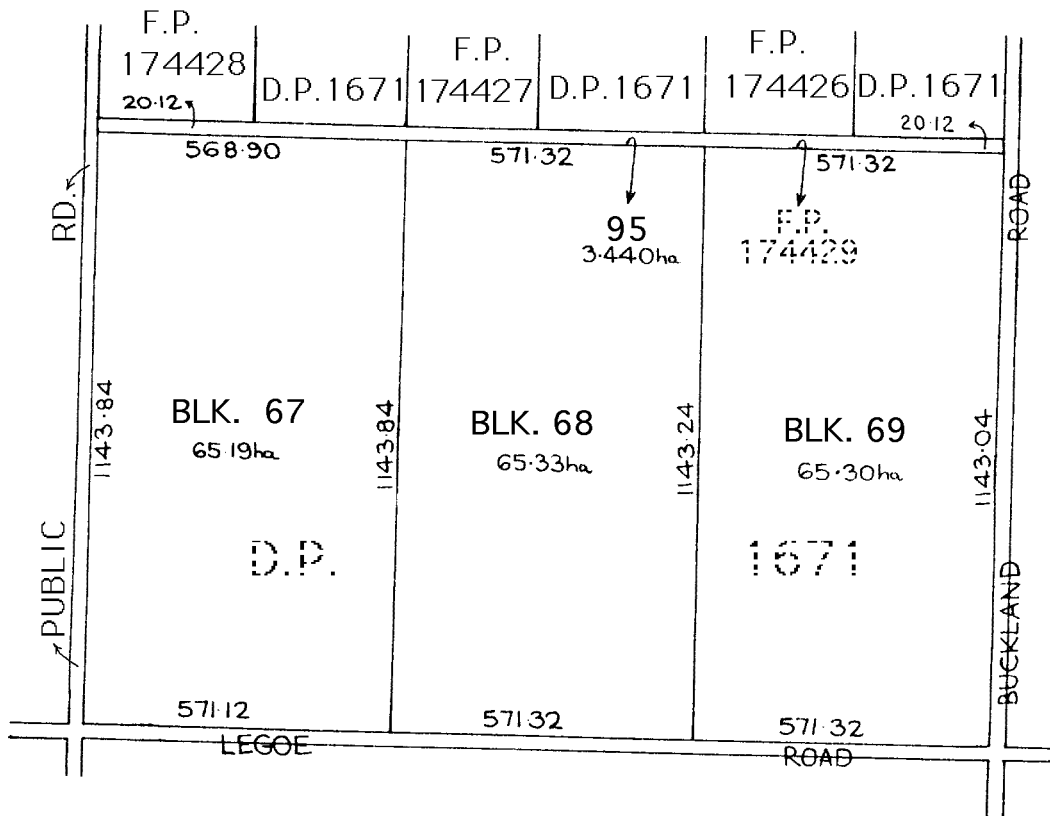
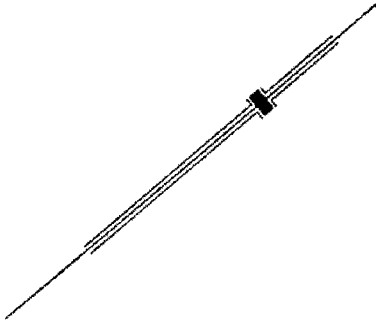
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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5868 FOLIO 775

SEARCH DATE : 31/05/2010 TIME: 16:23:08



0 100 200 300 400 500 600 Metres

## Certificate of Title

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

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
26/09/2011	12/10/2011	11649513	WITHDRAWAL OF CAVEAT	REGISTERED	10646257
03/11/2008	07/11/2008	11059755	CAVEAT	REGISTERED	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
22/02/2007	26/02/2007	10646257	CAVEAT	REGISTERED	WALKER CORPORATION PTY. LTD.



# Title Register Search

## LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 5868 FOLIO 780 \*

COST : \$18.00 (GST exempt )	PARENT TITLE : CT 5395/937
REGION : EMAIL	AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118	DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:22:49	EDITION : 1
CLIENT REF A056410.0000	

### REGISTERED PROPRIETOR IN FEE SIMPLE

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

### DESCRIPTION OF LAND

ALLOTMENT 92 FILED PLAN 174426  
IN THE AREA NAMED BUCKLAND PARK  
HUNDRED OF PORT ADELAIDE

### EASEMENTS

NIL

### SCHEDULE OF ENDORSEMENTS

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

### NOTATIONS

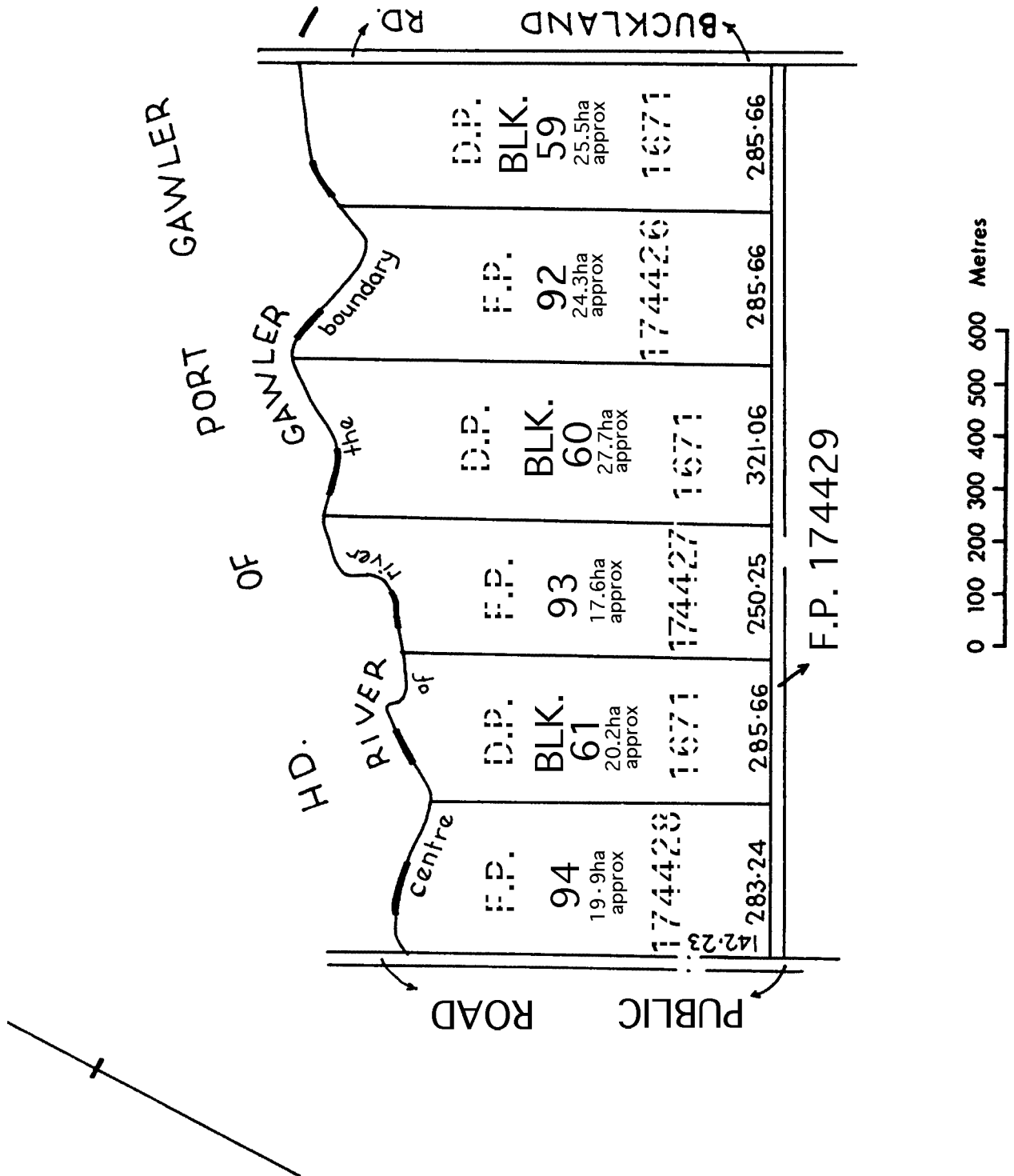
#### DOCUMENTS AFFECTING THIS TITLE

NIL

#### REGISTRAR-GENERAL'S NOTES

NIL

END OF TEXT.





## Certificate of Title

**Title Reference:** CT 5868/780  
**Status:** CURRENT  
**Parent Title(s):** CT 5395/937  
**Dealing(s) Creating Title:** PS 9237421  
**Title Issued:** 15/03/2002  
**Edition:** 3

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
25/03/2021	30/03/2021	13490198	DISCHARGE OF MORTGAGE	REGISTERED	11695164
22/12/2011	18/01/2012	11695165	MORTGAGE	REGISTERED	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
22/12/2011	18/01/2012	11695164	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
22/12/2011	18/01/2012	11695163	WITHDRAWAL OF CAVEAT	REGISTERED	11059755
26/09/2011	12/10/2011	11649513	WITHDRAWAL OF CAVEAT	REGISTERED	10646257
03/11/2008	07/11/2008	11059755	CAVEAT	REGISTERED	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
22/02/2007	26/02/2007	10646257	CAVEAT	REGISTERED	WALKER CORPORATION PTY. LTD.



# Title Register Search

## LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 5868 FOLIO 782 \*

COST : \$18.00 (GST exempt )	PARENT TITLE : CT 5395/939
REGION : EMAIL	AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118	DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:22:40	EDITION : 1
CLIENT REF A056410.0000	

### REGISTERED PROPRIETOR IN FEE SIMPLE

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

### DESCRIPTION OF LAND

BLOCK 60 DEPOSITED PLAN 1671  
IN THE AREA NAMED BUCKLAND PARK  
HUNDREDS OF PORT ADELAIDE AND PORT GAWLER

### EASEMENTS

NIL

### SCHEDULE OF ENDORSEMENTS

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

### NOTATIONS

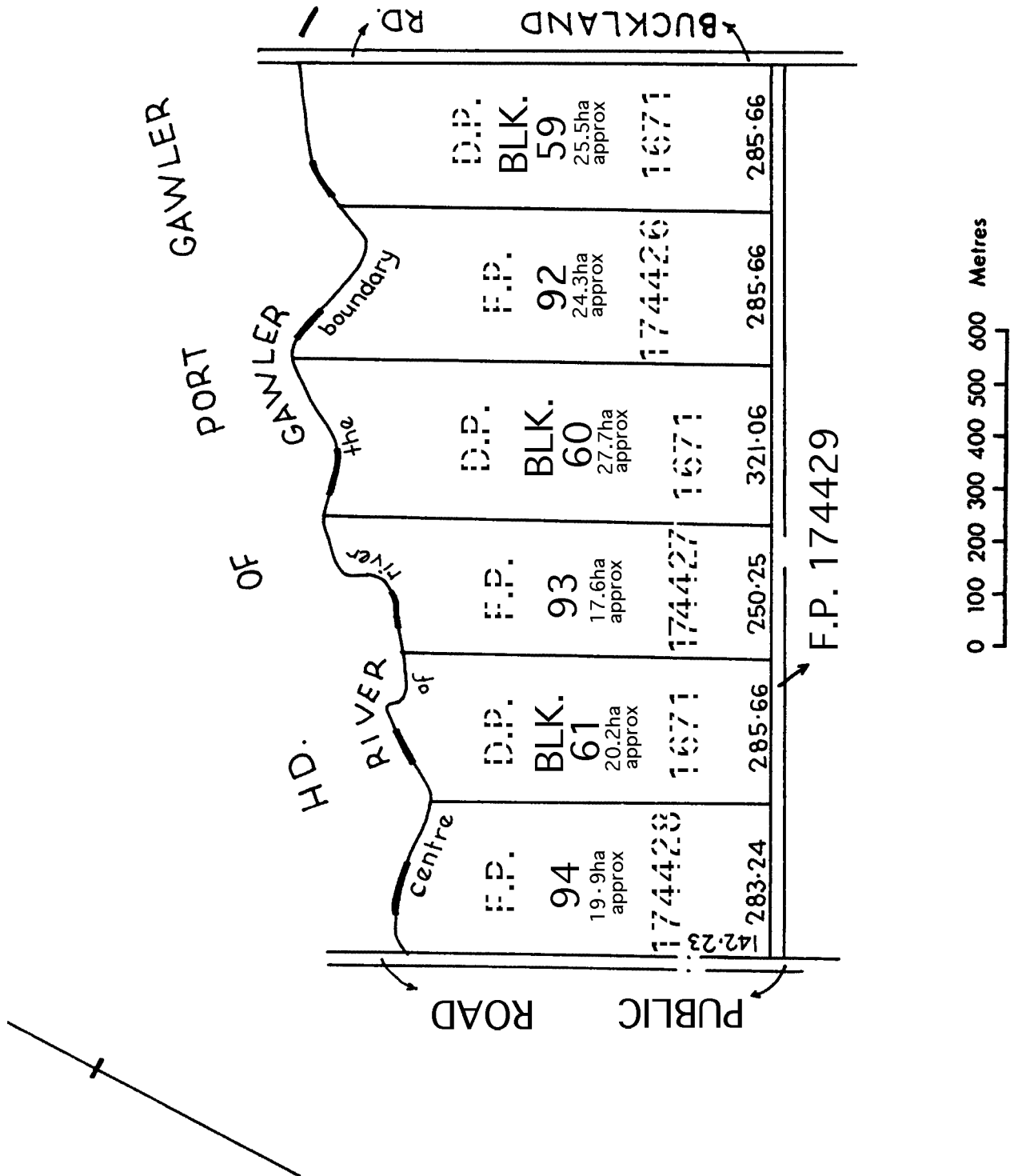
DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

NIL

END OF TEXT.



## Certificate of Title

Title Reference: CT 5868/782  
Status: CURRENT  
Parent Title(s): CT 5395/939  
Dealing(s) Creating Title: PS 9237421  
Title Issued: 15/03/2002  
Edition: 1

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
26/09/2011	12/10/2011	11649513	WITHDRAWAL OF CAVEAT	REGISTERED	10646257
03/11/2008	07/11/2008	11059755	CAVEAT	REGISTERED	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
22/02/2007	26/02/2007	10646257	CAVEAT	REGISTERED	WALKER CORPORATION PTY. LTD.



# Title Register Search

## LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 5868 FOLIO 785 \*

COST : \$18.00 (GST exempt )	PARENT TITLE : CT 5395/942
REGION : EMAIL	AUTHORITY : PS 9237421
AGENT : ALSY BOX NO : 118	DATE OF ISSUE : 15/03/2002
SEARCHED ON : 31/05/2010 AT : 16:22:57	EDITION : 1
CLIENT REF A056410.0000	

### REGISTERED PROPRIETOR IN FEE SIMPLE

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

### DESCRIPTION OF LAND

BLOCK 58 DEPOSITED PLAN 1671  
IN THE AREA NAMED BUCKLAND PARK  
HUNDREDS OF PORT ADELAIDE AND PORT GAWLER

### EASEMENTS

NIL

### SCHEDULE OF ENDORSEMENTS

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

### NOTATIONS

#### DOCUMENTS AFFECTING THIS TITLE

NIL

#### REGISTRAR-GENERAL'S NOTES

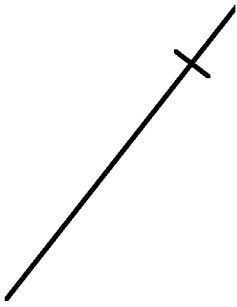
NIL

END OF TEXT.

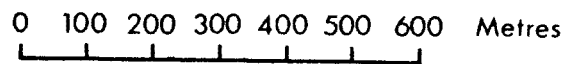
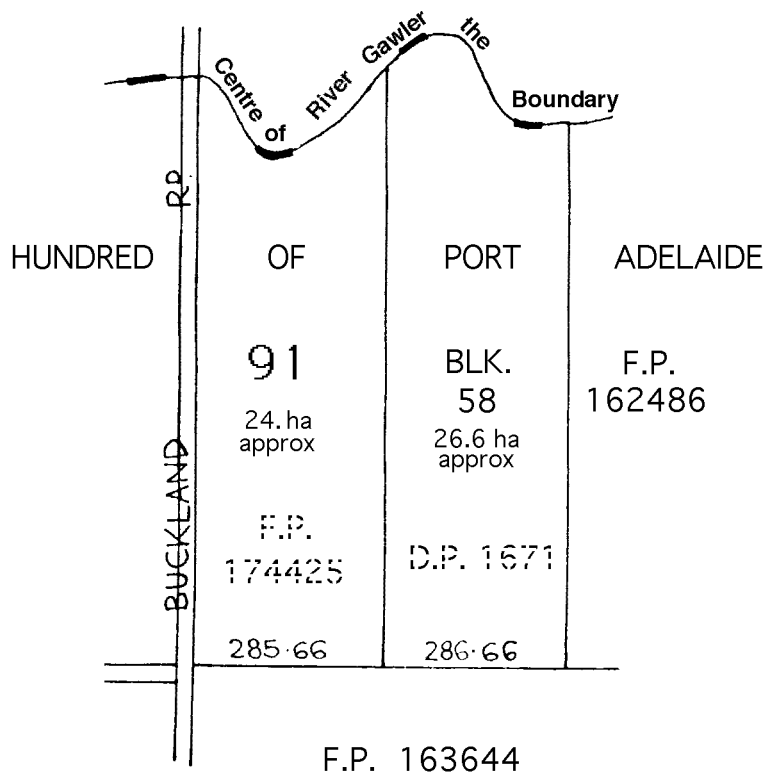
LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5868 FOLIO 785

SEARCH DATE : 31/05/2010 TIME: 16:22:57



HUNDRED OF PORT GAWLER



## Certificate of Title

**Title Reference:** CT 5868/785  
**Status:** CURRENT  
**Parent Title(s):** CT 5395/942  
**Dealing(s) Creating Title:** PS 9237421  
**Title Issued:** 15/03/2002  
**Edition:** 4

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
02/09/2022		13868996	MORTGAGE	UNREGISTE RED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
21/12/2021	04/01/2022	13689329	MORTGAGE	REGISTERE D	VOSPOROS PTY. LTD. (ACN: 098 826 432)
21/12/2021	04/01/2022	13689328	TRANSFER	REGISTERE D	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
21/12/2021	04/01/2022	13689327	DISCHARGE OF MORTGAGE	REGISTERE D	11695165
25/03/2021	30/03/2021	13490198	DISCHARGE OF MORTGAGE	REGISTERE D	11695164
22/12/2011	18/01/2012	11695165	MORTGAGE	REGISTERE D	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
22/12/2011	18/01/2012	11695164	MORTGAGE	REGISTERE D	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
22/12/2011	18/01/2012	11695163	WITHDRAWAL OF CAVEAT	REGISTERE D	11059755
26/09/2011	12/10/2011	11649513	WITHDRAWAL OF CAVEAT	REGISTERE D	10646257
03/11/2008	07/11/2008	11059755	CAVEAT	REGISTERE D	WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)
22/02/2007	26/02/2007	10646257	CAVEAT	REGISTERE D	WALKER CORPORATION PTY. LTD.



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 6266 Folio 786

Parent Title(s) CT 6265/813, CT 6265/814  
Creating Dealing(s) RTC 13737348  
Title Issued 09/03/2022 Edition 3 Edition Issued 28/04/2022

### Estate Type

FEE SIMPLE

### Registered Proprietor

WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)  
OF GOVERNOR MACQUARIE TOWER LEVEL 21/1 FARRER PLACE SYDNEY NSW 2000

### Description of Land

ALLOTMENT COMPRISING PIECES 9021 AND 9022 DEPOSITED PLAN 128886  
IN THE AREAS NAMED BUCKLAND PARK AND RIVERLEA PARK  
HUNDRED OF PORT ADELAIDE

### Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED D ON D128886 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)  
SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED S ON D128886 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

### Schedule of Dealings

Dealing Number	Description
11671022	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(1) OVER PORTION
11695160	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
11695161	MORTGAGE TO VOSPOROS PTY. LTD.

### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

### Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 24/02/2022

Administrative Interests	NIL
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## Certificate of Title

**Title Reference:** CT 6266/786  
**Status:** CURRENT  
**Parent Title(s):** CT 6265/813, CT 6265/814  
**Dealing(s) Creating Title:** RTC 13737348  
**Title Issued:** 09/03/2022  
**Edition:** 3

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
04/03/2022	09/03/2022	13737349	RESCIND AN AGREEMENT	REGISTERED	11666727
22/12/2011	18/01/2012	11695161	MORTGAGE	REGISTERED	VOSPOROS PTY. LTD. (ACN: 098 826 432)
22/12/2011	18/01/2012	11695160	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
08/11/2011	22/11/2011	11671022	AGREEMENT	REGISTERED	MINISTER FOR URBAN DEVELOPMENT, PLANNING AND THE CITY OF ADELAIDE
31/10/2011	16/11/2011	11666727	AGREEMENT	REGISTERED	MINISTER FOR URBAN DEVELOPMENT, PLANNING AND THE CITY OF ADELAIDE

# Appendix D

## Lotsearch



# LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

**Date: 26 Sep 2022 14:29:28**

**Reference: LS036529 EP**

**Address: Precinct 2, Riverlea Development, Riverlea Park, SA 5120**

**Disclaimer:**

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

# Dataset Listing

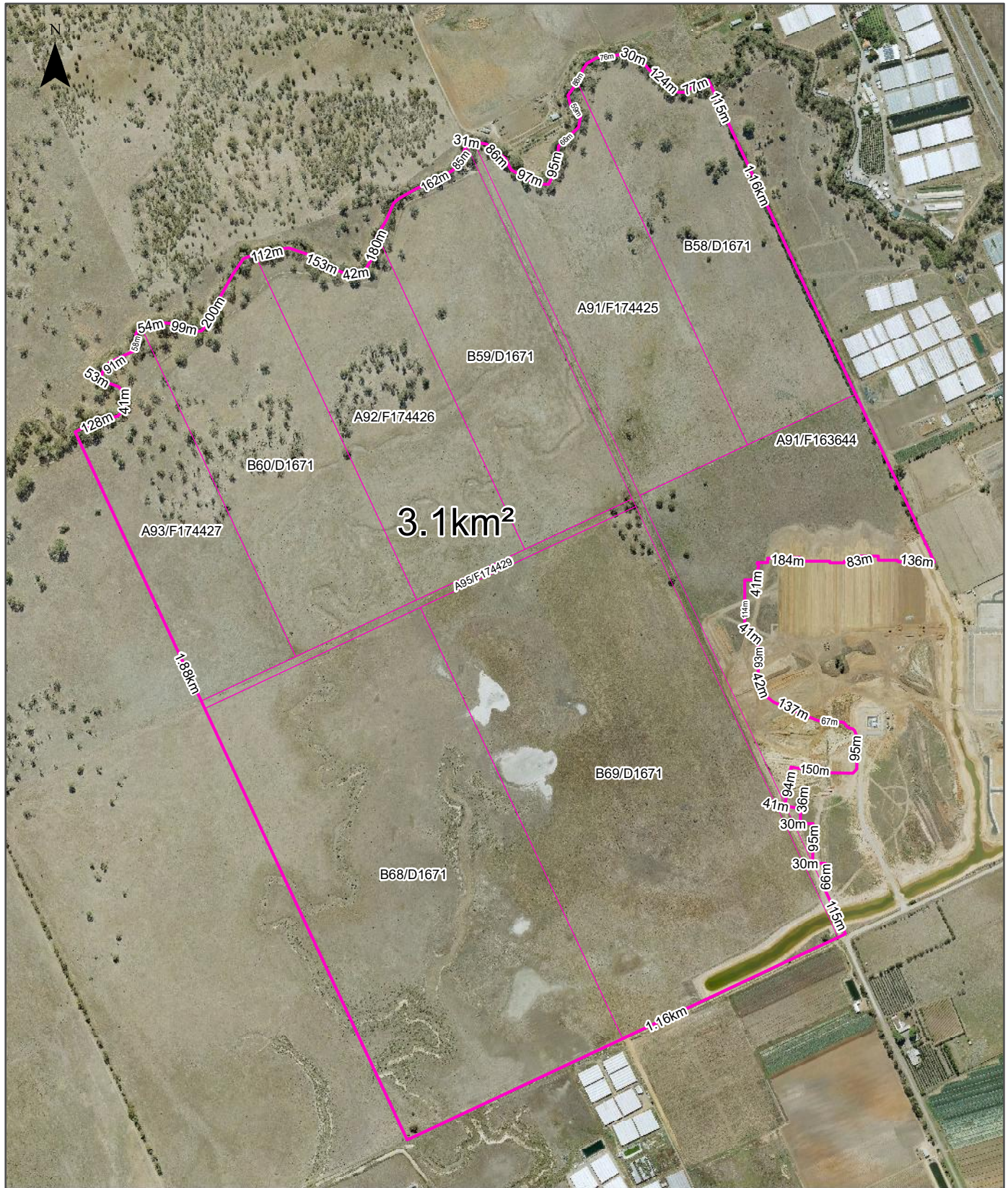
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	PSMA Australia Limited	01/11/2021	01/11/2021	Quarterly	-	-	-	-
EPA Site Contamination Index	EPA South Australia	22/08/2022	22/08/2022	Monthly	1000m	3	3	3
EPA Environmental Protection Orders	EPA South Australia	02/09/2022	02/09/2022	Monthly	1000m	0	2	3
EPA Environmental Authorisations	EPA South Australia	02/09/2022	02/09/2022	Monthly	1000m	0	3	3
EPA Assessment Areas	EPA South Australia	01/08/2022	01/08/2022	Quarterly	1000m	0	0	0
EPA Groundwater Prohibition Areas	EPA South Australia	02/09/2022	20/08/2022	Monthly	1000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	02/09/2022	02/09/2022	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	02/09/2022	02/09/2022	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	02/09/2022	02/09/2022	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	02/09/2022	02/09/2022	Quarterly	2000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
EPA Collection Depots	EPA South Australia	23/06/2022	23/06/2022	Quarterly	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	23/08/2022	15/03/2012	Annually	1000m	0	0	0
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	150m	0	0	0
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	150m	-	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	Department for Energy and Mining	01/08/2022	01/08/2022	Quarterly	1000m	0	0	0
Groundwater Aquifers	Department for Environment and Water	29/03/2021	01/01/2008	Annually	1000m	1	1	1
Drillholes	Department for Environment and Water	15/06/2022	02/06/2022	Quarterly	2000m	5	10	272
Surface Geology 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000m	1	1	2
Geological Linear Structures 1:100,000	Department for Energy and Mining	12/07/2018	01/07/2018	As required	1000m	0	0	1
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	As required	1000m	1	1	1
Soil Types	Department for Environment and Water	12/07/2018	01/07/2009	As required	1000m	6	6	6
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	1
Acid Sulfate Soil Potential	Department for Environment and Water	06/04/2022	18/02/2020	Annually	1000m	3	3	3
Soil Salinity - Watertable Induced	Department for Environment and Water	23/06/2022	09/06/2016	Annually	1000m	4	4	5
Soil Salinity - Non-watertable	Department for Environment and Water	19/04/2022	18/02/2020	Annually	1000m	4	4	4
Soil Salinity - Non-watertable (magnesia patches)	Department for Environment and Water	19/04/2022	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
Planning and Design Code - Zones	Attorney-General's Department	02/09/2022	23/06/2022	Monthly	1000m	2	6	9
Planning and Design Code - Subzones	Attorney-General's Department	02/09/2022	20/01/2022	Monthly	1000m	1	1	1
Land Use Generalised 2020	Department of Planning, Transport and Infrastructure	15/11/2021	23/10/2021	Annually	1000m	1	5	7
Commonwealth Heritage List	Australian Government Department of Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of Agriculture, Water and the Environment	03/06/2022	13/04/2022	Annually	1000m	0	0	0
State Heritage Areas	Department for Environment and Water	06/04/2022	18/02/2020	Annually	1000m	0	0	0
SA Heritage Places	Department for Environment and Water	17/08/2022	23/09/2021	Quarterly	1000m	0	0	1
Aboriginal Land	Department for Energy and Mining	06/04/2022	08/04/2018	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Bushfire	Attorney-General's Department	02/09/2022	02/09/2022	Monthly	1000m	2	2	2
Bushfires and Prescribed Burns History	Department for Environment and Water	06/04/2022	24/02/2020	Annually	1000m	0	0	1
Planning and Design Code - Overlays - Flooding	Attorney-General's Department	02/09/2022	02/09/2022	Monthly	1000m	2	2	2
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	14/08/2017	15/05/2017	Annually	1000m	3	3	3
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000m	3	3	6
Ramsar Wetland Areas	Department for Environment and Water	28/03/2022	18/02/2020	Annually	1000m	0	0	0

# Site Diagram

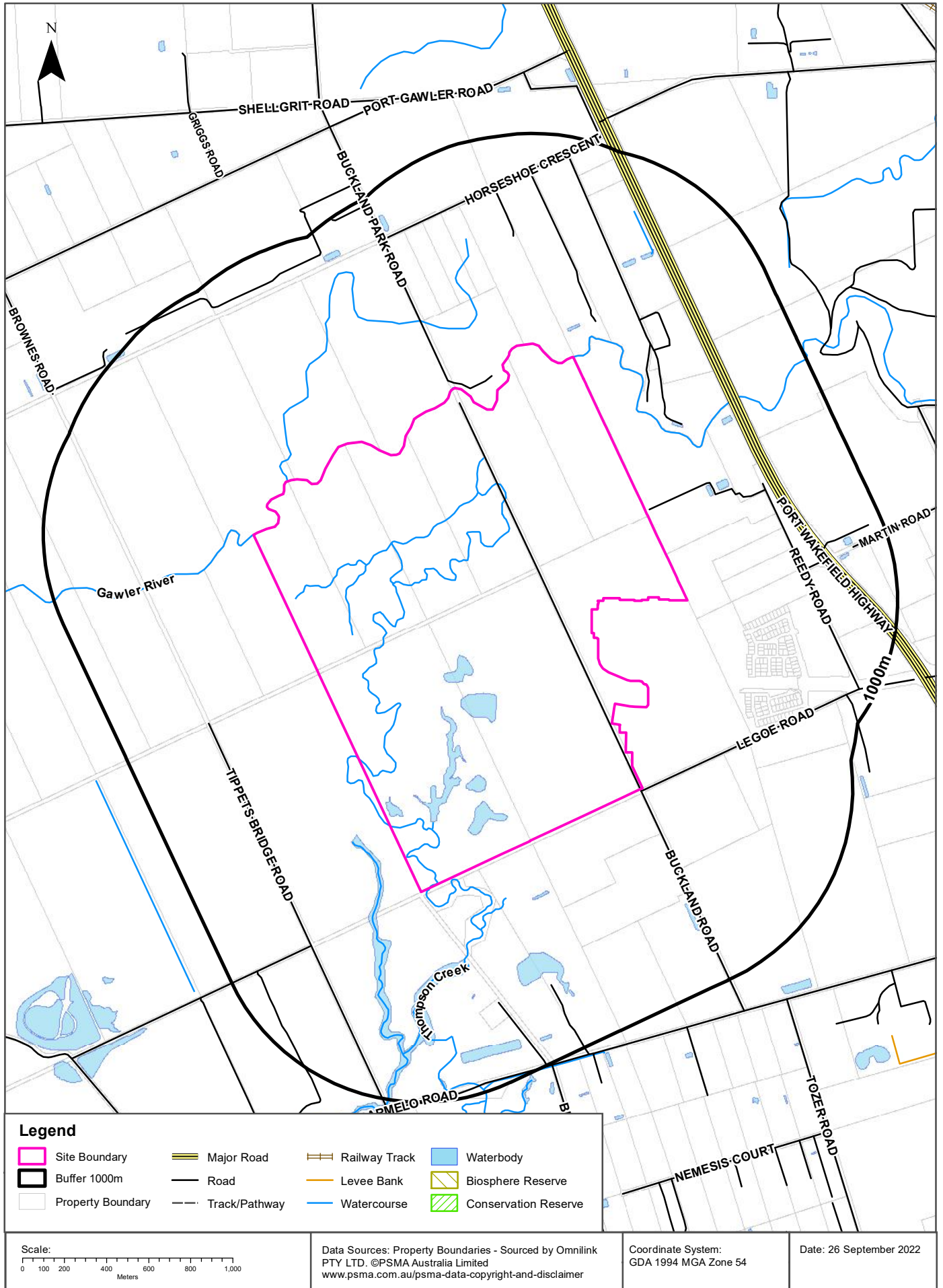
Precinct 2, Riverlea Development, Riverlea Park, SA 5120



<b>Legend</b> Site Boundary Internal Parcel Boundaries	<b>Total Area:</b> 3.1km <sup>2</sup> <b>Total Perimeter:</b> 8.59km	<b>Scale:</b> 
	Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability.  Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	Data Source Aerial Imagery: © Aerometrex Pty Ltd
		<b>Date:</b> 26 September 2022

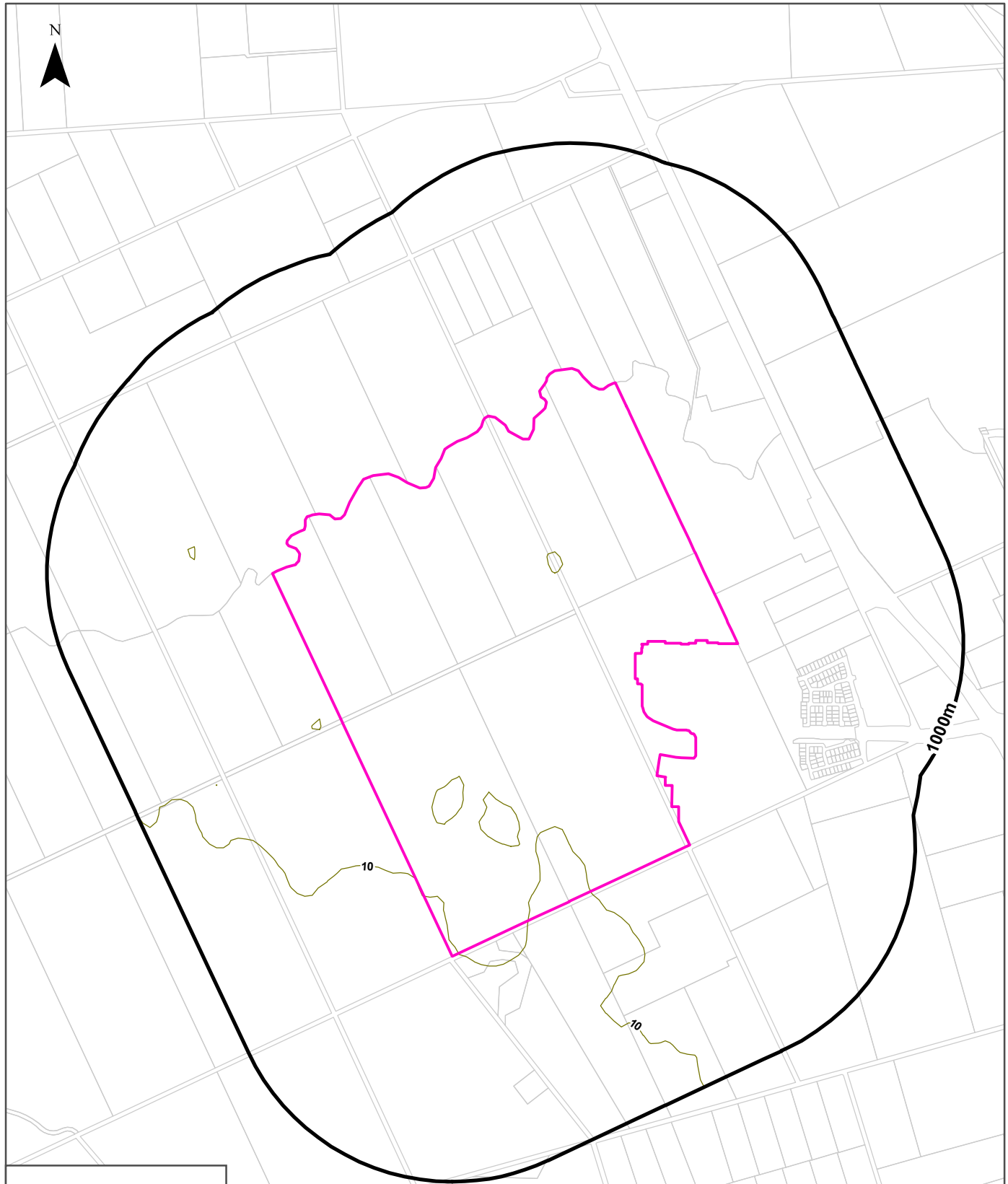
# Topographic Features

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



# Elevation Contours

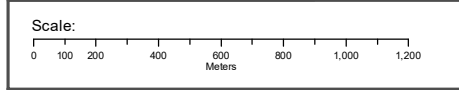
Precinct 2, Riverlea Development, Riverlea Park, SA 5120



**Legend**

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

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



Data Sources: Property Boundaries - Sourced by Omnalink PTY LTD. ©PSMA Australia Limited  
[www.psmasma.com.au/psma-data-copyright-and-disclaimer](http://www.psmasma.com.au/psma-data-copyright-and-disclaimer)

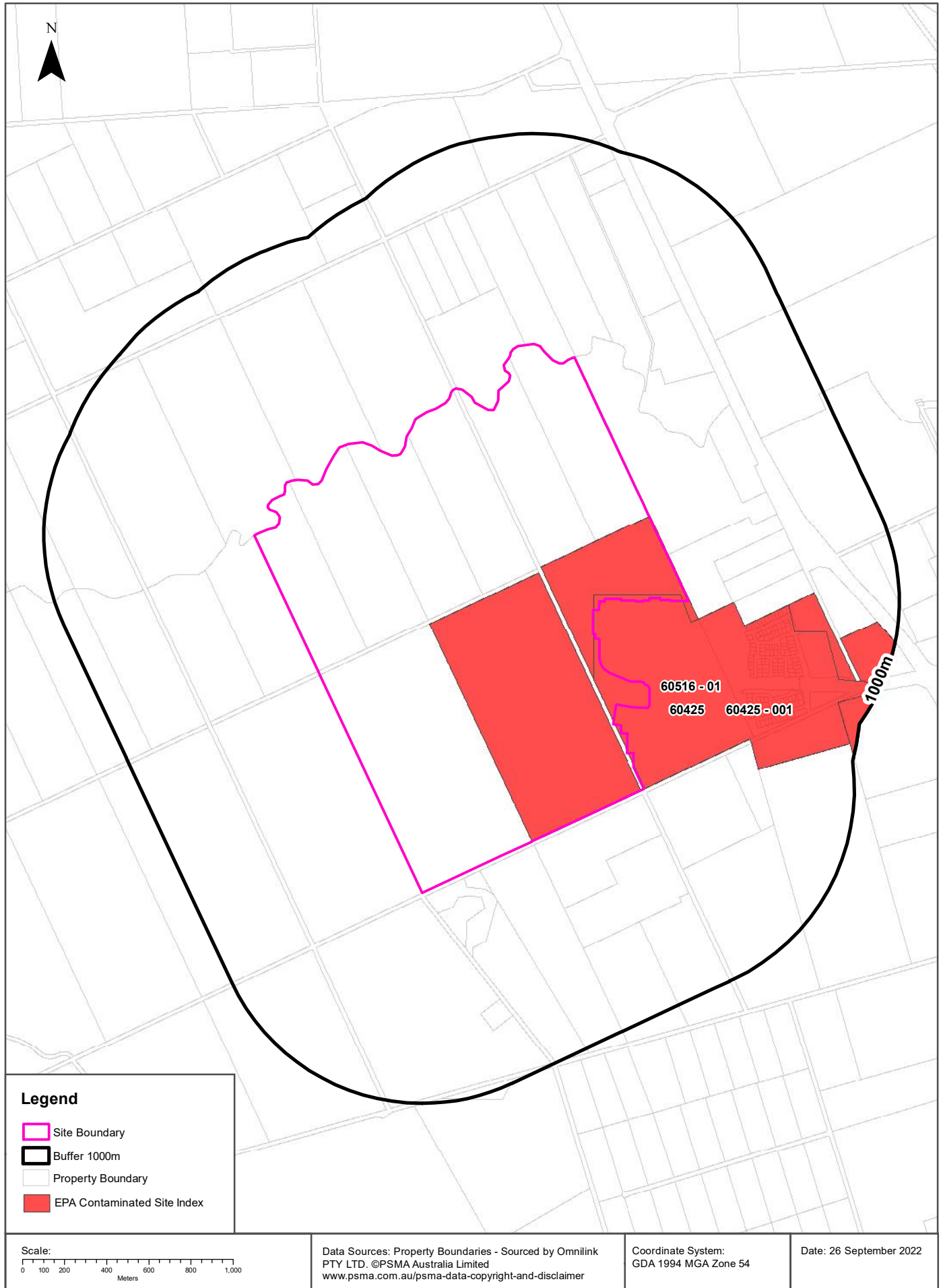
Coordinate System:  
GDA 1994 MGA Zone 54

Date: 26 September 2022



# EPA Site Contamination Index

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



# EPA Contaminated Land

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

## EPA Site Contamination Index

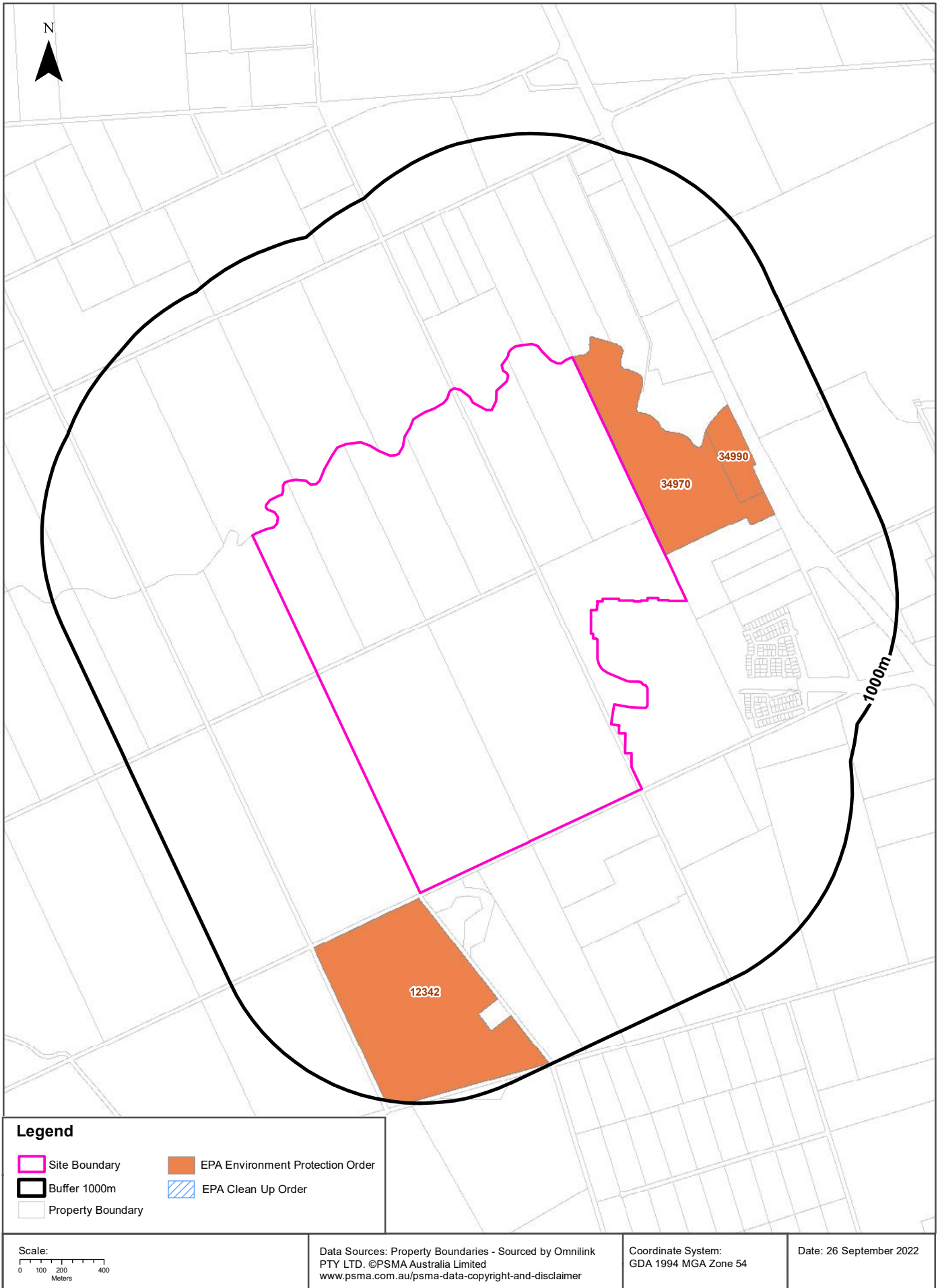
Sites on the EPA Contamination Index within the dataset buffer:

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
60516 - 01	S83A Notification	Various Allotments - Legoe and Reedy Roads BUCKLAND PARK SA 5120	Not recorded	Current EPA List	Premise Match	0m	On-site
60425	Audit Notification	Various Allotments BUCKLAND PARK SA 5120	Not recorded	Current EPA List	Premise Match	0m	On-site
60425 - 001	Audit Report	Various Allotments BUCKLAND PARK SA 5120	Not recorded	Current EPA List	Premise Match	0m	On-site

Site Contamination Index Data Source: EPA South Australia

# EPA Environment Protection and Clean Up Orders

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



# EPA Public Register

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

## EPA Environment Protection and Clean Up Orders

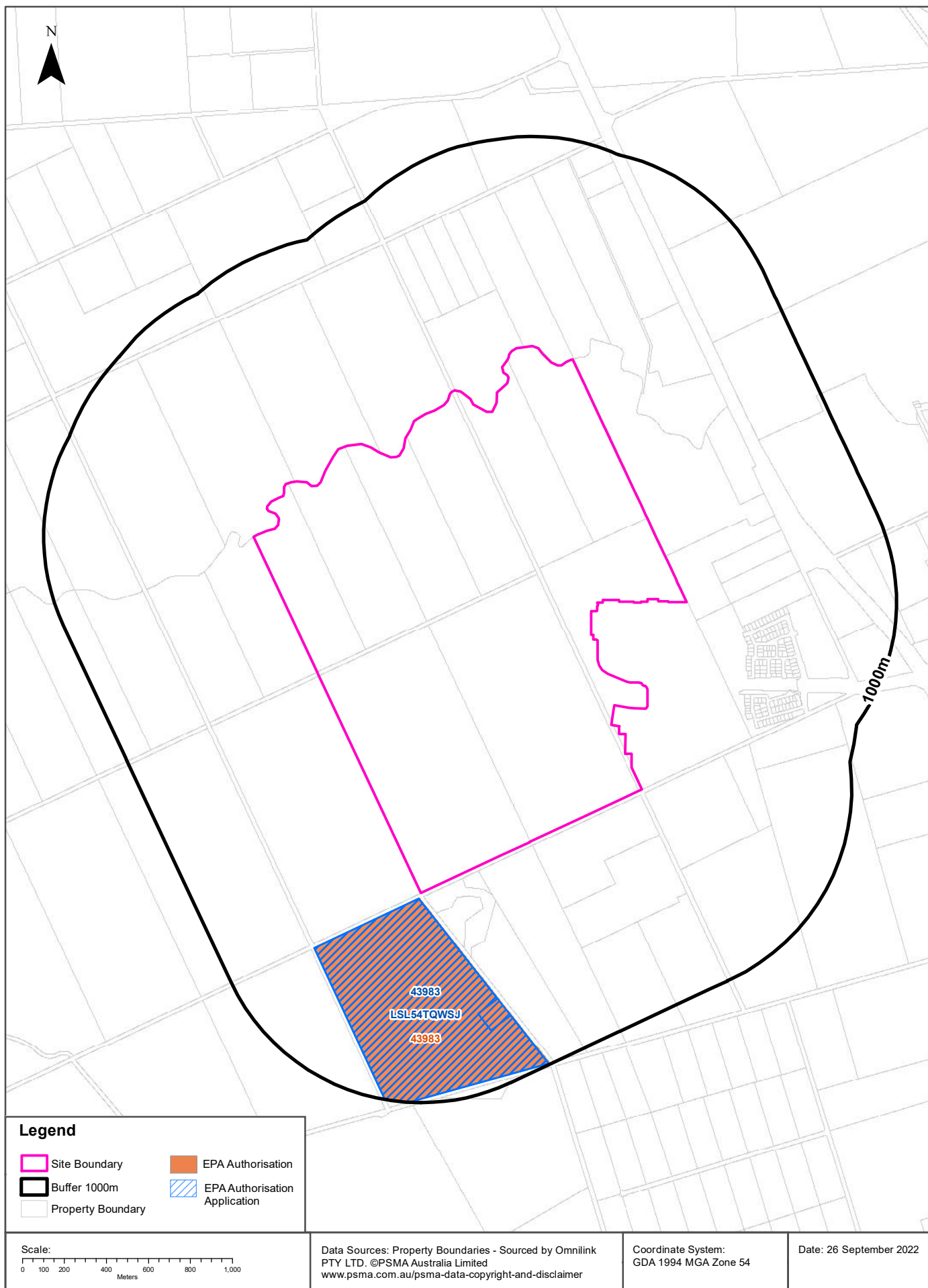
EPA Environment Protection and Clean Up Orders, within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
34970	ENVIRONMENT PROTECTION ORDER	ISSUED		Allotment 137, 99 Port Wakefield Highway, Buckland Park SA 5120	Deposition of waste, including but not limited to, plastics, poly-piping, metals, mattresses, car parts and household items, into an unlined pit causing environmental nuisance.	Current EPA Register	Premise Match	0m	North East
12342	ENVIRONMENT PROTECTION ORDER	ISSUED	Virginia Packing Shed Pty Ltd (ACN: 062 072 557)	Legoe Road, Buckland Park SA 5120	Caused environmental nuisance in the form of deposition of demolition waste at the site.	Current EPA Register	Premise Match	29m	South
34990	ENVIRONMENT PROTECTION ORDER	ISSUED		Allotment 139, 99 Port Wakefield Highway, Buckland Park SA 5120	Deposition of waste, including but not limited to, plastics, poly-piping, metals, mattresses, car parts and household items, into an unlined pit causing environmental nuisance.	Current EPA Register	Premise Match	423m	North East

Authorisations Data Source: EPA South Australia

# EPA Authorisations and Applications

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



# EPA Public Register

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

## EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
43983	LICENCE	Issued	P'PETUAL HOLDINGS PTY LIMITED	234 Carmelo Road, BUCKLAND PARK SA 5120	Desalination plant that discharges wastewater to a wastewater lagoon,Fuel burning not coal or wood	Current EPA Register	Premise Match	29m	South
43983	LICENCE APPLICATION	Proceed To Authorisation	P'Petual Holdings Pty Limited	Section 173 Legoe Road, Buckland Park SA 5120	Desalination plant that discharges wastewater to a wastewater lagoon,Fuel burning not coal or wood	Current EPA Register	Premise Match	29m	South
LSL54T QWSJ	LICENCE APPLICATION	Authorisation Updated	P'PETUAL HOLDINGS PTY LIMITED	234 Carmelo Road, BUCKLAND PARK SA 5120	Desalination plant that discharges wastewater to a wastewater lagoon (for discharges of more than 2 megalitres but not more than 50 megalitres of wastewater during the licence period),Fuel burning not coal or wood	Current EPA Register	Premise Match	29m	South

Authorisations Data Source: EPA South Australia

# EPA Assessment and Groundwater Prohibition Areas

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

## EPA Assessment Areas

EPA Assessment Areas within the dataset buffer:

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

Assessment Areas Data Source: EPA South Australia

# EPA Assessment and Groundwater Prohibition Areas

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

## EPA Groundwater Prohibition Areas

EPA Groundwater Prohibition Areas within the dataset buffer:

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

Groundwater ProhibitionAreas Data Source: EPA South Australia



# PFAS Investigation & Management Programs

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

## Defence PFAS Investigation & Management Program Investigation Sites

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

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

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

## Defence PFAS Investigation & Management Program Management Sites

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

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

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

## Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

## Defence Sites

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

### Defence 3 Year Regional Contamination Investigation Program

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

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

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

# Waste Management and Liquid Fuel Facilities

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

## National Waste Management Site Database

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

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

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

## EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

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

Collection Depot Data Source: EPA South Australia

## National Liquid Fuel Facilities

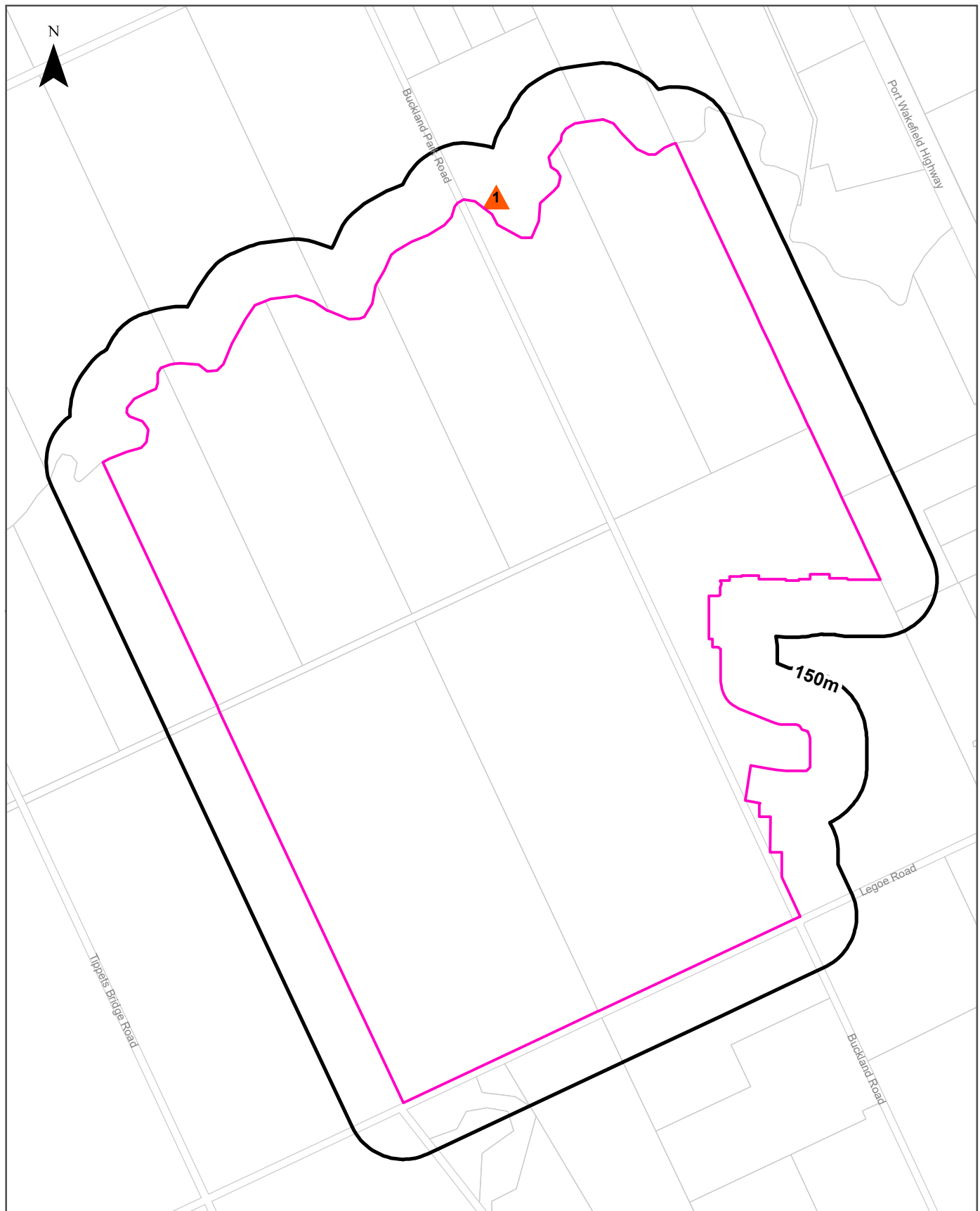
National Liquid Fuel Facilities within the dataset buffer:

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

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

# Historical Business Directories

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



<b>Legend</b> <ul style="list-style-type: none"> <li><span style="border: 2px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site Boundary</li> <li><span style="border: 2px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Buffer 150m</li> <li><span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Property Boundary</li> <li><span style="color: blue; font-size: 1em; margin-right: 5px;">●</span> Business directory records mapped to a specific premise</li> <li><span style="color: green; font-size: 1em; margin-right: 5px;">■</span> Business directory records mapped to a road intersection</li> <li><span style="color: orange; font-size: 1em; margin-right: 5px;">▲</span> Business directory records mapped to a road corridor</li> <li><span style="border: 1px dashed green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Business directory records mapped to a general area</li> </ul>		Scale: 	Coordinate System: GDA 1994 MGA Zone 54  Date: 26 September 2022
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 OmniLink PTY LTD. ©PSMA Australia Limited 2022 <a href="http://www.pasma.com.au/psma-data-copyright-and-disclaimer">www.pasma.com.au/psma-data-copyright-and-disclaimer</a>			

## Historical Business Directories

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

### Business Directory Records 1910-1991 Premise or Road Intersection Matches

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

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

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## Business Directory Records 1910-1991 Road or Area Matches

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	Not Listed	Rosedale Pigaery. Stk Food Mtk, Buckland Park Rd.. Two Wells	16853	1991	Road Match	20m

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## Historical Business Directories

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

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

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

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

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

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

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

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

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# Aerial Imagery 2022

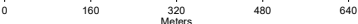
Precinct 2, Riverlea Development, Riverlea Park, SA 5120



**Legend**

-  Site Boundary
-  Buffer 150m

Scale:



0 160 320 480 640  
Meters

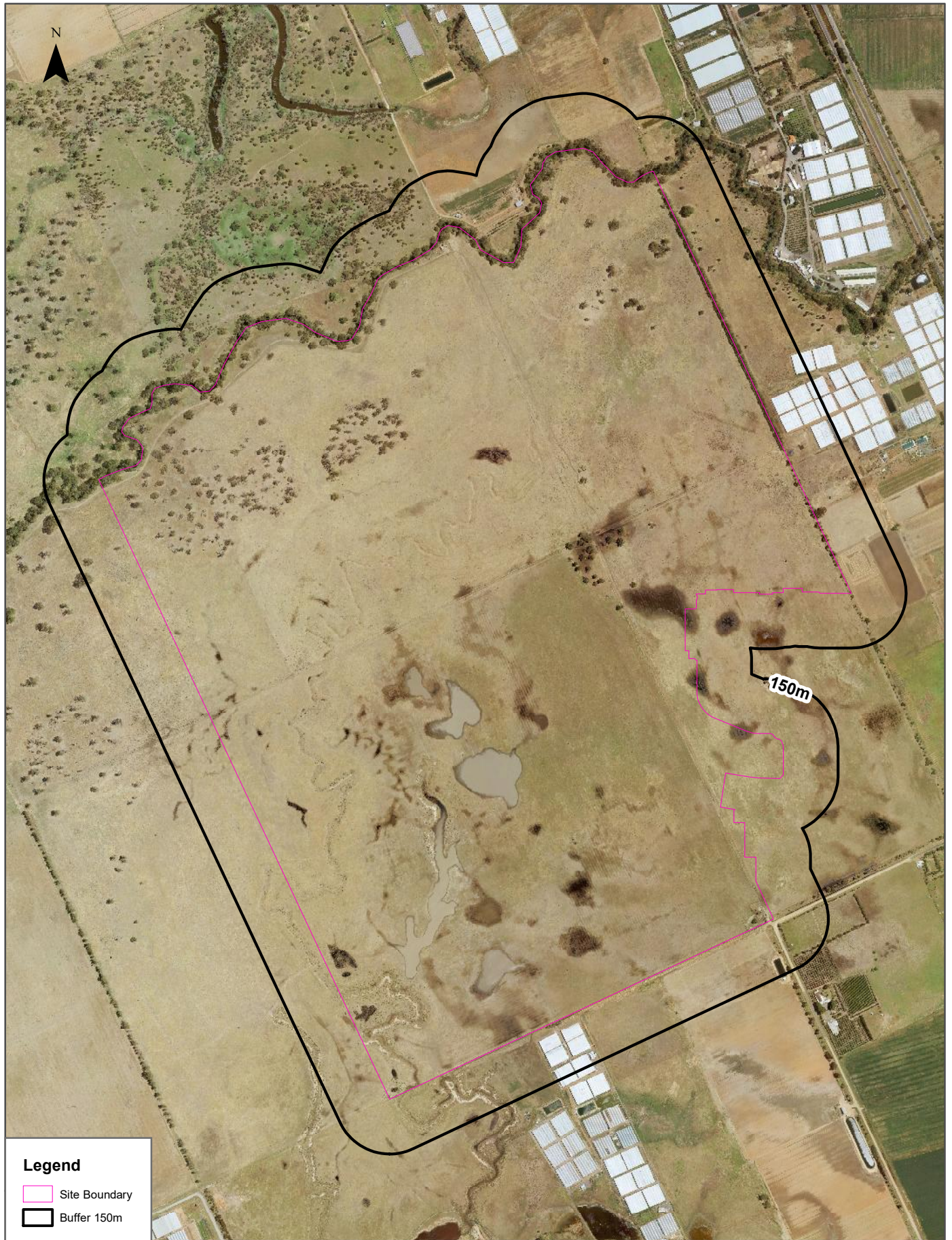
Data Source Aerial Imagery:  
© Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 54



Date: 26 September 2022

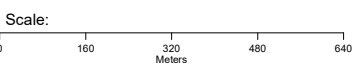
# Aerial Imagery 2017

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



### Legend

-  Site Boundary
-  Buffer 150m



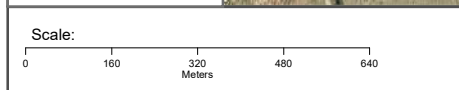
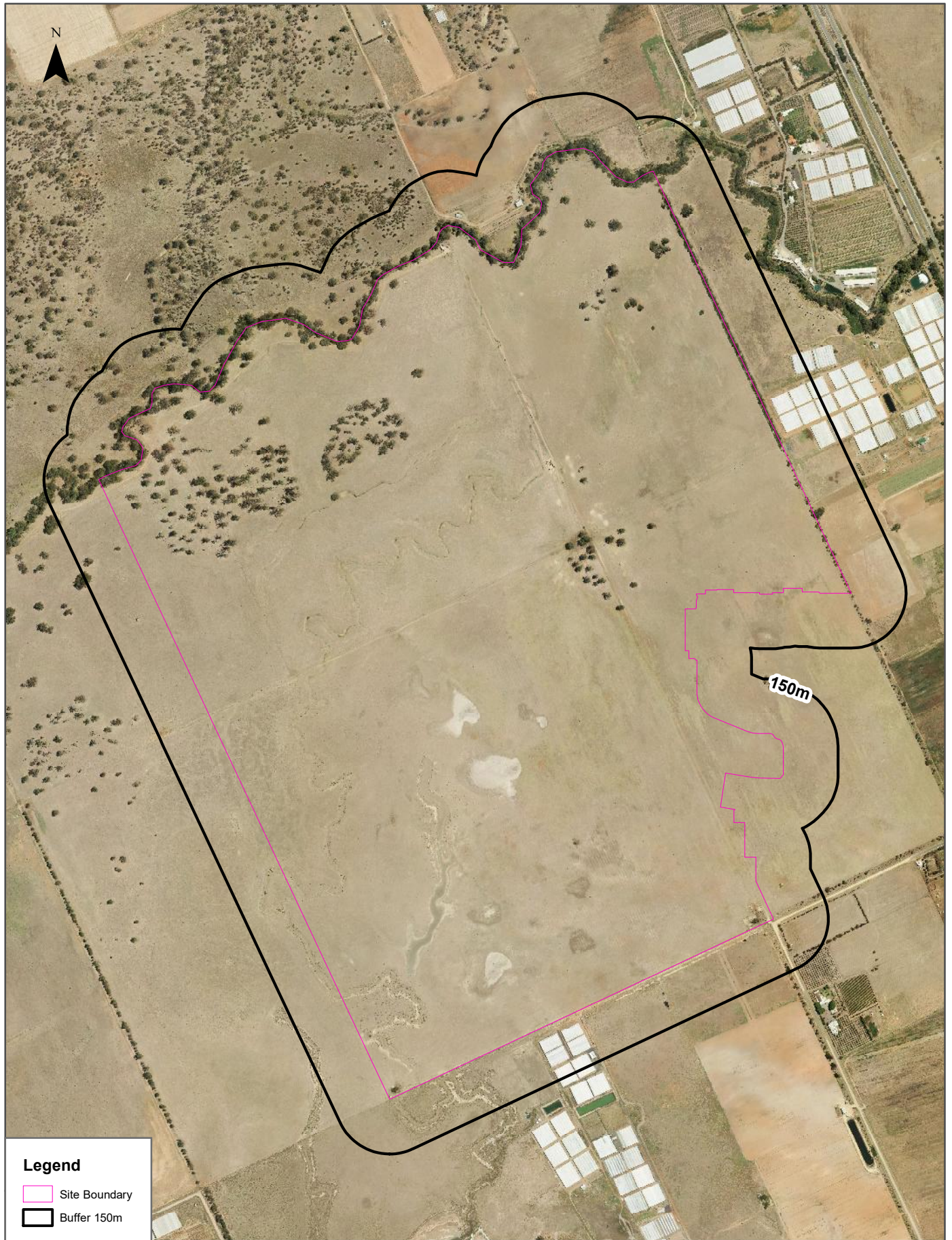
Data Source Aerial Imagery:  
© Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 54

Date: 26 September 2022

# Aerial Imagery 2012

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



Data Source Aerial Imagery:  
© Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 54



Date: 26 September 2022

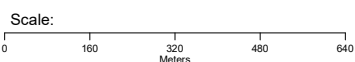
# Aerial Imagery 2008

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



### Legend

-  Site Boundary
-  Buffer 150m



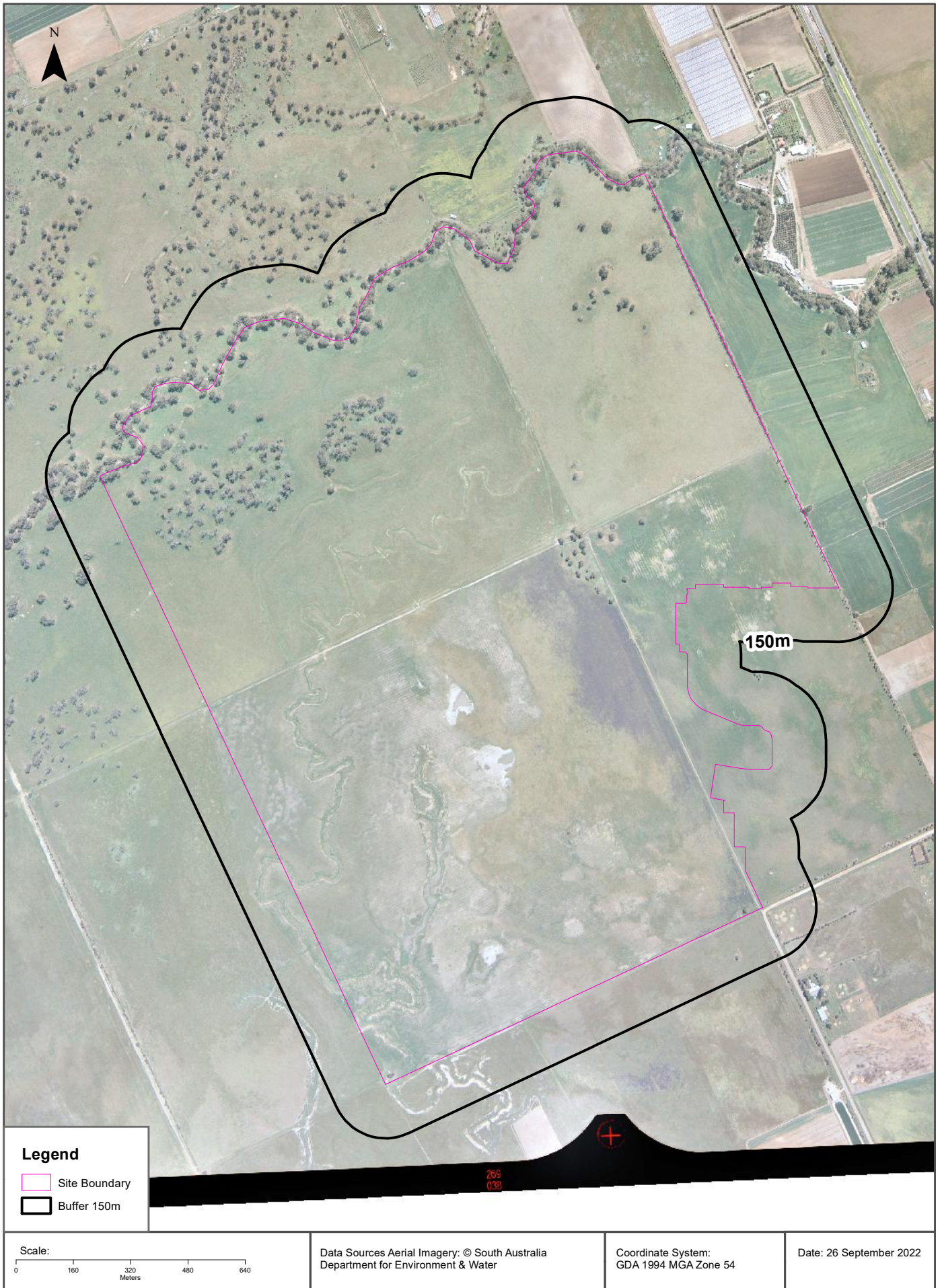
Data Sources Aerial Imagery: © Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 54

Date: 27 September 2022

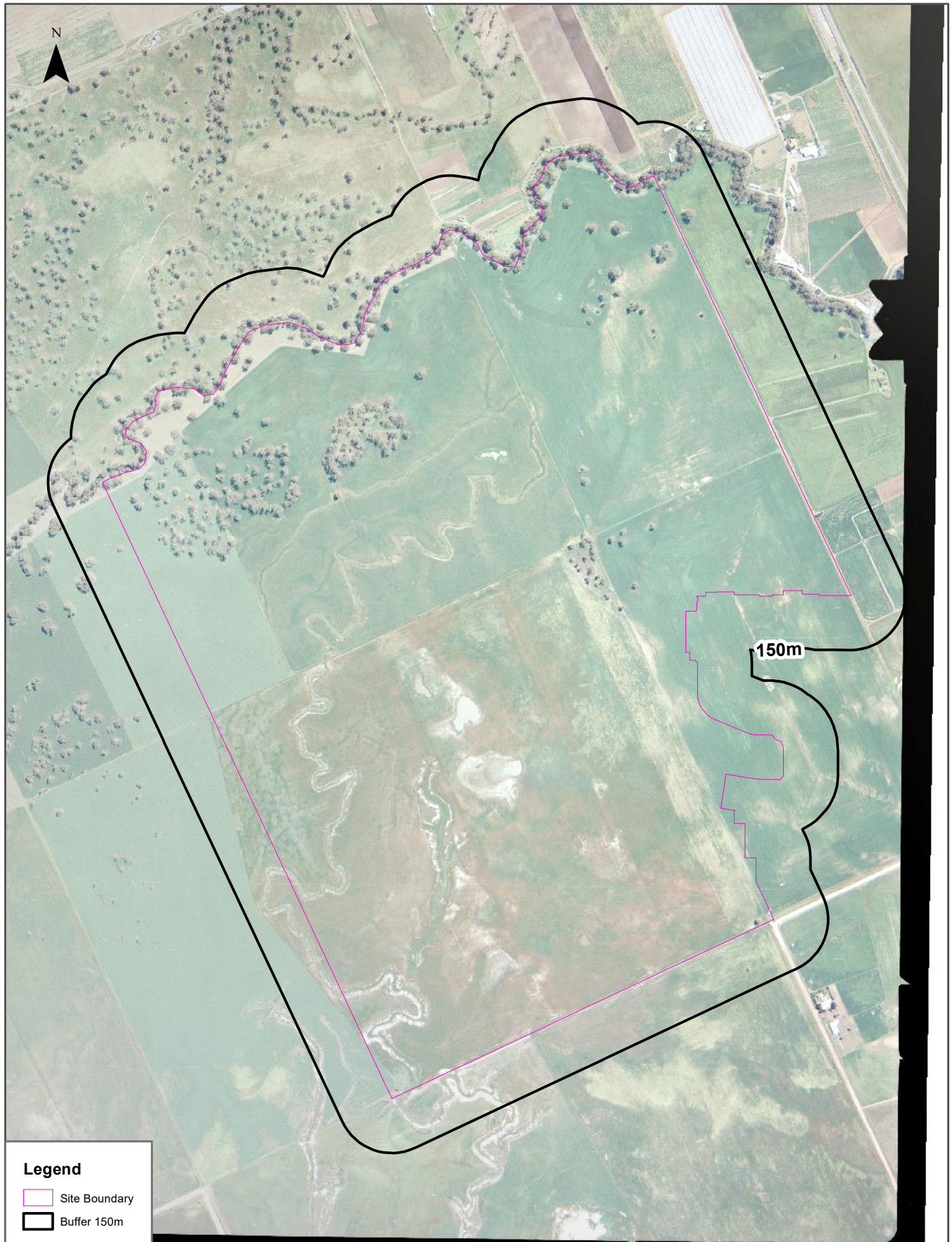
# Aerial Imagery 1999

Precinct 2, Riverlea Development, Riverlea Park, SA 5120





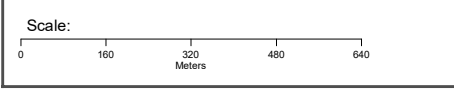
# Aerial Imagery 1989

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



**Legend**

-  Site Boundary
-  Buffer 150m



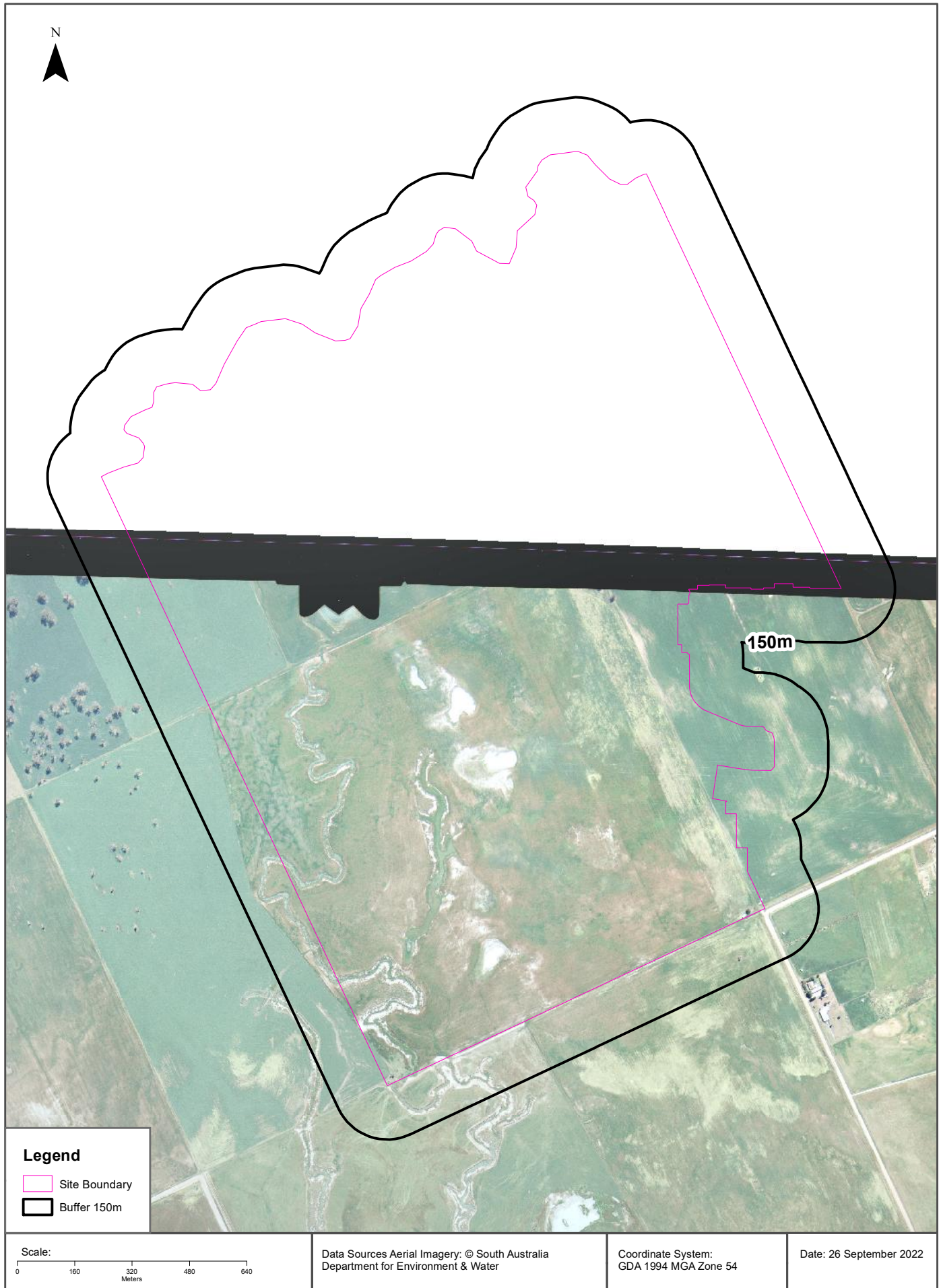
Data Sources Aerial Imagery: © South Australia  
Department for Environment & Water

Coordinate System:  
GDA 1994 MGA Zone 54

Date: 26 September 2022

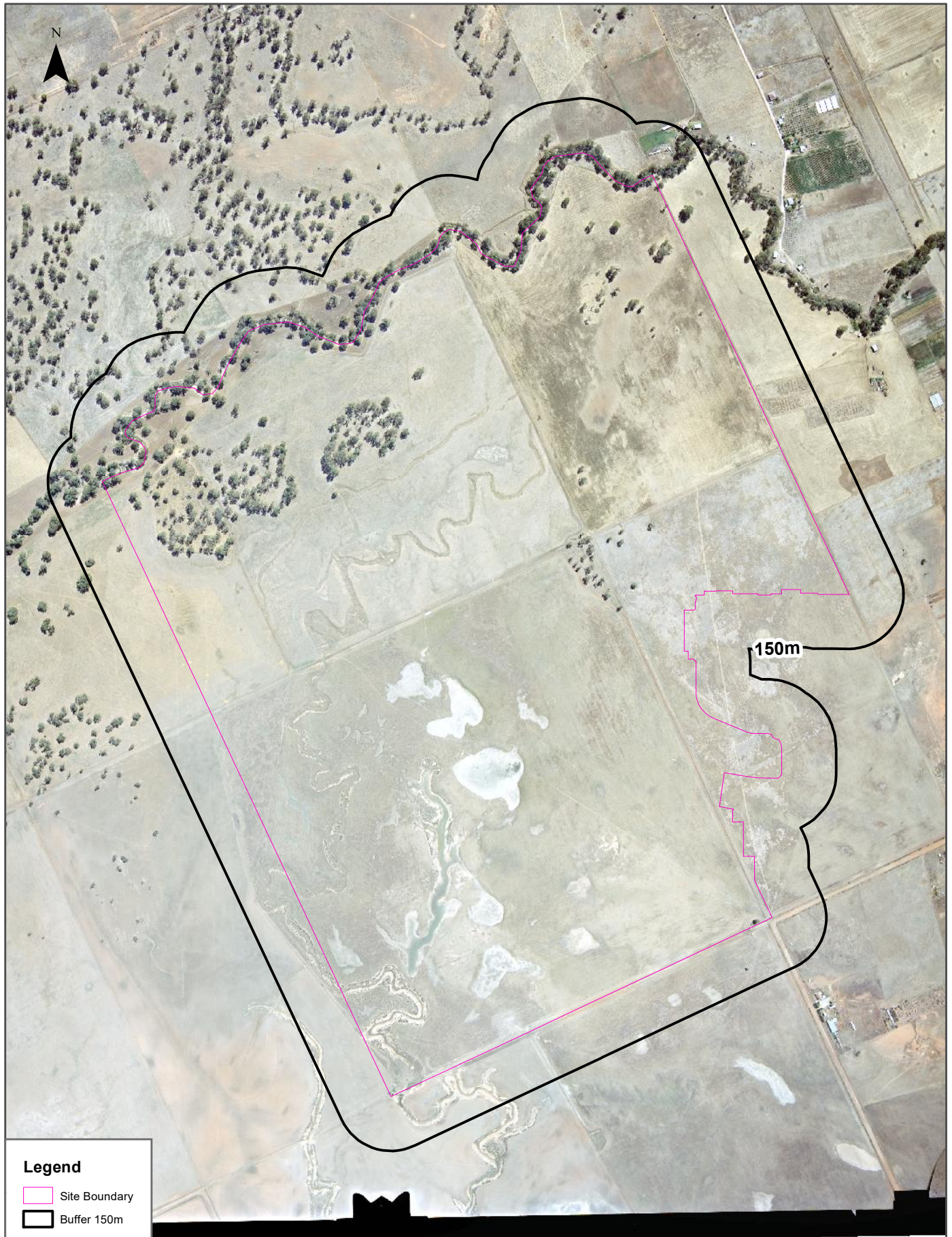
# Aerial Imagery 1989

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



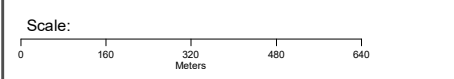
# Aerial Imagery 1979

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



**Legend**

- Site Boundary
- Buffer 150m



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

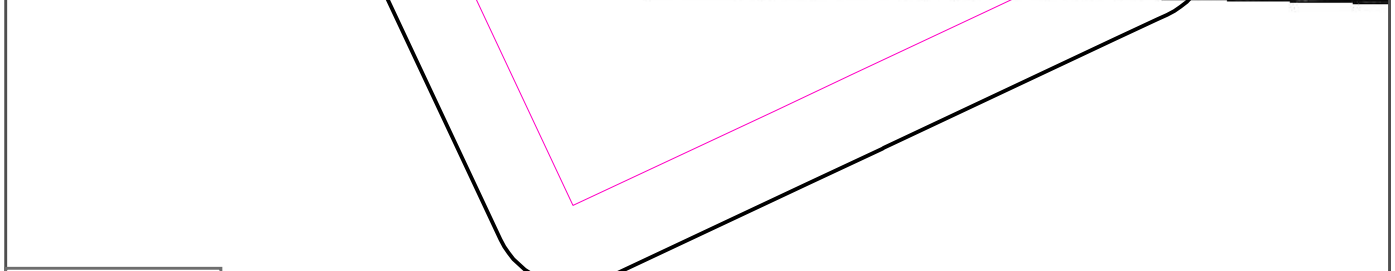
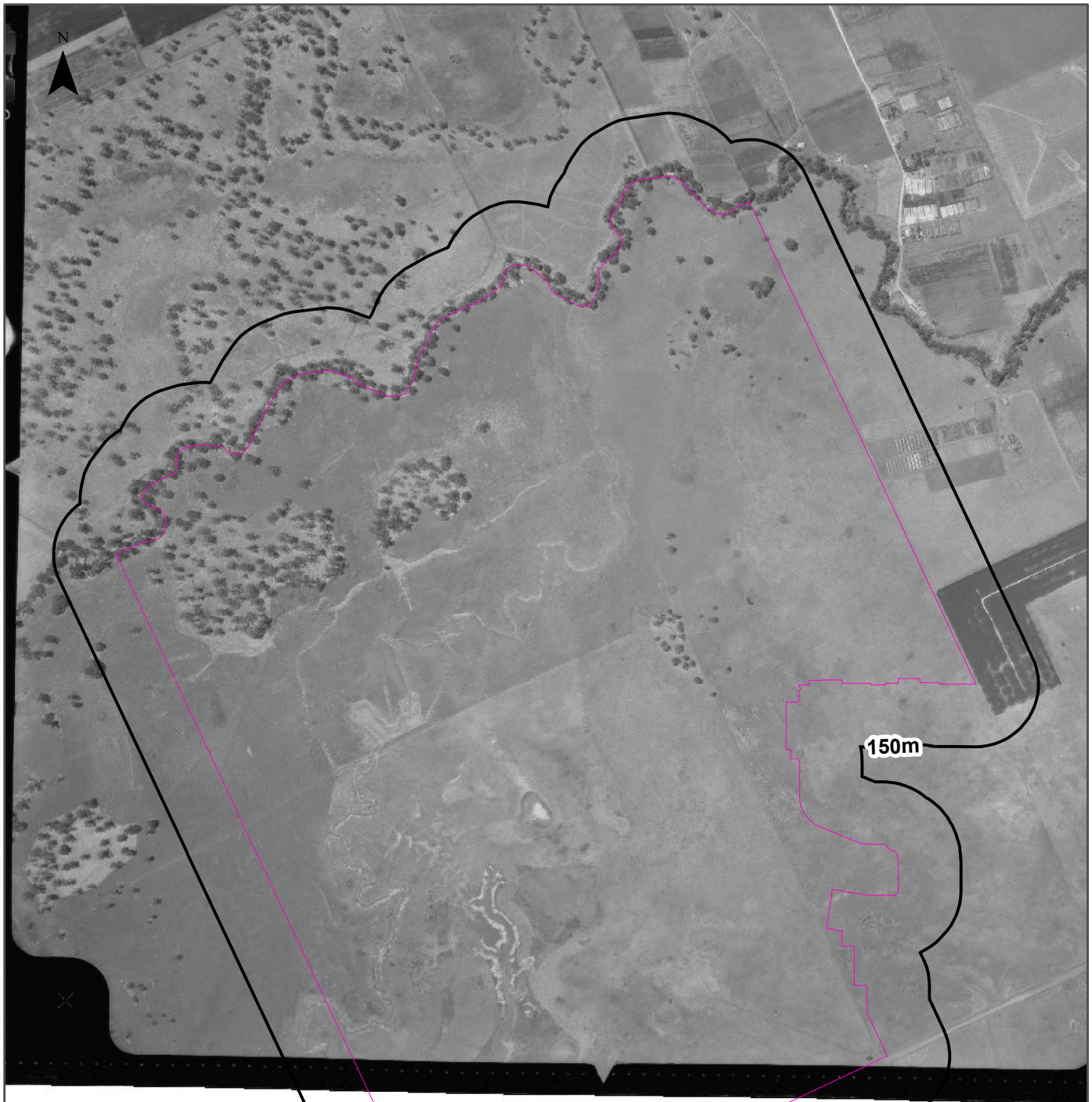
Coordinate System:  
GDA 1994 MGA Zone 54

Date: 26 September 2022





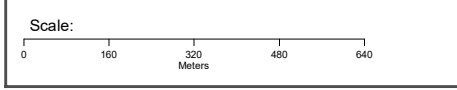
# Aerial Imagery 1969

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



**Legend**

-  Site Boundary
-  Buffer 150m



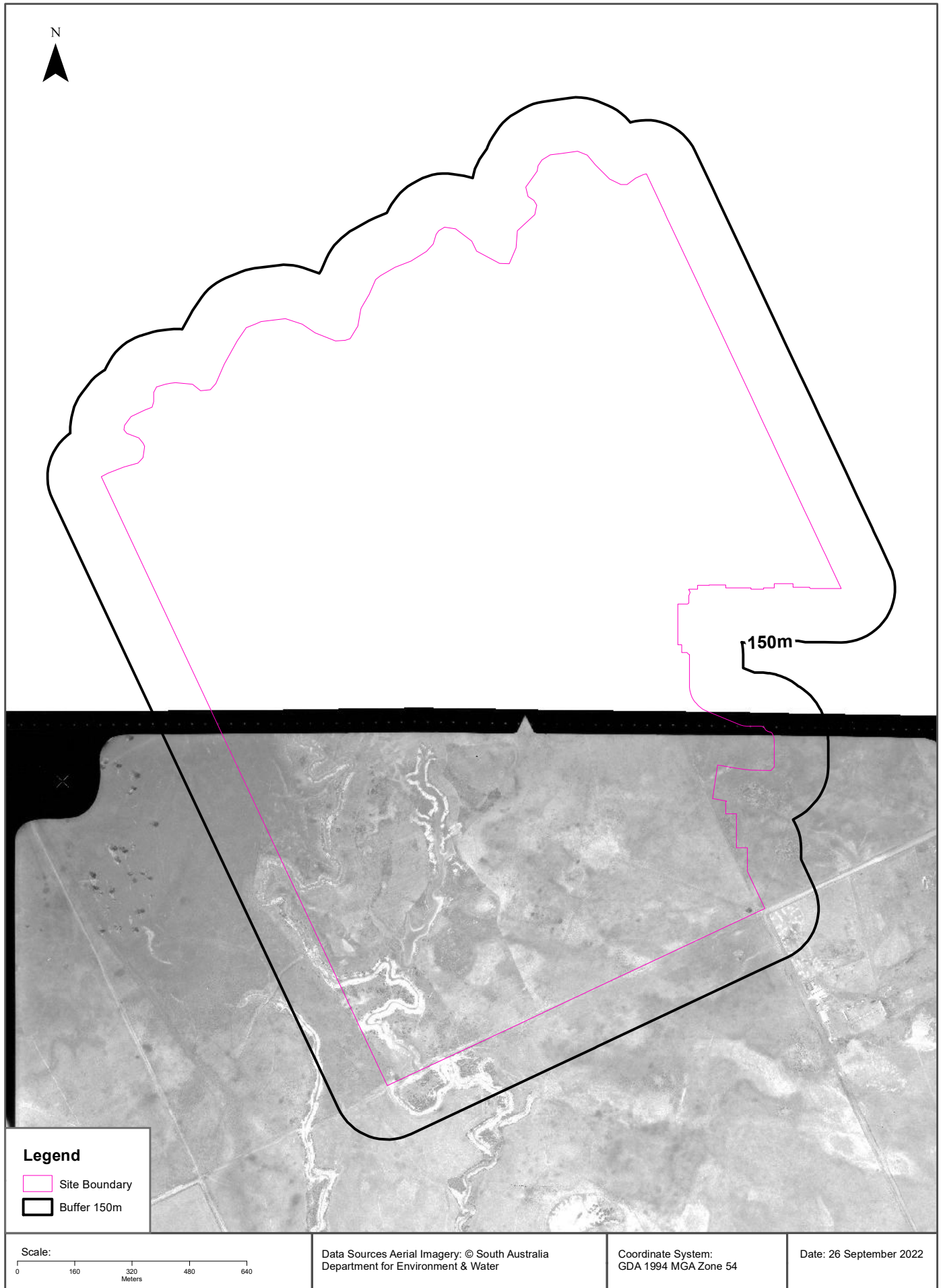
Data Sources Aerial Imagery: © South Australia Department for Environment & Water

Coordinate System: GDA 1994 MGA Zone 54

Date: 26 September 2022

# Aerial Imagery 1969

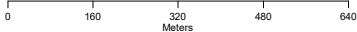
Precinct 2, Riverlea Development, Riverlea Park, SA 5120



### Legend

- Site Boundary
- Buffer 150m

Scale:



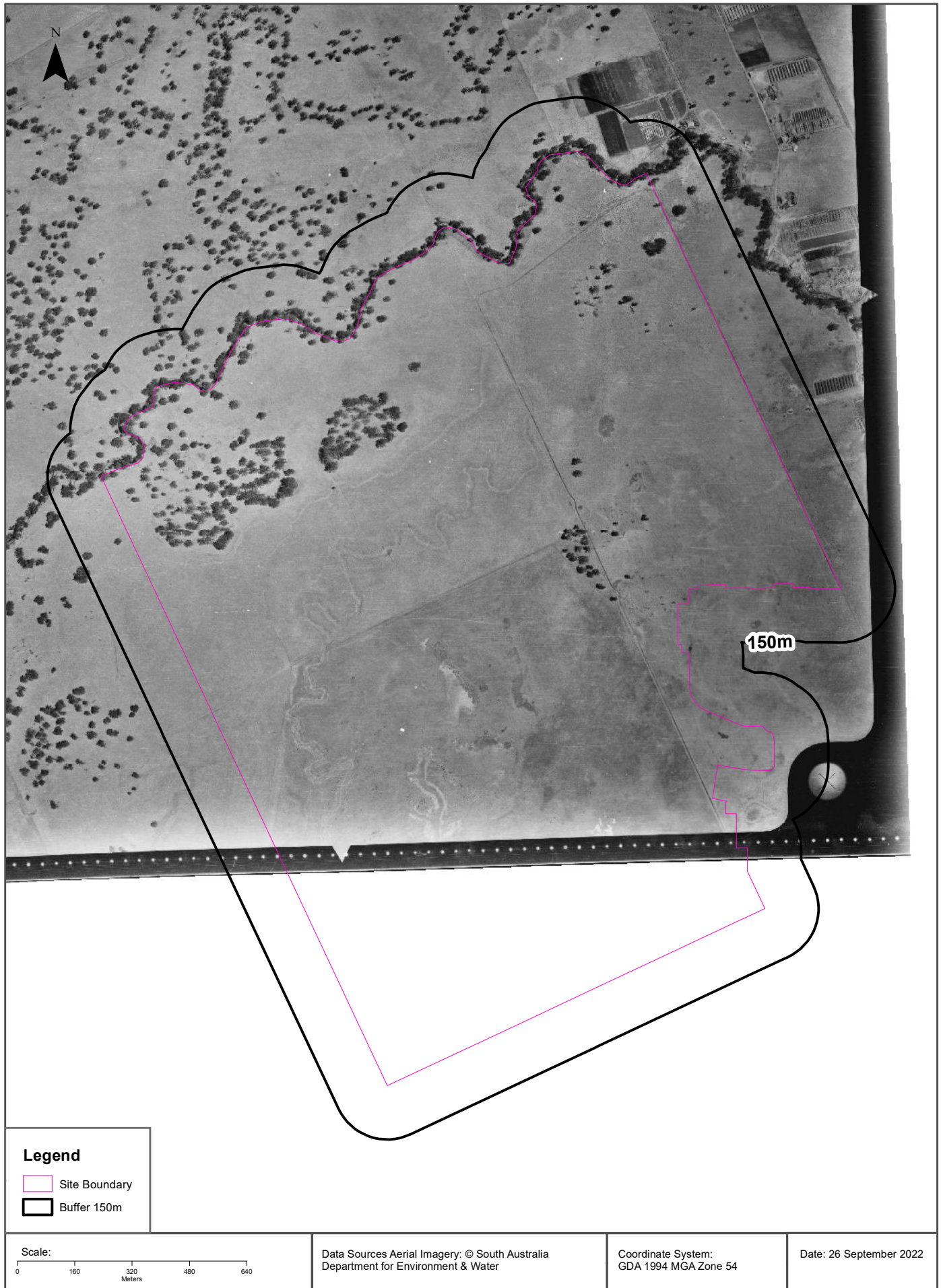
Data Sources Aerial Imagery: © South Australia  
Department for Environment & Water

Coordinate System:  
GDA 1994 MGA Zone 54

Date: 26 September 2022

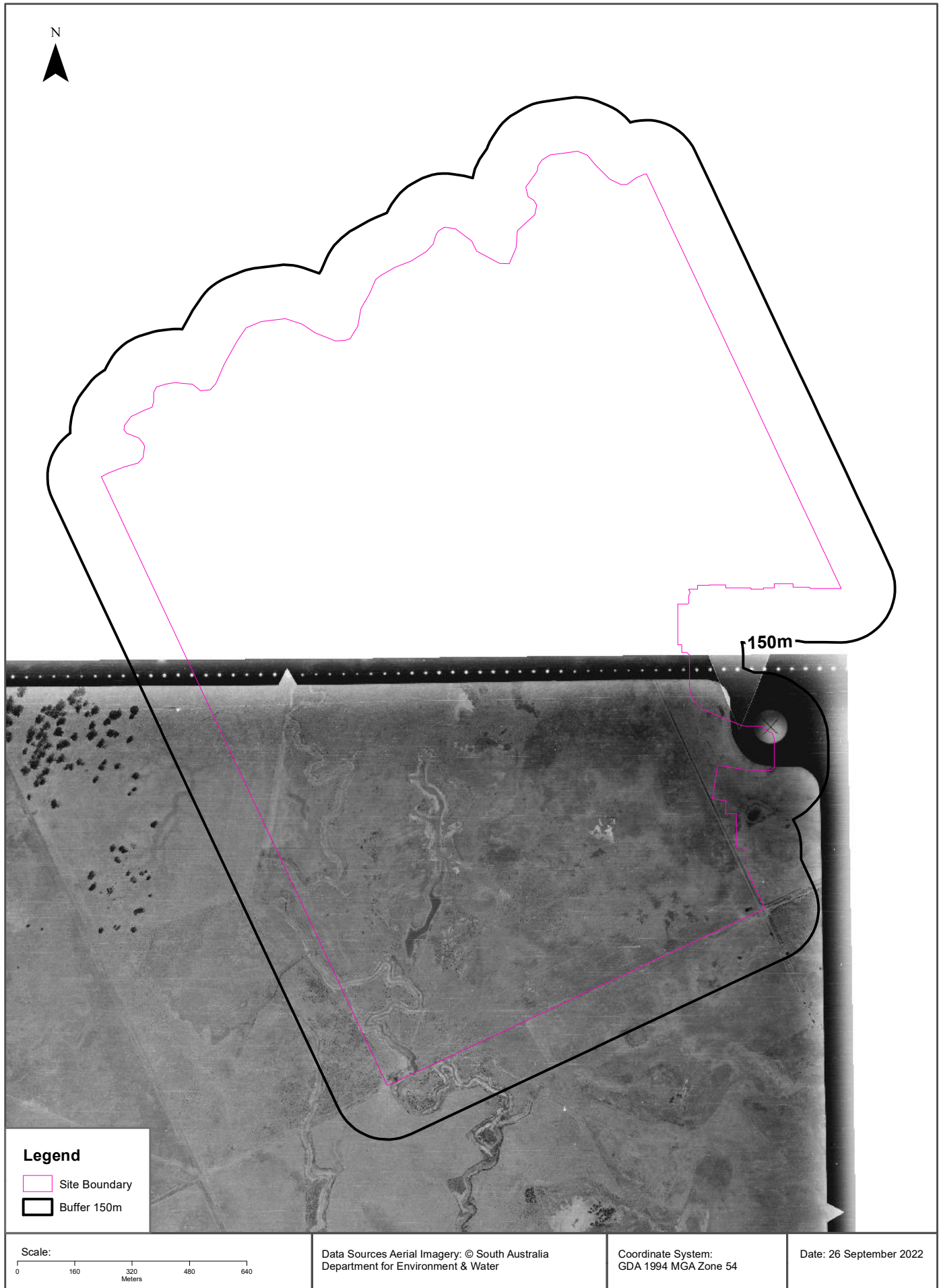
# Aerial Imagery 1959

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



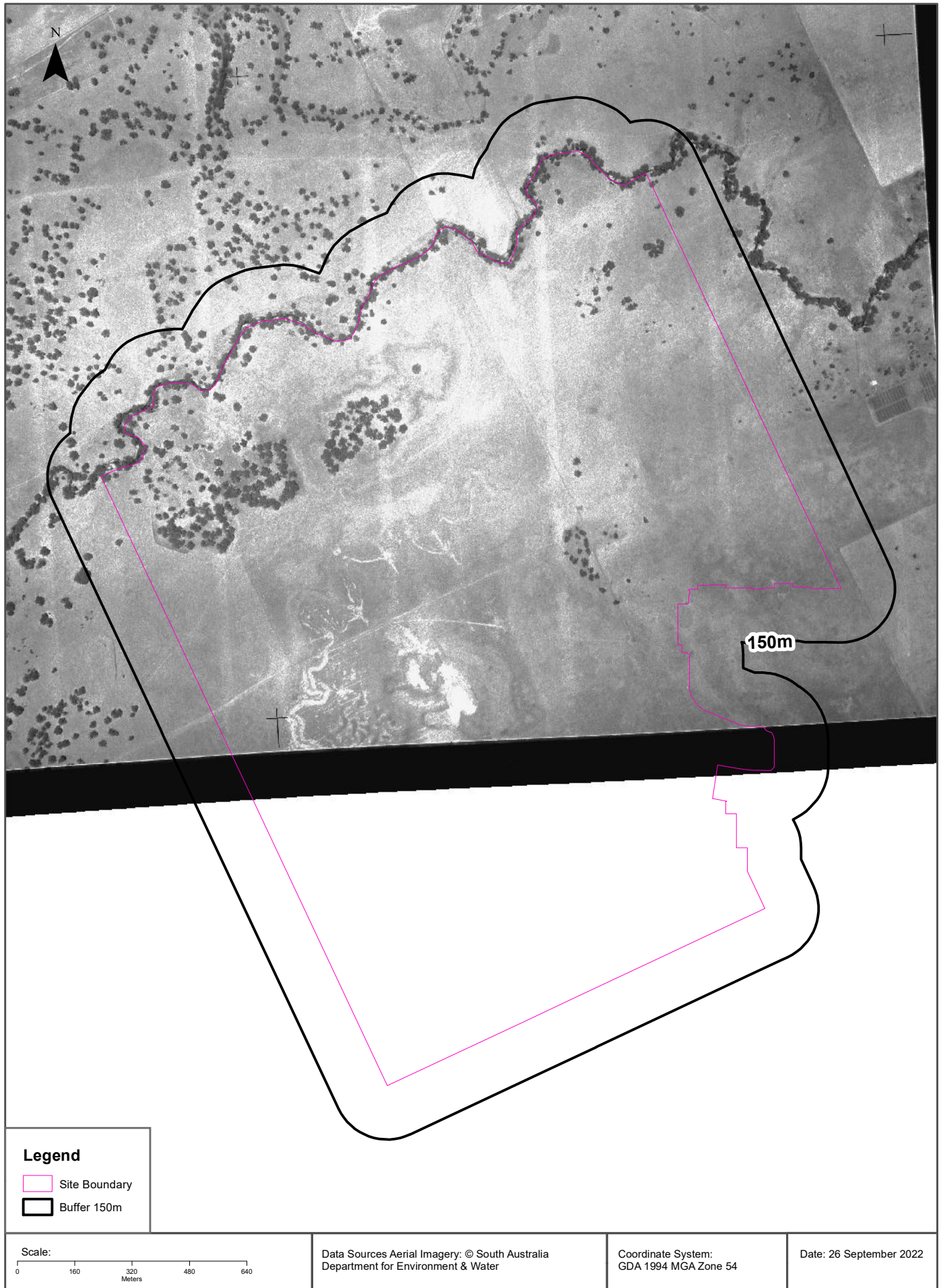
# Aerial Imagery 1959

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



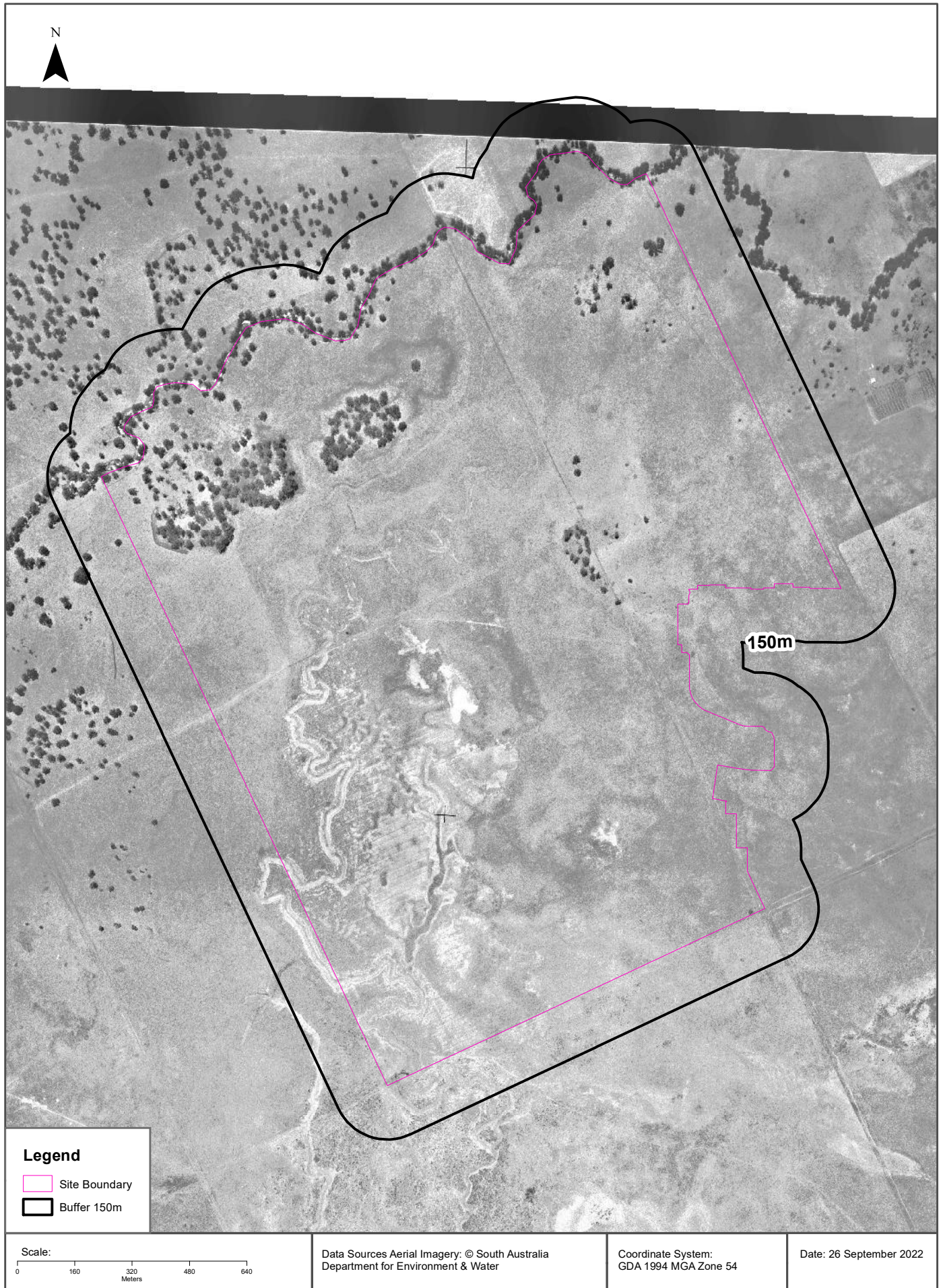
# Aerial Imagery 1949

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



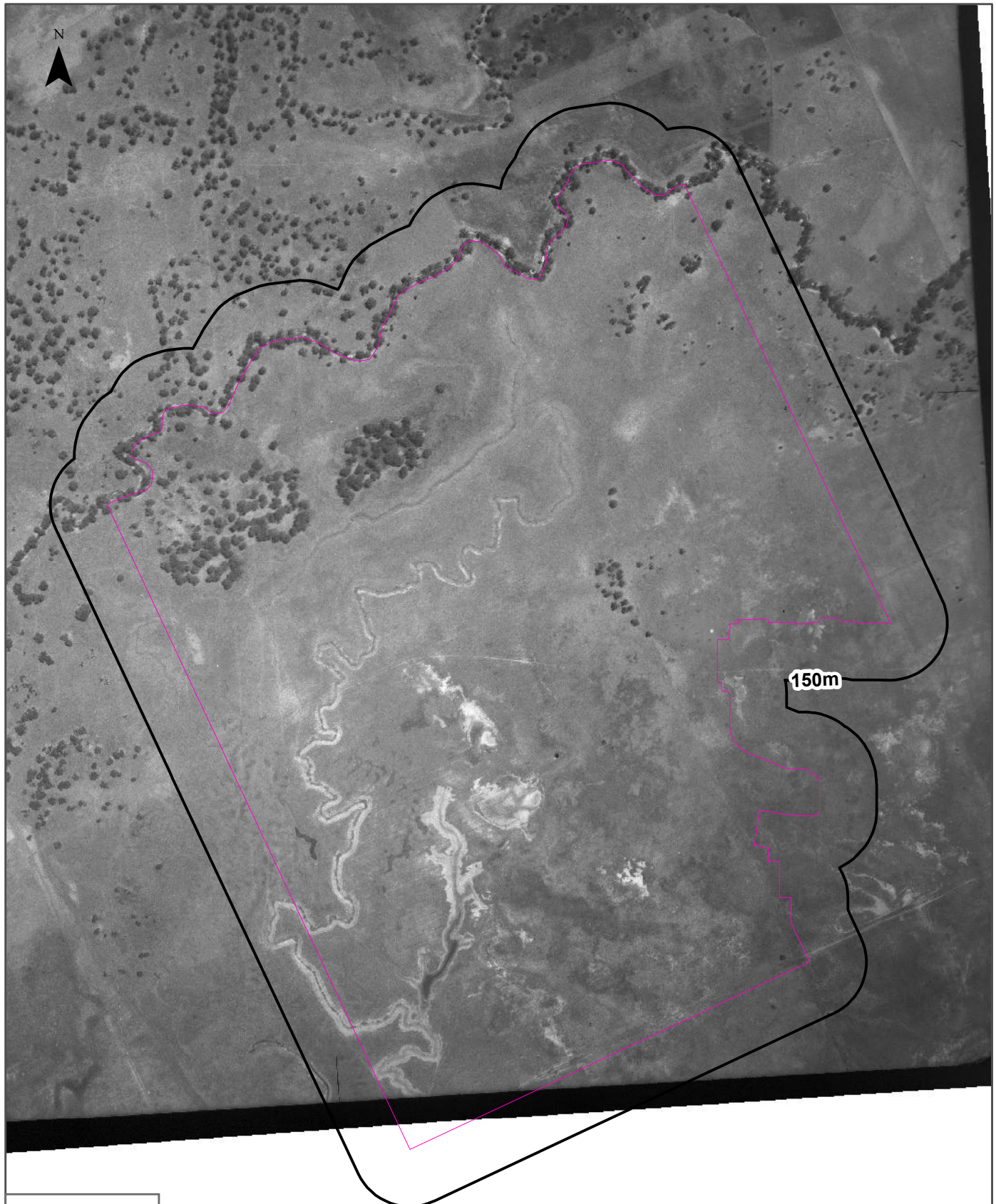
# Aerial Imagery 1949

Precinct 2, Riverlea Development, Riverlea Park, SA 5120





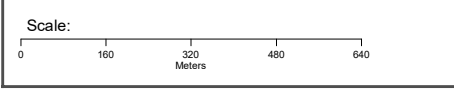
# Aerial Imagery 1935

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



**Legend**

-  Site Boundary
-  Buffer 150m



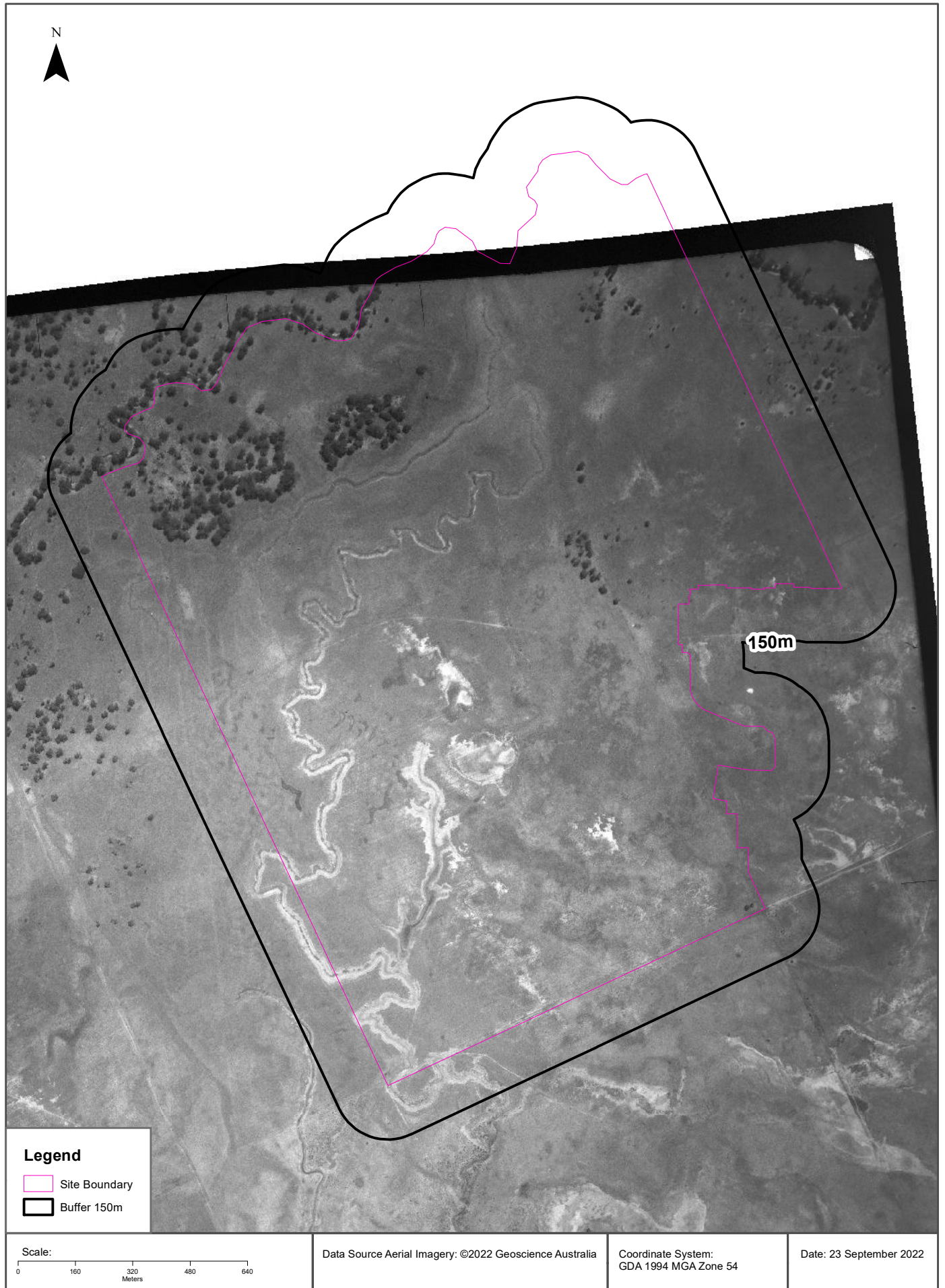
Data Source Aerial Imagery: ©2022 Geoscience Australia

Coordinate System:  
GDA 1994 MGA Zone 54

Date: 23 September 2022

# Aerial Imagery 1935

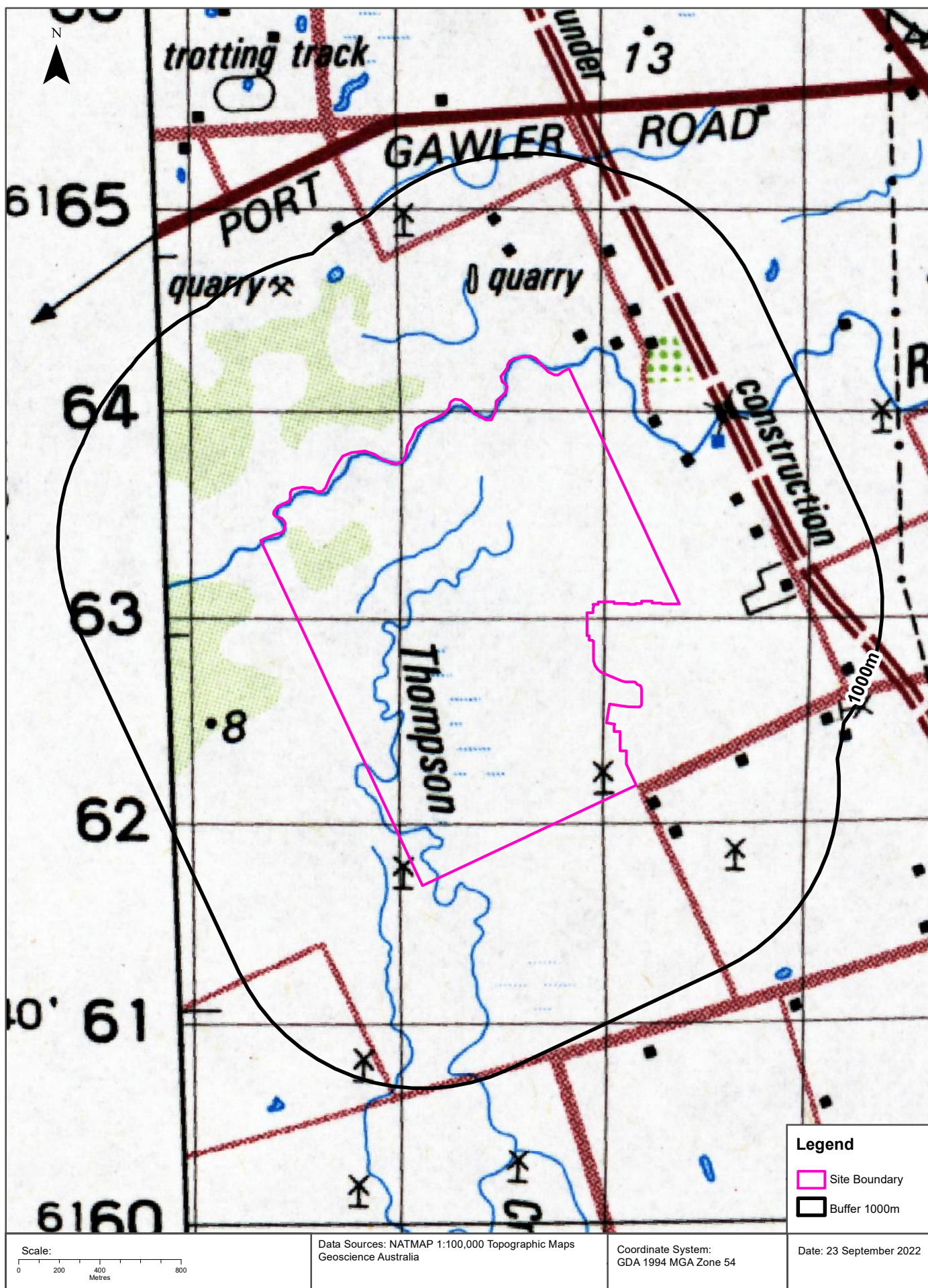
Precinct 2, Riverlea Development, Riverlea Park, SA 5120





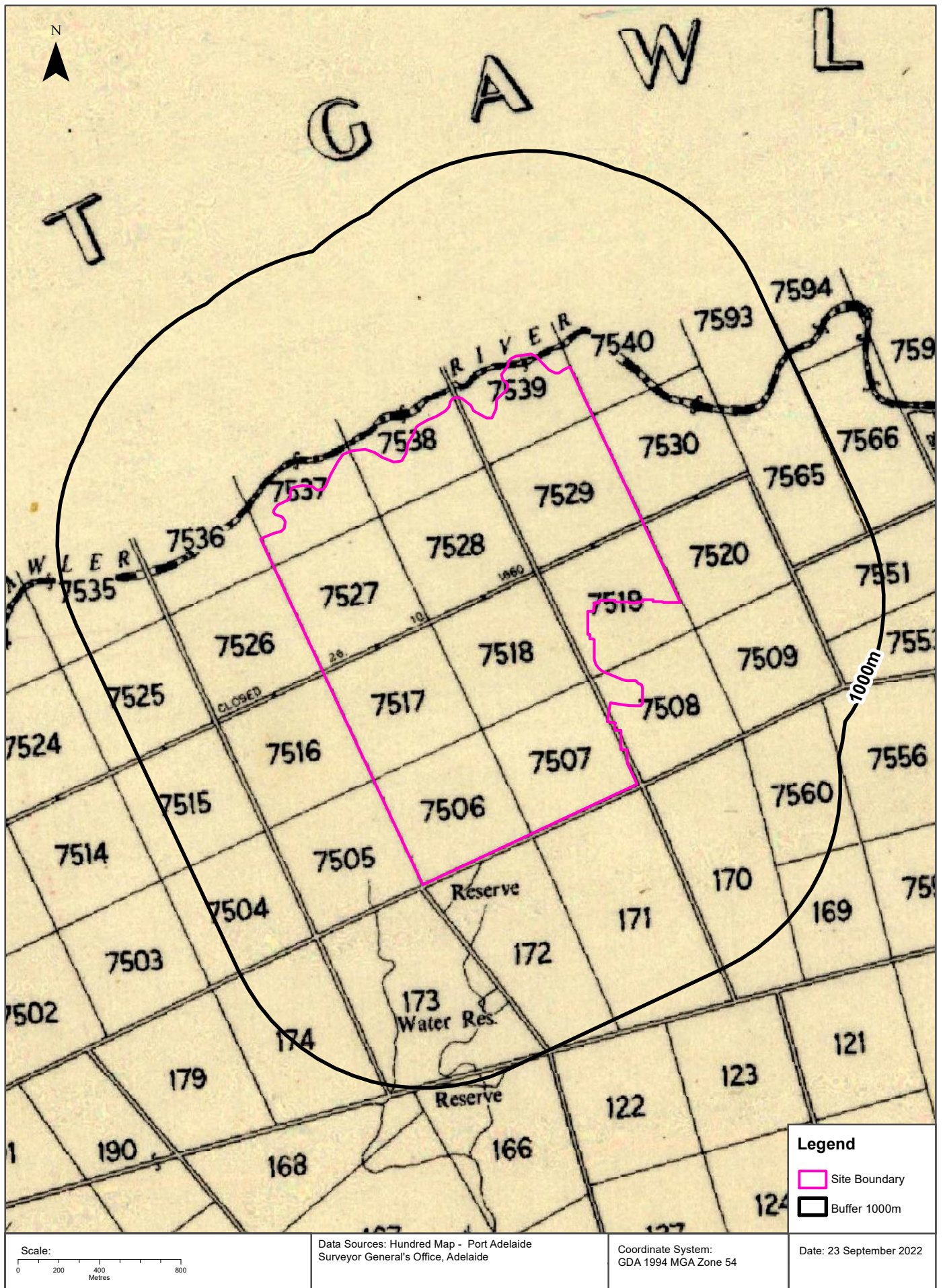
# Historical Map 1982

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



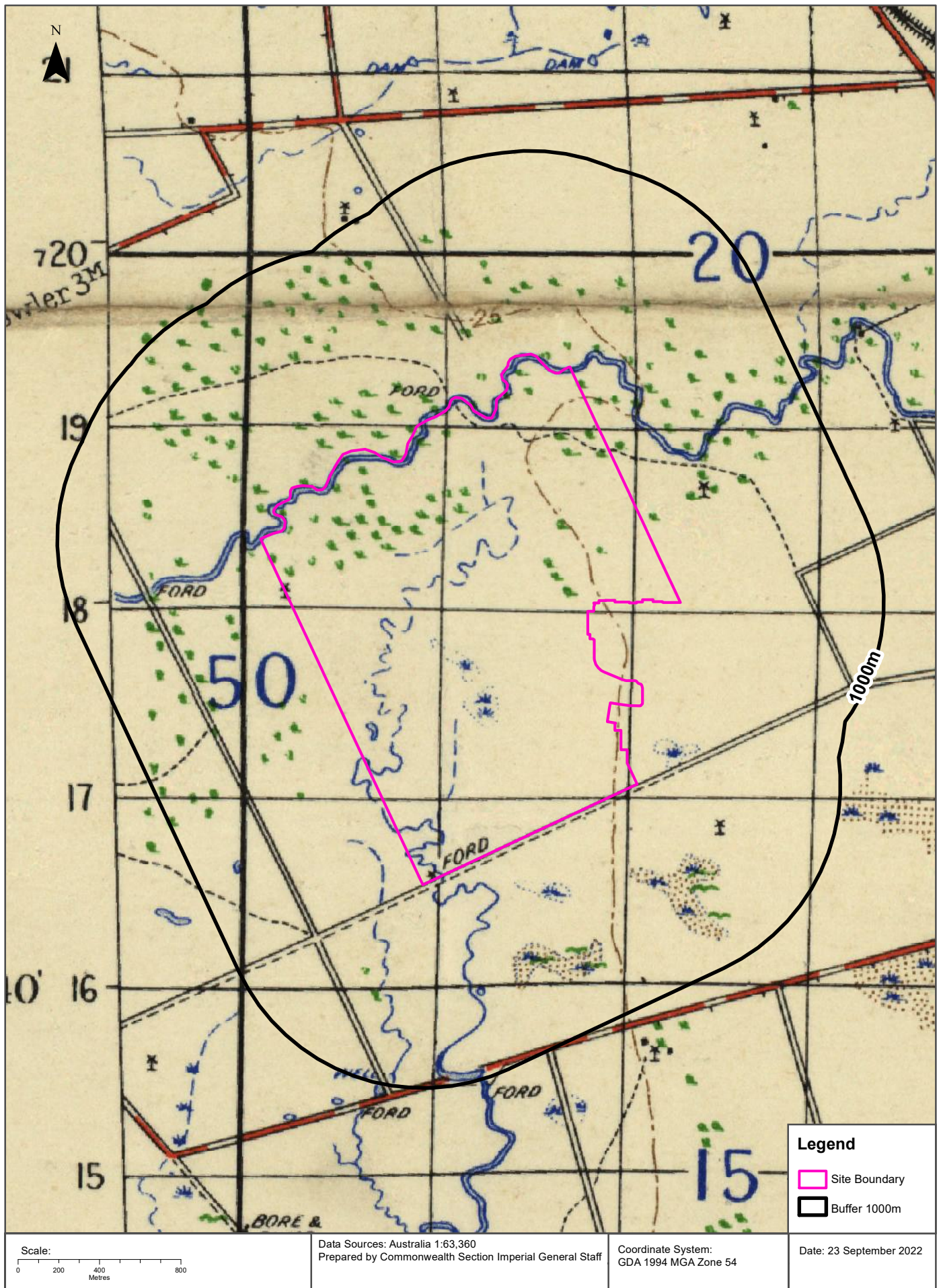
# Historical Map 1962

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



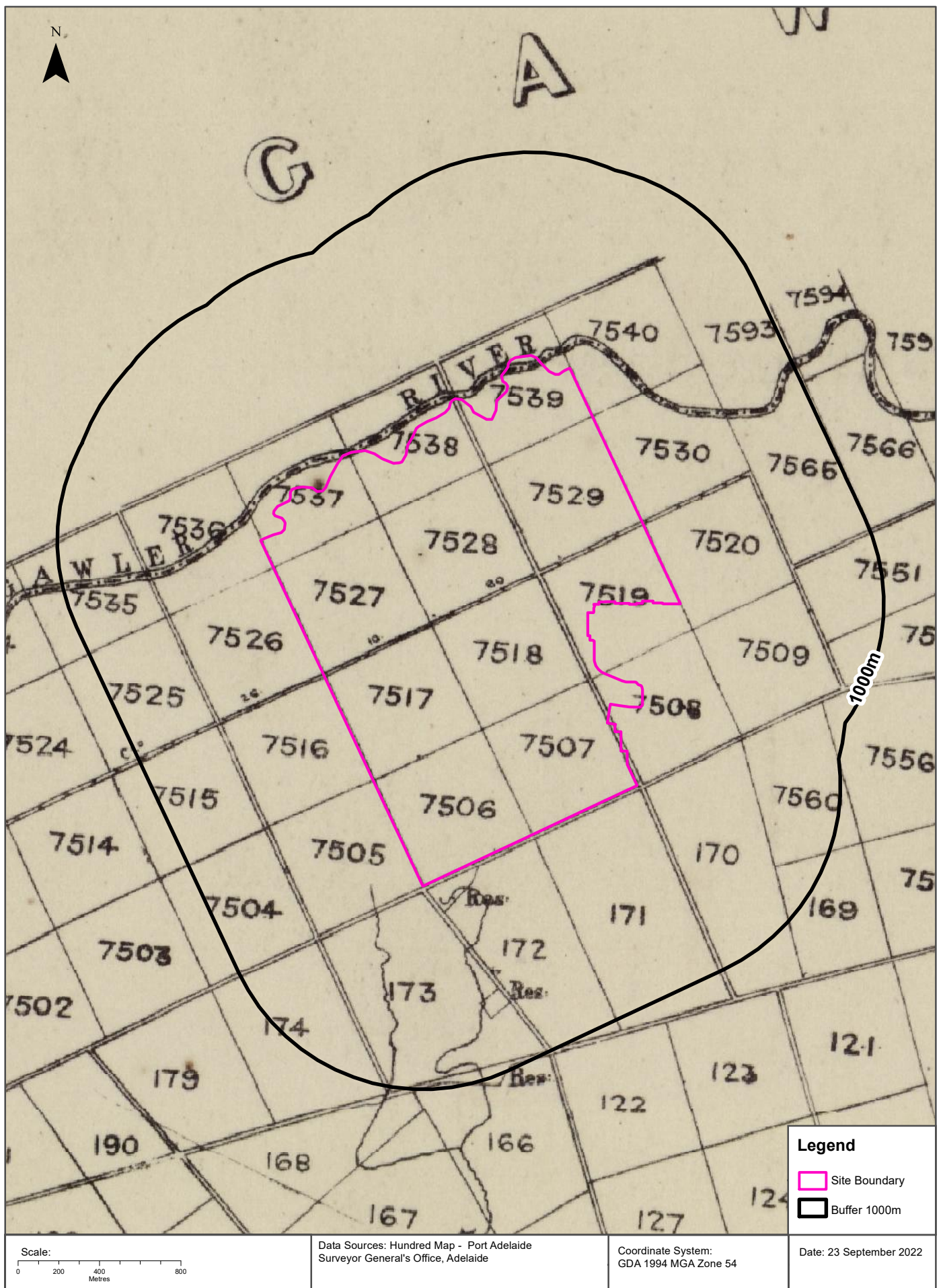
# Historical Map c.1935

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



# Historical Map 1876

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



# Mining

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

## Mines and Mineral Deposits

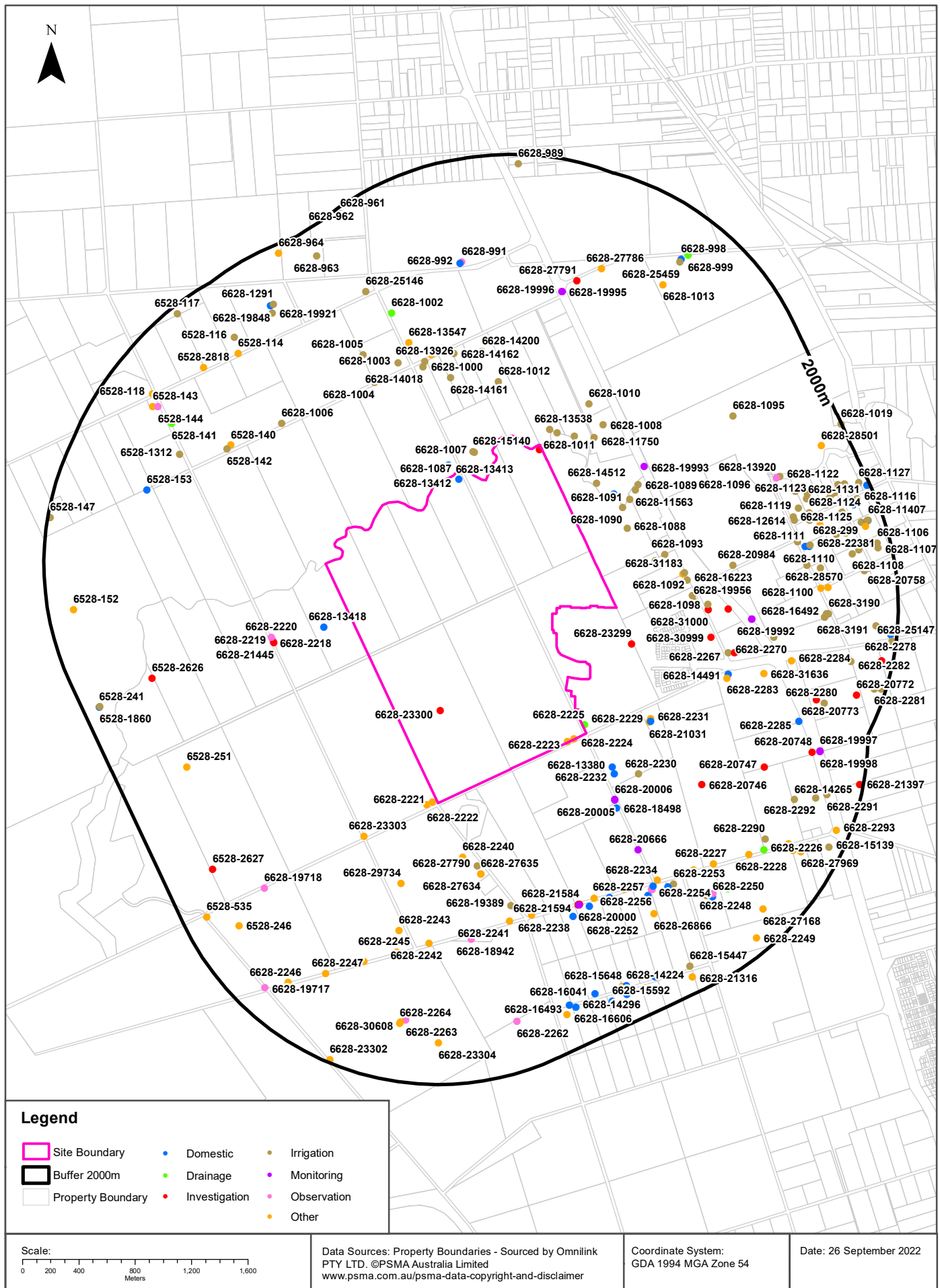
Mines and mineral deposits within the dataset buffer:

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

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

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



# Groundwater and Drillholes

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

## Groundwater Aquifers

Groundwater aquifers within the dataset buffer:

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

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

Drillholes within the dataset buffer:

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-1087	48121		Operational	Stock		28.65	10.00		7.50	1489	2688	0.3800				0m	On-site
6628-13412	60381		Operational	Domestic; Stock	1985-06-20	98.00		9.55	8.10	944	1710	7.0000				0m	On-site
6628-2223	49257		Backfilled	Stock	1962-01-01	22.19	7.00			5855	10276	0.0379				0m	On-site
6628-23298	236128	MW REM 1		Investigation	2008-01-14	10.00		11.29					6.47	6.47	4.82	0m	On-site
6628-23300	236132	MW REM 5		Investigation	2008-01-14	8.10		7.16					3.78	3.78	3.38	0m	On-site
6628-2224	49258	N.A.P. O'CONNOR INV 6661 12	Operational	Stock	1969-11-10	69.92	7.00		7.80	777	1410		15.20	15.20	-8.20	0m	South East
6628-2225	49259		Backfilled	Drainage	1966-03-03	9.12	7.00		7.00	17258	2835					12m	South East
6628-2221	49255		Backfilled	Stock	1962-01-01	20.73	5.00		9.00	9229	15868	0.0379				33m	South
6628-13413	60382		Operational	Domestic; Stock	1985-06-15	98.00		9.56	7.30	1423	2570	8.0000				66m	North
6628-2222	49256		Operational	Stock	1975-02-14	39.62	5.00		7.30	967	1751	4.0000	4.56	4.56	0.44	78m	South
6628-15140	62109		Operational	Irrigation	1989-11-09	122.00		9.99	7.40	1653	2980	12.0000				117m	North
6628-1007	48041		Backfilled	Irrigation	1969-05-30	137.16	10.00		6.50	1095	1983	1.8900				120m	North
6628-13538	60507		Operational	Irrigation	1985-09-02	97.00		11.45	7.90	1378	2490	15.1600				128m	North
6628-1011	48045		Unknown	Irrigation		92.35	10.00			1201	2172	7.5800	16.76	16.76	-6.76	147m	North East
6628-13418	60387		Operational	Domestic; Stock	1985-03-07	97.00		6.66	7.80	1469	2652	5.0000				203m	West
6628-1009	48043		Backfilled	Irrigation	1960-08-23	76.20	12.00		10.50	1357	2452		8.53	8.53	3.47	244m	North East
6628-14512	61481		Operational	Irrigation	1989-03-09	122.00		10.50	7.20	1463	2640	25.0000				248m	North East
6628-23299	236129	MW REM 2	Backfilled	Investigation	2008-01-14	5.50		9.38					2.94	2.94	6.44	281m	East
6628-13380	60349		Operational	Domestic; Stock	1985-04-01	91.00		7.06	7.60	688	1250	12.6281	30.00	30.00	-22.94	304m	South East
6628-1088	48122		Not Located	Irrigation; Stock		151.49	13.68					11.3700	6.10	6.10	7.58	307m	North East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-1086	48120		Backfilled	Domestic; Irrigation	1950-01-01	106.68	13.00		7.50	990	1792	7.5768	17.68	17.68	-4.68	327m	North East
6628-1090	48124		Operational	Irrigation; Observation	1957-03-01	109.73	13.35		8.60	992	1797	8.8396	7.92	7.92	5.43	342m	North East
6628-2232	49264	N.A.P. 10	Backfilled	Domestic; Stock	1969-01-01	44.50	7.00		6.50	1035	1874	12.6300				348m	South East
6628-11750	58719		Operational	Irrigation	1981-06-19	122.00		11.06	7.90	1479	2670					368m	North East
6628-28060	287993			Irrigation	2015-08-20	122.00				1085	1963	12.0000	20.00	20.00		392m	East
6628-1012	48046		Backfilled	Irrigation	1960-07-04	97.36	12.00		7.50	1356	2450	19.0000				394m	North
6628-1091	48125		Unknown	Irrigation; River				11.02		1430	2583					412m	North East
6628-2240	49265		Not Located	Stock		57.91	5.00			764	1386	6.3140				422m	South
6628-1010	48044		Backfilled	Irrigation		103.63	12.00			1591	2870	16.4165				452m	North East
6628-21031	195039			Stock		37.00		8.57		162	294	3.0000	15.00	15.00	-6.43	453m	South East
6628-2229	49261		Backfilled	Domestic; Irrigation; Stock	1964-01-01	36.58	7.00			2103	3780	3.7884	6.10	6.10	0.90	463m	South East
6628-2231	49263		Abandoned				7.00									466m	South East
6628-1008	48042		Unknown	Irrigation	1956-01-01	103.63	12.00			1180	2136	12.6281	22.86	22.86	-10.86	467m	North East
6628-1093	48127		Operational	Irrigation	1962-01-01	121.92	11.00		7.60	987	1787					470m	East
6628-2230	49262		Unknown	Irrigation; Stock	1964-01-01	27.43	7.00			1305	2360	2.5300	6.10	6.10	0.90	471m	South East
6628-11563	58532		Operational	Irrigation	1981-02-18	93.00		11.28	7.10	995	1802		31.00	31.00	-19.72	477m	North East
6628-1089	48123		Backfilled	Irrigation	1952-02-13	82.30	12.75		7.00	900	1632	6.3140				512m	North East
6628-20006	177862		Operational	Monitoring	1999-12-21	3.00	7.83	6.52		6119	10700		2.37	1.06	5.46	512m	South East
6628-20005	177861		Operational	Monitoring	1999-12-21	9.50	7.37	6.53	6.96	7621	13200		1.69	0.85	5.68	513m	South East
6628-27790	285185			Irrigation	2014-07-25	96.00				774	1404	10.0000				522m	South
6628-31183	354395				2021-01-15	120.00				1116	2020	10.0000	42.00	42.00		527m	East
6628-16223	130764		Operational	Irrigation	1992-11-26	114.00		10.22	7.70	964	1745	12.0000				540m	East
6628-1092	48126		Backfilled	Irrigation; Observation		91.44	12.01		7.30	898	1627					544m	East
6628-1094	48128		Backfilled	Irrigation	1969-09-02	105.77	11.00		7.50	1345	2430	15.1600				545m	East
6628-19956	177676		Operational	Irrigation	1999-09-30	122.00		10.37		964	1745	14.0000	25.00	25.00	-14.63	550m	East
6628-14161	61130		Operational	Irrigation	1987-09-18	91.00		11.08	7.60	1541	2780	12.6281				555m	North
6628-21445	197972	23		Investigation ; Monitoring	2003-07-31	6.00	7.17	7.12								571m	West
6628-2220	49254		Operational	Observation	1968-11-28	42.67	8.23	7.61	7.50	484	880	0.7577	6.22	5.60	2.01	571m	West
6628-18498	164858		Operational	Domestic; Stock	1996-08-26	122.00		7.31		833	1512	25.0000	21.00	21.00	-13.69	572m	South East
6628-2218	49252		Operational	Observation	1968-06-12	191.11	8.57	7.60	7.80	2347	4210		15.55	14.57	-6.98	572m	West
6628-2219	49253		Operational	Observation	1968-12-03	15.24	8.49	7.47	7.20	1188	2150	1.3638	6.57	5.55	1.92	573m	West
6628-23303	236137	MW REM 11			2008-01-15	7.00		5.01					2.60	2.60	2.41	577m	South West
6628-27634	284478															587m	South
6628-27635	284479		Backfilled		2014-07-18	80.00						0.0000	20.10	20.10		587m	South



Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-19993	177849		Operational	Monitoring	2000-01-20	17.00	15.40	14.47	7.50	10348	17630		5.83	4.90	9.57	603m	North East
6628-14200	61169		Unknown	Irrigation	1988-03-16	122.00		11.52	7.80	1776	3200	12.0000				625m	North
6628-29734	312817				2018-09-11	122.00				807	1463	20.0000				628m	South
6628-1098	48132		Backfilled	Irrigation	1970-09-18	106.68	11.00		7.00	832	1509	18.9500				648m	East
6628-31000	352959		Backfilled	Investigation	2020-12-01	7.50										651m	East
6628-14162	61131		Operational	Irrigation	1987-11-06	110.00		11.26	8.20	1580	2850	8.0000				686m	North
6628-30999	352958		Backfilled	Investigation	2020-12-01	7.50										705m	East
6628-14018	60987		Operational	Irrigation	1987-08-27	122.00		10.73	7.80	1698	3060	10.0000				741m	North
6628-13926	60895		Operational	Irrigation	1987-01-15	91.50		10.88	6.90	1552	2800	3.0000				761m	North
6628-1000	48034		Backfilled	Stock		9.00	11.00		9.00	2831	5062		6.71	6.71	4.29	766m	North
6628-31002	352961		Backfilled	Investigation	2020-12-01	8.00										792m	East
6628-1004	48038		Operational	Irrigation; Stock	1949-01-25	91.44	10.00			1867	3360	1.2600	3.05	3.05	6.95	842m	North West
6628-1003	48037		Backfilled	Irrigation; Observation		91.44	11.00		7.50	1647	2970	10.1024	15.24	15.24	-4.24	853m	North
6628-2267	49286		Operational	Irrigation	1966-01-01	85.34	10.00		6.40	845	1532	10.1024	23.10	23.10	-13.10	857m	East
6628-1006	48040		Operational	Irrigation; Stock	1971-05-05	131.37	9.00		7.50	636	1155	18.9500				878m	North West
6628-20984	194612		Operational	Irrigation	2002-12-05	122.00		12.38		1006	1823	10.0000	34.00	34.00	-21.62	879m	East
6628-19389	174172		Operational	Irrigation	1998-11-16	72.00		4.86		934	1693	25.0000	10.50	10.50	-5.64	881m	South
6628-20746	188607		Operational	Investigation	2001-11-01	4.00	7.70	7.69		8592	14800		2.35	2.34	5.35	896m	South East
6628-31003	352962		Backfilled	Investigation		7.50										898m	East
6628-20666	186848		Operational	Monitoring	2001-09-23	87.50	7.74	7.44	7.94	674	1224	6.0000	25.79	25.50	-18.05	904m	South East
6628-14491	61460		Backfilled	Domestic; Stock	1989-03-01	91.50		10.02	7.50	722	1310	4.0000	35.00	35.00	-24.98	926m	East
6628-2283	49302		Backfilled	Stock	1956-01-01	54.86	10.00			1580	2851		2.74	2.74	7.26	930m	East
6628-13547	60516		Operational	Stock	1985-11-01	109.00		10.70	6.10	1687	3040	8.0000				936m	North
6628-2243	49266		Operational	Stock	1963-01-01	33.53	4.00			715	1298		1.82	1.82	2.18	949m	South
6628-19991	177847	WRSV SITE 3	Operational	Monitoring	1999-12-17	12.50	12.19	11.12	7.39	2727	4880	1.0000	4.19	3.12	8.00	965m	East
6628-19992	177848		Operational	Monitoring	1999-12-17	6.00	12.18	11.09	7.50	3500	6230		3.68	2.59	8.50	965m	East
6628-2241	149249					33.44	4.00									977m	South
6628-18942	168993		Operational	Observation	1998-05-15	82.00	4.89	4.55	8.40	674	1223	2.0000	9.76	9.42	-4.87	997m	South
6628-2242	149250					15.20	4.00									999m	South
6628-2238	149247					15.20	5.00									1006m	South
6528-140	27268						9.00									1012m	North West
6528-142	27270		Operational	Irrigation; Stock	1967-06-05	124.05	9.00		7.40	1591	2870	21.4700	8.84	8.84	0.16	1016m	North West
6628-2239	149248					15.20	5.00									1041m	South
6628-1005	48039		Operational	Irrigation	1966-01-04	68.58	11.00		7.00	1726	3110	17.6793	6.10	6.10	4.90	1042m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-21585	198890	B 1		Investigation	2003-09-30	19.80	5.95	5.94				2.500	1.06	1.05	4.89	1078 m	South
6628-21594	198899	B 2		Investigation		9.50	5.83	5.79				1.000	1.00	0.96	4.83	1078 m	South
6628-21584	198889	B 3		Investigation		25.00	5.95	5.91				1.000	3.25	3.21	2.70	1080 m	South
6628-19995	177851	WRSV SITE 9	Operational	Monitoring	2000-01-20	12.00	13.23	12.15	6.94	8447	1455	0	3.45	2.38	9.78	1081 m	North
6628-19996	177852		Operational	Monitoring	2000-01-20	3.00	13.17	12.13								1081 m	North
6628-19999	177855		Operational	Monitoring	1999-12-21	9.50	6.72	5.78	6.93	1421	2370	0	1.88	0.94	4.84	1081 m	South
6628-20000	177856		Backfilled	Monitoring	1999-12-21	3.00	6.75	5.75		2137	3440	0	1.98	0.99	4.77	1081 m	South
6628-2236	149245					15.20	6.00									1085 m	South East
6628-18376	164343		Operational	Domestic; Stock	1996-12-07	100.00		5.00		716	1300	10.00	27.00	27.00	-22.00	1098 m	South
6628-2245	149252					15.20	4.00									1101 m	South
6628-2237	149246					15.20	6.00									1118 m	South East
6628-2251	49270	NAP 9	Rehabilitated	Domestic; Observation; Stock	1901-02-16	80.00	5.41		7.90	1070	1937	6.200				1120 m	South
6628-15137	62106		Operational	Domestic; Stock	1988-03-31	91.00		6.55		726	1316	3.000				1127 m	South East
6628-18377	164344		Operational	Domestic	1996-12-11	91.50		5.13		661	1200	7.500	27.00	27.00	-21.87	1135 m	South
6628-2270	49289		Operational	Irrigation	1967-01-01	36.58	11.00		6.50	1415	2556		9.12	9.12	1.88	1135 m	East
6628-31636	364180		Unequipped		2021-12-10	122.00				907	1644	8.000				1146 m	East
6628-2234	149243					15.20	6.00									1161 m	South East
6628-1002	48036		Operational	Drainage	1965-12-04	5.49	11.00		6.70	1014	1734	7				1174 m	North
6628-14210	61179		Operational	Domestic	1988-04-13	91.00		7.58		723	1312	4.000	30.00	30.00	-22.42	1182 m	South East
6628-27791	285186			Investigation	2015-04-26	122.00				1687	3040	25.00	21.00	21.00		1189 m	North
6628-2254	49273			Observation	1968-10-24	6.10	7.09									1200 m	South East
6628-2255	49274			Observation	1968-10-24	6.10	7.19									1200 m	South East
6628-2256	49275			Observation	1968-10-24	6.10	7.22									1200 m	South East
6628-2257	49276			Observation	1968-10-24	6.10	7.13									1200 m	South East
6628-2258	49277			Observation	1968-10-24	6.10	6.00									1200 m	South East
6628-2233	149242					33.44	6.00									1204 m	South East
6628-26867	275310			Domestic	2013-05-04	120.00						12.62	28.00	28.00		1232 m	South East
6628-14223	61192		Operational	Domestic	1987-10-21	91.00		7.75	8.30	2132	3830	3.000	39.10	39.10	-31.35	1233 m	South East
6628-2235	149244					15.20	6.00									1233 m	South East
6628-2253	49272		Backfilled	Irrigation; Observation; Stock	1949-01-01	106.68	7.90		7.00	2114	3800	2.525	10.63	10.63	-2.73	1238 m	South East
6628-2244	149251					15.20	4.00									1244 m	South
6528-1312	28440		Operational	Irrigation	1989-08-26	72.00		7.92	7.80	1754	3160	30.00	9.00	9.00	-1.08	1271 m	North West
6628-1096	48130		Operational	Stock	1925-01-01	42.67	14.00			1460	2636	0.380	18.29	18.29	-4.29	1271 m	North East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-2252	49271		Backfilled	Irrigation; Observation	1901-03-11	73.15	7.18		8.20	967	1751	12.6281	36.58	36.58	-29.40	1271 m	South East
6628-992	48026		Operational	Domestic; Stock	1973-09-25	106.68	10.94	10.80	8.00	1496	2700		2.81	2.67	8.13	1273 m	North
6628-991	48025		Backfilled	Observation; Stock	1949-01-25	96.01	10.99	10.89	8.00	1524	2750	2.5256	22.45	22.35	-11.46	1276 m	North
6628-20747	188608		Operational	Investigation	2001-11-01	4.00	8.88	8.68		7491	13000		1.80	1.60	7.08	1285 m	South East
6628-2227	149240					15.20	8.00									1294 m	South East
6628-2284	49303		Backfilled	Stock	1956-01-01	4.27	10.00			5819	10212	0.1300	2.13	2.13	7.87	1299 m	East
6628-27786	285181				2015-05-01	122.00				1608	2900	25.0000	21.00	21.00		1321 m	North
6628-1095	48129		Operational	Irrigation	1948-05-25	91.44	13.00			1222	2210	1.2628	18.29	18.29	-5.29	1326 m	North East
6628-25457	259641			Irrigation	2010-08-18	121.00				1004	1818	5.0000	31.00	31.00		1362 m	East
6628-1097	48131		Operational	Irrigation	1967-10-01	39.60	15.00		6.50	2545	4563	6.4403				1366 m	East
6628-26866	275309		Backfilled		2013-05-12	72.00										1366 m	South East
6528-153	27281		Unknown	Domestic; Stock	1963-04-03	73.80	6.00		8.30	1133	2052	0.8208				1372 m	West
6628-19718	27375		Unknown	Observation	1968-12-16	42.67	5.00		8.60	432	785	6.3140	5.10	5.10	-0.10	1372 m	South West
6628-1099	48133		Operational	Irrigation	1974-07-12	106.68	15.00		8.10	945	1712					1384 m	East
6628-25146	254834			Irrigation	2010-01-07	108.00				1776	3200	15.0000	16.00	16.00		1405 m	North
6628-1111	48145		Backfilled	Domestic; Irrigation	1948-05-13	32.92	15.00			1390	2511	5.0500	8.84	8.84	6.16	1408 m	East
6628-1120	48154		Operational	Irrigation		92.96	15.00			946	1714	12.6300	45.72	45.72	-30.72	1408 m	East
6628-12614	59583		Operational	Irrigation	1983-12-02	122.00		15.13	7.50	892	1616					1409 m	East
6628-13920	60889		Operational	Observation	1987-02-26	144.00	15.26	14.48	7.90	953	1726		42.38	41.60	-27.12	1419 m	North East
6628-20906	192863			Irrigation	2002-08-09	90.00		8.26		2426	4352	6.0000	18.00	18.00	-9.74	1432 m	South East
6628-1013	48047		Unknown	Stock	1924-01-01	33.53	12.00			1500	2707	0.3800	18.29	18.29	-6.29	1434 m	North East
6628-1110	48144		Backfilled	Domestic; Irrigation		32.31	15.00			1245	2252	5.0500	8.84	8.84	6.16	1434 m	East
6528-141	27269		Operational	Drainage	1965-12-06	7.62	9.00		7.00	3514	6257		2.74	2.74	6.26	1436 m	North West
6628-2228	149241		Unknown			15.20	8.00									1437 m	South East
6628-22381	210843			Irrigation	2004-10-01	122.00		15.07		1040	1883	15.1537	28.00	28.00	-12.93	1443 m	East
6628-1122	48156		Unknown	Irrigation; River				14.66		1796	3236					1445 m	North East
6628-2247	149254					15.20	4.00									1450 m	South West
6628-2248	49267		Backfilled	Observation; Stock	1949-05-09	106.68	7.91		8.00	11542	19559	1.2628				1452 m	South East
6628-1100	48134		Operational	Stock		15.24		13.60		140	255					1456 m	East
6528-2626	236130	MW REM 3		Investigation	2008-01-14	10.00		5.76					7.14	7.14	-1.38	1464 m	West
6528-114	27242			Stock	1949-01-27	8.23	9.00		7.00	1133	2051	15.1537				1466 m	North West
6628-2250	49269	DEPT REC & SPORT 6710	Backfilled	Domestic; Stock	1973-11-15	76.20	8.00		7.60	999	1810	11.5000				1468 m	South East
6628-1119	48153		Backfilled	Irrigation	1956-10-04	70.00	16.00		7.10	2756	4930	7.5800	6.10	6.10	9.90	1470 m	East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-2290	49309		Operational	Irrigation; Stock	1920-01-01	25.91	8.00			3345	5964	0.6300	1.82	1.82	6.18	1474 m	South East
6628-1109	48143		Operational	Irrigation; Stock	1973-03-24	105.16	14.00		7.80	912	1653	7.5000				1475 m	East
6628-2269	49288		Operational	Irrigation	1967-01-01	39.62	11.00		7.00	2540	4552	12.6281	9.12	9.12	1.88	1480 m	East
6628-2271	49290			Irrigation			11.00		7.10	2047	3680					1480 m	East
6628-16492	138509		Operational	Irrigation	1993-10-20	122.00		12.28	7.60	858	1556	14.0000				1491 m	East
6628-12839	59808		Operational	Drainage	1989-08-09	10.00		8.19								1494 m	South East
6628-1121	48155		Operational	Irrigation; Stock	1956-11-15	33.53	16.00			3805	6762	1.2600	6.10	6.10	9.90	1499 m	East
6528-251	27379		Unknown	Stock	1949-02-16	76.20	5.00		7.90	1206	2182	0.3788	2.44	2.44	2.56	1505 m	South West
6628-1118	48152		Backfilled	Irrigation; Stock	1959-04-08	30.48	16.00		6.50	1350	2440	2.5300				1505 m	East
6628-2226	49260		Unknown	Drainage	1966-03-02	9.42	8.00		7.00	17258	28385		2.74	2.74	5.26	1507 m	South East
6628-3190	50159		Backfilled	Irrigation	1976-11-11	121.00	11.00					14.0000	37.00	37.00	-26.00	1507 m	East
6628-2285	49304		Backfilled	Domestic; Stock	1974-06-08	106.70	10.00		7.70	835	1514		6.09	6.09	3.91	1510 m	East
6628-28570	290270				2016-07-08	122.00				928	1682	12.0000	31.50	31.50		1510 m	East
6628-1124	48158		Backfilled	Irrigation; Stock		33.53	16.00					1.2600				1522 m	East
6528-2818	286759				2011-06-06	120.00				1100	1992	1.5154	12.00	12.00		1532 m	North West
6628-1123	48157		Backfilled	Irrigation		97.54	16.00		7.40	1083	1960	11.3652	6.10	6.10	9.90	1550 m	East
6628-14265	61234		Operational	Irrigation	1988-07-22	122.00		9.27	7.70	709	1287	12.0000	27.00	27.00	-17.73	1551 m	South East
6628-2263	49282		Abandoned	Observation; Stock	1901-03-01	152.40	14.80			17136	28184		7.48	7.48	7.32	1558 m	South
6628-27009	276020				2013-08-22	122.00				1071	1939	12.0000	28.50	28.50		1560 m	East
6628-20773	189050			Investigation	2001-12-14	4.00		10.00					2.70	2.70	7.30	1562 m	East
6628-21255	196855		Operational	Irrigation	2003-06-26	122.00		15.32		1160	2100	12.5000	32.50	32.50	-17.18	1570 m	East
6628-19921	177641		Operational	Irrigation	1999-04-21	110.00		9.35		1821	3280	15.0000	20.00	20.00	-10.65	1573 m	North West
6528-116	27244		Operational	Irrigation	1967-08-08	82.30	9.00		7.90	2064	3710	15.1537	9.14	9.14	-0.14	1578 m	North West
6628-30608	333212				2020-01-10	78.00				762	1382	1.0000	9.50	9.50		1579 m	South
6628-2268	49287		Operational	Irrigation	1967-10-01	39.62	11.00		7.00	2301	4130	9.0000	9.14	9.14	1.86	1580 m	East
6528-144	27272	GOVERNMENT	Backfilled	Observation	1968-10-11	15.24	6.00		8.40	1255	2270	1.0102	3.36	3.36	2.64	1588 m	North West
6628-2264	49283		Backfilled	Stock	1962-01-01	39.62	4.00			971	1760	0.3788	1.22	1.22	2.78	1588 m	South
6628-20748	188609		Operational	Investigation	2001-11-16	4.00	9.61	9.46		3131	5590		1.63	1.48	7.98	1606 m	East
6528-143	27271			Stock	1949-01-25	8.53	9.00		7.70	7719	13370	0.5051				1618 m	North West
6628-1291	48325		Operational	Irrigation; Stock		16.15	8.00		6.70	2115	3802		3.66	3.66	4.34	1623 m	North West
6628-19848	27243		Backfilled	Domestic; Irrigation	1957-05-12	89.00	9.00		7.70	1480	2672	12.5000	6.10	6.10	2.90	1623 m	North West
6628-2280	49299		Operational	Irrigation	1963-01-01	115.00	10.00		6.50	867	1572	16.4200				1623 m	East
6628-25459	259644	AUG10		Irrigation	2010-08-20	117.00				1602	2890	8.0000	20.00	20.00		1633 m	North East
6628-2294	149256					19.76	8.00									1635 m	South East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-1112	48146		Operational	Irrigation; Stock	1924-01-01	33.53	16.00			3017	5390	4.4200				1644 m	East
6628-2262	49281		Backfilled	Observation; Stock	1949-01-01	76.20	4.68		8.30	683	1240	0.2147	0.10	0.10	4.58	1648 m	South
6528-2627	236131	MW REM 4		Investigation	2008-01-14	3.60		4.74					1.12	1.12	3.62	1649 m	South West
6628-998	48032		Operational	Domestic; Stock		91.44	13.00			1161	2102	1.2600	18.29	18.29	-5.29	1654 m	North East
6628-1125	48159		Not Located	Irrigation		80.77	16.00			795	1442					1657 m	East
6528-246	27374		Operational	Stock	1962-03-21	2.74	4.00			6194	10850	0.3800	2.13	2.13	1.87	1659 m	South West
6628-19997	177853	WRSV SITE 4	Backfilled	Monitoring	1999-12-17	11.00	10.97	9.80	8.30	11033	18730	0.5000	3.67	2.50	7.30	1661 m	East
6628-19998	177854		Backfilled	Monitoring	1999-12-17	3.00	10.99	9.82		4634	8190		3.17	2.01	7.82	1661 m	East
6628-2246	149253					15.20	4.00									1662 m	South West
6528-118	27246		Abandoned	Stock	1949-01-01	8.53	9.00			6931	12073	0.5100				1674 m	North West
6628-27812	285277				2015-04-24	121.00										1684 m	South East
6628-2292	49311		Backfilled	Irrigation	1968-08-15	106.07	9.00		6.50	616	1120	12.6281				1690 m	South East
6628-17221	150804		Operational	Irrigation	1995-04-19	135.60		15.60	7.70	1166	2110	10.0000				1692 m	East
6628-1117	48151		Backfilled	Irrigation	1953-01-01	92.96	16.00		7.50	871	1580	8.8396	21.34	21.34	-5.34	1696 m	East
6628-16493	138510		Operational	Domestic; Stock	1993-02-25	79.00		4.86		754	1367	7.6000				1697 m	South
6628-16041	63010		Operational	Domestic; Stock	1992-06-02	91.00	5.00	5.00	7.20	637	1157	5.0000	13.70	13.70	-8.70	1703 m	South
6628-23304	236138	MW REM 12			2008-01-15	4.00		3.98					1.97	1.97	2.01	1705 m	South
6628-2282	49301		Operational	Irrigation	1975-07-03	106.68	12.00		7.60	785	1423	15.1537				1708 m	East
6628-999	48033		Operational	Drainage	1965-12-03	8.23		13.61	6.70	10941	18607		2.74	2.74	10.87	1708 m	North East
6628-24984	253161			Irrigation	2009-07-31	126.00				1070	1936	9.0000	32.00	32.00		1711 m	East
6628-1108	48142		Backfilled	Irrigation	1960-01-01	102.41	15.00			1095	1983	7.5800	30.50	30.50	-15.50	1716 m	East
6628-1126	48160		Backfilled	Irrigation	1956-01-01	92.96	16.00		7.50	1061	1920	10.1024				1717 m	East
6628-14296	61265	ALSO P.95788	Operational	Domestic	1988-09-09	91.00		4.93	8.20	719	1304	4.0000	24.00	24.00	-19.07	1727 m	South
6628-16682	142395		Operational	Irrigation	1994-07-28	122.00		15.52	7.30	1075	1945	15.0000				1736 m	East
6628-15648	62617		Operational		1988-11-04	91.00	5.50		7.80	754	1368	3.0000	18.35	18.35	-12.85	1738 m	South
6628-27969	286102				2015-06-02	122.00						12.6281	29.00	29.00		1740 m	South East
6628-14224	61193		Operational	Domestic	1987-10-28	91.00		7.67		692	1257	3.0000				1742 m	South
6628-26084	266843			Irrigation	2011-11-05	101.00				1094	1980	8.8396	39.10	39.10		1747 m	East
6628-16606	141354		Operational	Stock	1994-03-30	92.00		4.86	7.80	750	1360	4.0000				1751 m	South
6628-2291	49310		Backfilled	Irrigation	1959-09-11	106.68	9.00		7.00	716	1300	6.3200	7.62	7.62	1.38	1761 m	South East
6628-17918	156643		Operational	Irrigation	1996-02-22	122.00		8.64	7.20	1132	2050	18.0000				1764 m	South East
6628-12870	59839		Operational	Irrigation	1984-03-31	125.50		14.79	7.30	916	1661	10.0000	50.28	50.28	-35.49	1768 m	East
6628-18591	166633		Operational	Domestic; Stock	1997-07-12	91.50	6.50	6.50		1322	2390	6.2000	16.04	16.04	-9.54	1771 m	South East
6628-27168	279122				2014-03-28	6.00							2.00	2.00		1771 m	South East

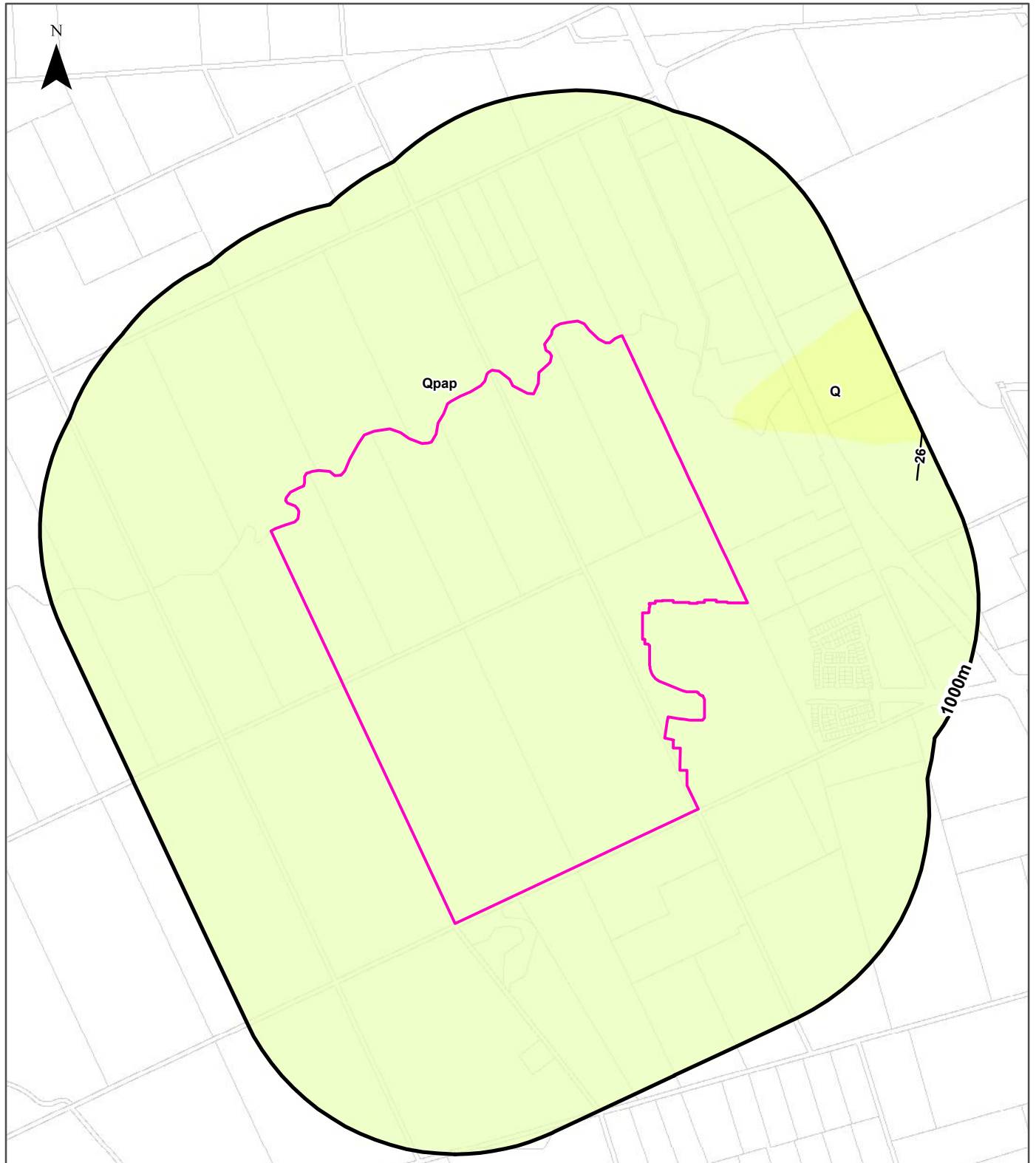
Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-15532	62501		Operational	Domestic; Stock	1991-02-13	92.00		5.45	7.80	824	1495	4.0000	30.00	30.00	-24.55	1775 m	South East
6628-23834	241726			Irrigation	2008-09-17	126.00		14.12		931	1688	12.0000	35.00	35.00	-20.88	1779 m	East
6628-1128	48162		Backfilled	Irrigation	1956-01-01	94.49	16.00		7.50	1945	3500	8.8396				1794 m	East
6628-15592	62561		Operational	Domestic; Stock	1991-07-18	91.00		5.87	7.90	624	1133	4.0000	21.00	21.00	-15.13	1798 m	South
6628-19717	27373		Operational	Observation	1965-03-03	109.73	4.31	4.00	11.30	524	1130	0.2500	6.91	6.60	-2.60	1801 m	South West
6628-21831	200683		Operational	Domestic; Stock	2004-06-30	90.00		6.43		740	1342	3.0000	28.00	28.00	-21.57	1801 m	South
6628-28501	289689					121.00										1804 m	North East
6628-963	47997		Backfilled	Irrigation	1964-01-01	92.35	11.00		7.50	1829	3295	6.3200	13.72	13.72	-2.72	1805 m	North West
6628-20758	188619		Operational	Investigation	2001-11-01	4.00	13.90	13.75					3.22	3.07	10.68	1807 m	East
6628-15447	62416		Operational	Irrigation	1991-01-16	91.00		8.58	7.30	851	1543	3.0000	38.70	38.70	-30.12	1812 m	South East
6628-15647	62616		Operational		1988-11-11	91.00		8.00	7.80	735	1332	3.0000	25.00	25.00	-17.00	1813 m	South East
6628-20772	189049			Investigation	2001-12-14	4.00		11.11								1813 m	East
6528-152	27280		Unknown	Stock	1949-01-25	60.96	6.00		7.70	928	1682	6.3140	1.52	1.52	4.48	1819 m	West
6528-535	27663	LEGOE 1	Backfilled	Exploration; Investigation	1978-12-16	338.10	4.39	4.08	5.30	11271	19100	0.5700	-1.53	-1.85	5.92	1831 m	South West
6628-11860	58829		Operational	Domestic; Stock	1981-10-28	85.00		15.64	8.60	1035	1874					1835 m	East
6628-16267	132739		Operational	Irrigation	1993-02-11	120.00		15.62	7.70	1096	1983	12.0000				1838 m	East
6628-1113	48147		Operational	Irrigation; Stock	1959-04-09	33.53	15.00		7.00	1695	3056	5.6800	11.28	11.28	3.72	1840 m	East
6628-3191	50160		Operational	Irrigation	1977-02-12	122.00		12.21	11.20	825	1496	10.0000				1846 m	East
6628-299	47399							15.31		1801	3245					1860 m	East
6628-1116	48150		Operational	Irrigation	1930-01-01	30.48	15.00			1386	2504	3.7900	9.14	9.14	5.86	1873 m	East
6628-21586	198891	42		Investigation		4.00	9.78	9.50					2.58	2.30	7.20	1880 m	South East
6528-1860	150796		Operational	Irrigation	1994-12-28	80.70		5.15	7.60	1322	2390	15.1537				1883 m	West
6628-1114	48148		Backfilled	Domestic; Stock	1963-10-07	30.48	15.00		6.50	2086	3750	7.5800	12.19	12.19	2.81	1884 m	East
6628-11403	58372		Backfilled	Irrigation	1980-03-25	25.00		15.39								1885 m	East
6628-15585	62554		Operational	Domestic; Stock	1991-06-07	91.00		7.67	7.30	726	1317	5.0000	24.00	24.00	-16.33	1885 m	South East
6528-241	27369		Unknown	Domestic; Observation; Stock	1962-02-08	60.96	6.07		7.90	950	1720	2.5256	49.07	49.07	-43.00	1889 m	West
6628-21316	197088		Operational		2003-03-26	90.00		8.43		737	1337	5.0000	31.00	31.00	-22.57	1890 m	South East
6628-2249	49268				1926-01-01	91.44	9.00		6.10	6590	11500					1890 m	South East
6628-11407	58376		Operational	Irrigation	1980-04-02	109.00		15.39	7.70	1070	1937	7.0000				1891 m	East
6628-15139	62108		Operational	Irrigation	1989-09-29	119.00		9.67	7.00	728	1320	9.0000	25.00	25.00	-15.33	1903 m	South East
6628-1107	48141		Operational	Irrigation	1962-01-01	102.00	15.00		7.50	1008	1825	5.0512	39.62	39.62	-24.62	1904 m	East
6628-2293	149255					47.12	10.00									1904 m	South East
6628-1106	48140		Backfilled	Irrigation		33.53	15.00			2284	4100	6.3200				1908 m	East
6628-2281	49300		Backfilled	Irrigation	1964-01-01	120.70	12.00		7.50	783	1421	15.0000				1918 m	East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-20757	188618		Operational	Investigation	2001-11-01	4.00	12.06	12.11		2852	5100		1.87	1.92	10.19	1919 m	East
6628-964	47998		Backfilled	Stock	1949-01-27	30.48	9.00		8.00	13099	22000	0.3800	7.30	7.30	1.70	1933 m	North West
6628-989	48023		Backfilled	Irrigation		72.24	12.00			1355	2449	10.1000	10.06	10.06	1.94	1933 m	North
6628-1127	48161			Irrigation		27.43	15.00					3.7900				1934 m	East
6528-117	27245		Operational	Irrigation; Stock	1964-03-20	76.81	6.00		8.00	1709	3080		10.06	10.06	-4.06	1944 m	North West
6628-2278	49297		Not In Use	Domestic; Irrigation	1968-01-04	39.62	12.00		6.90	1815	3270	16.4165	12.19	12.19	-0.19	1955 m	East
6628-961	47995		Backfilled	Irrigation; Stock	1958-11-14	89.61	11.00		7.00	1900	3420	12.6281				1958 m	North
6628-962	47996			Dam; Irrigation			11.00		7.50	2285	4102					1961 m	North
6628-22563	218364			Irrigation	2004-03-23	122.00		11.79		765	1388	12.5000	57.00	57.00	-45.21	1965 m	East
6628-25147	254835		Operational	Irrigation	2010-01-14	126.00				819	1485	11.0000	58.00	58.00		1970 m	East
6628-21397	197774	A 4		Investigation	2003-07-31	28.00	9.96	10.03		2471	4430	0.2000	1.56	1.63	8.40	1973 m	South East
6628-1131	48165		Operational	Domestic; Irrigation	1961-10-16	93.27	15.00		7.60	1050	1901	6.3140				1979 m	East
6628-23302	236136	MW REM 9			2008-01-15	5.10		3.50					4.05	4.05	-0.55	1980 m	South
6528-147	27275		Backfilled	Irrigation; Observation; Stock	1948-01-01	79.25	7.00		7.60	1765	3180	12.6300	10.50	10.50	-3.50	1983 m	West
6628-1130	48164		Backfilled	Irrigation; Stock		38.10	15.00					6.3200	5.18	5.18	9.82	1983 m	East
6628-1019	48053		Abandoned	Irrigation	1907-01-01	38.10	15.00									1997 m	North East

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

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

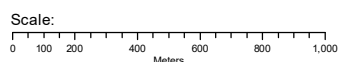


## Legend

- Site Boundary
- Buffer 1000m
- Property Boundary

## Linear Feature

- |  |  |
|--|--|
| <span style="border-bottom: 1px solid orange; width: 20px; display: inline-block; margin-right: 5px;"></span> Alluvial fan | <span style="border-bottom: 1px solid brown; width: 20px; display: inline-block; margin-right: 5px;"></span> Joint                 |
| <span style="border-bottom: 1px solid black; width: 20px; display: inline-block; margin-right: 5px;"></span> Dyke          | <span style="border-bottom: 1px solid red; width: 20px; display: inline-block; margin-right: 5px;"></span> Lineament               |
| <span style="border-bottom: 1px solid black; width: 20px; display: inline-block; margin-right: 5px;"></span> Fault         | <span style="border-bottom: 1px solid black; width: 20px; display: inline-block; margin-right: 5px;"></span> Open cut quarry       |
| <span style="border-bottom: 1px solid black; width: 20px; display: inline-block; margin-right: 5px;"></span> Fold          | <span style="border-bottom: 1px solid purple; width: 20px; display: inline-block; margin-right: 5px;"></span> Shear zone           |
| <span style="border-bottom: 1px solid green; width: 20px; display: inline-block; margin-right: 5px;"></span> Gilgai        | <span style="border-bottom: 1px dashed black; width: 20px; display: inline-block; margin-right: 5px;"></span> Other Linear Feature |



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 GDA 1994 MGA Zone 54

Date: 26 September 2022



# Geology

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

## Surface Geology 1:100,000

Surface Geology Units within the dataset buffer:

Map Unit Code	Name	Description	Parent Name	Province	Age	Min Age	Max Age	Dist	Dir
Qpap	Pooraka Formation	Clay, sand and carbonate earth, silty, with gravel lenses.	Unnamed GIS Unit - see description	ST VINCENT BASIN	PLEISTOCENE	Pleistocene, Late	Pleistocene, Late	0m	On-site
Q	Unnamed GIS Unit - see description	Undifferentiated Quaternary rocks.		UNKNOWN	PLEISTOCENE-HOLOCENE	Quaternary	Quaternary	269m	North East

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

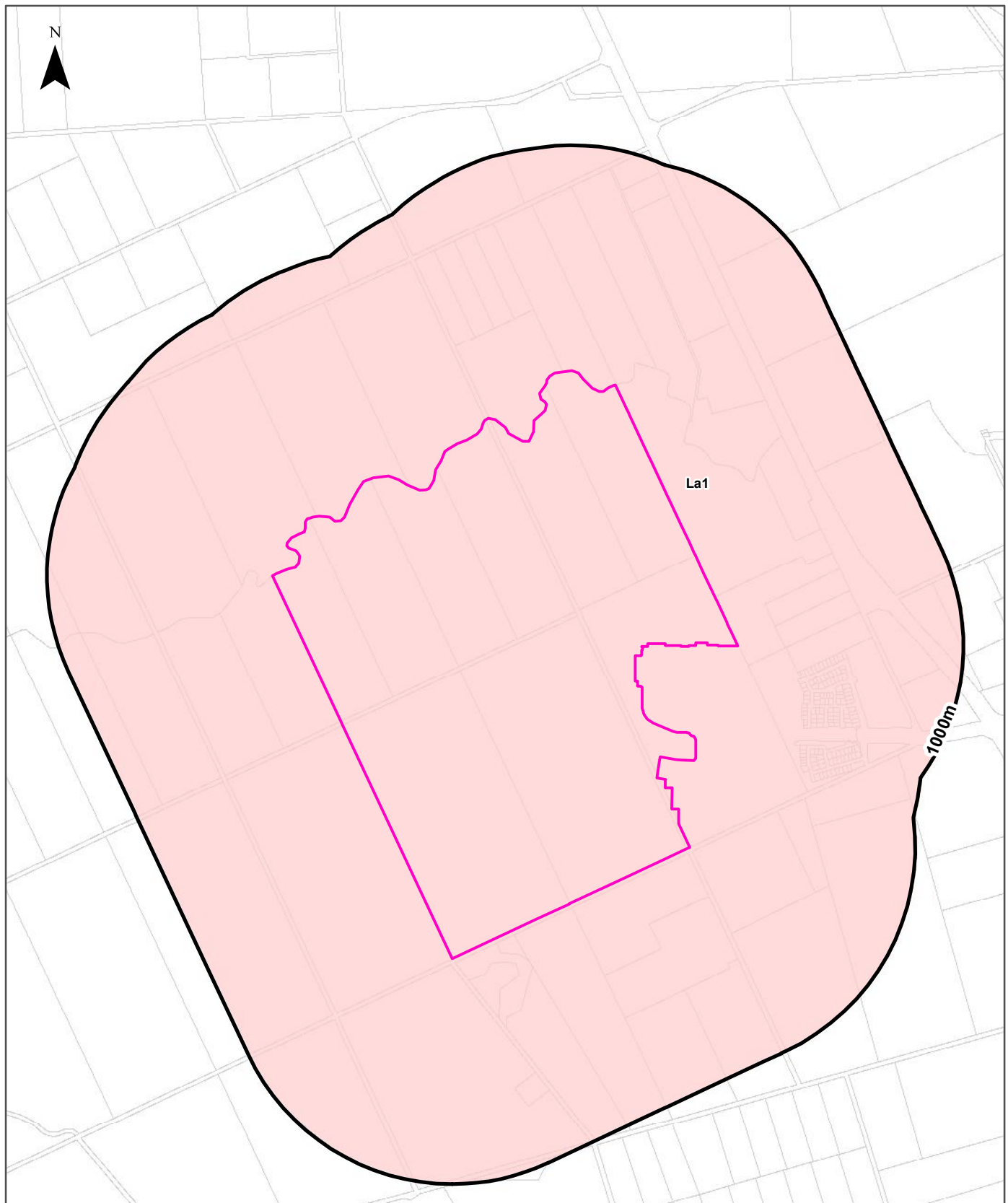
Linear geological structures within the dataset buffer:

Map Code	Description	Distance	Direction
26	Fault position approximate	891m	East

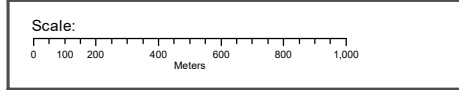
Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia  
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# Atlas of Australian Soils

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



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



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# Soils

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

## Atlas of Australian Soils

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

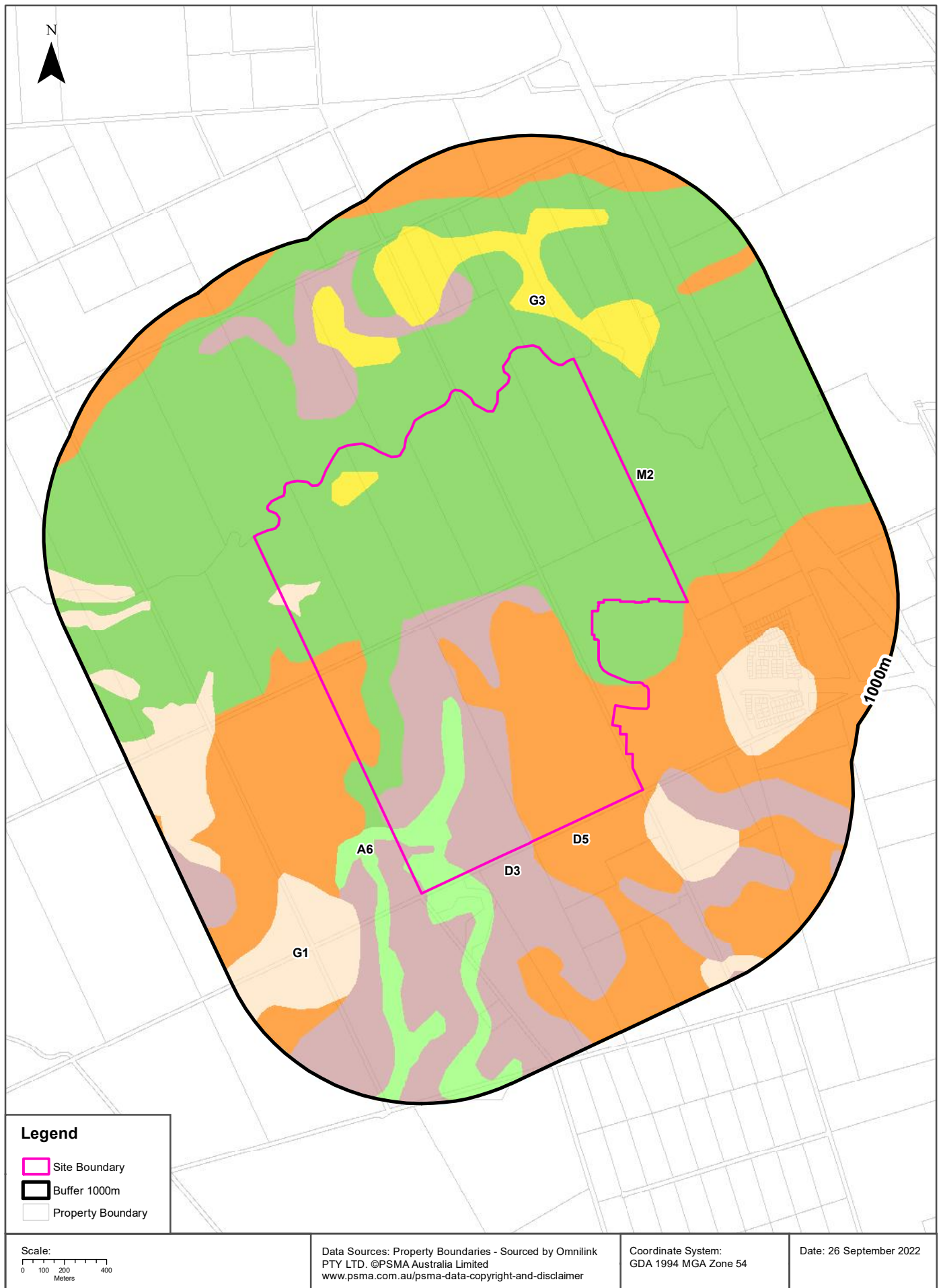
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
La1	Calcarosol	Plain with tracts of dunes: plains of dark highly calcareous loamy earths (Gc1.11) with shallow forms of hard alkaline red soils (Dr2.23) and small areas of cracking brown clays (Ug5.3) interspersed with dune tracts of brown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

Atlas of Australian Soils Data Source: CSIRO

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# Soil Types

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



## Soils

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

### Soil Types

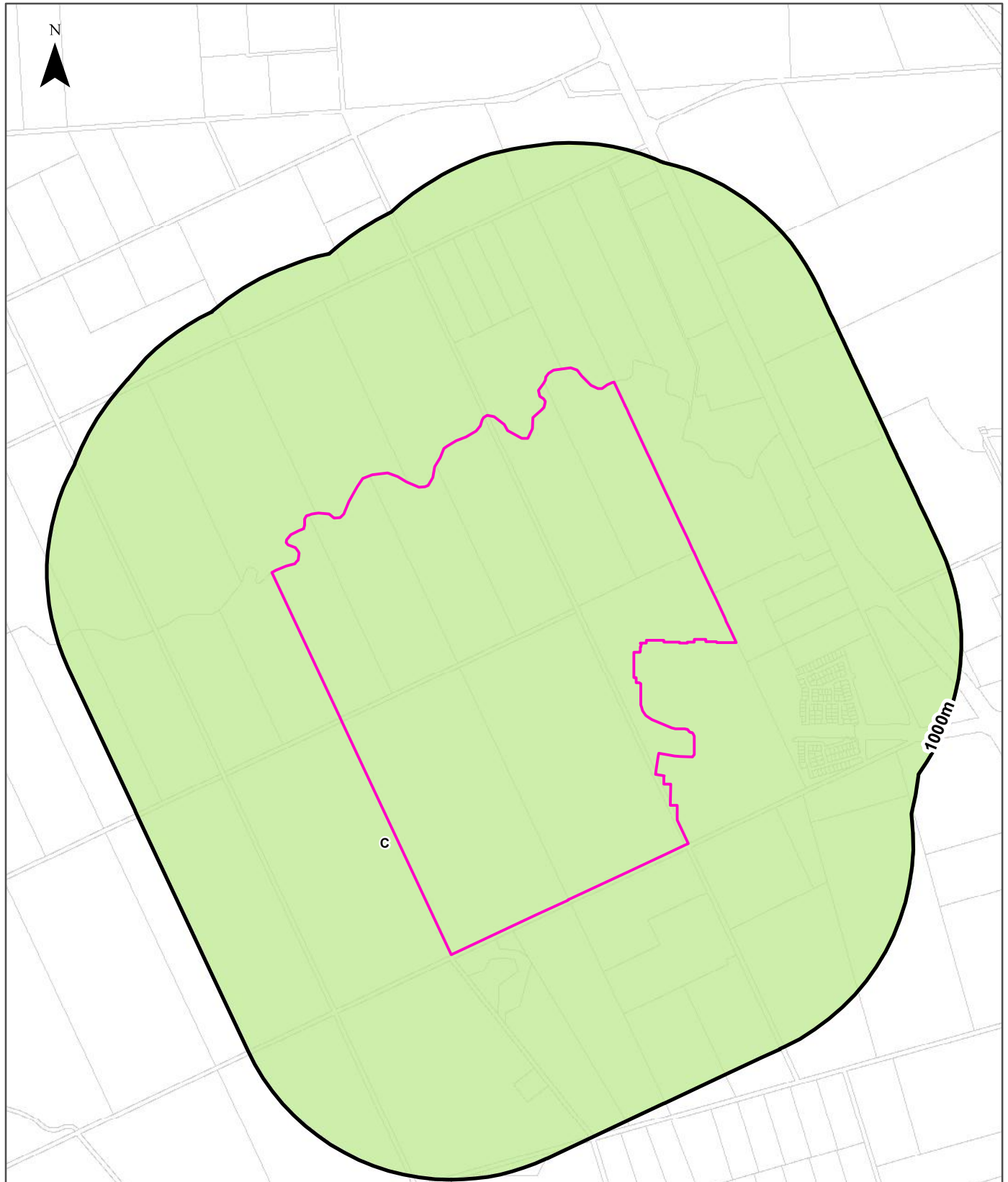
Soil types within the dataset buffer:

Map category code	Soil type description	Distance	Direction
A6	Calcareous gradational clay loam	0m	On-site
D3	Loam over poorly structured red clay	0m	On-site
D5	Hard loamy sand over red clay	0m	On-site
G1	Sand over sandy clay loam	0m	On-site
G3	Thick sand over clay	0m	On-site
M2	Deep friable gradational clay loam	0m	On-site

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

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



## Legend

Site Boundary

Buffer 1000m

Property Boundary

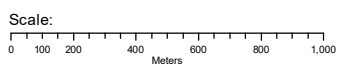
### Probability of occurrence of Acid Sulfate Soils

A. High (>70%)

B. Low (6-70%)

C. Extremely Low (1-5%)

D. No Chance (0%)



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## Acid Sulfate Soils

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

### Atlas of Australian Acid Sulfate Soils

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

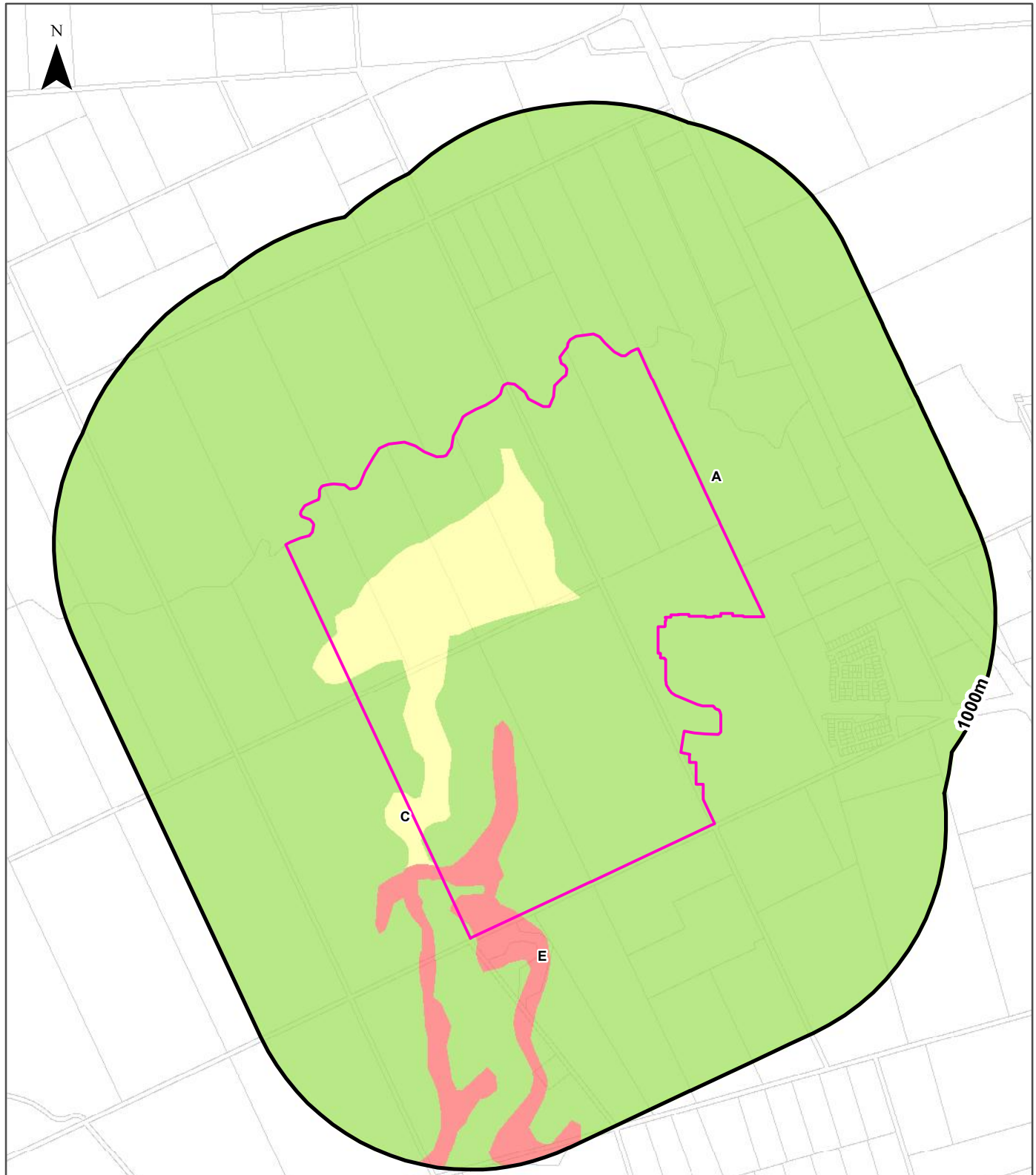
Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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# Acid Sulfate Soils Potential

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

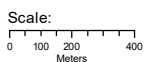


## Legend

- Site Boundary
- Buffer 1000m
- Property Boundary

## Proportion of land susceptible to the development of Acid Sulfate Soils

- Negligible
- 1-10%
- 10-30%
- 30-60%
- More than 60%
- Incomplete data (usually wet inland areas)
- Not applicable - No assessment/analysis



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## Acid Sulfate Soils

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

### Acid Sulfate Soil Potential

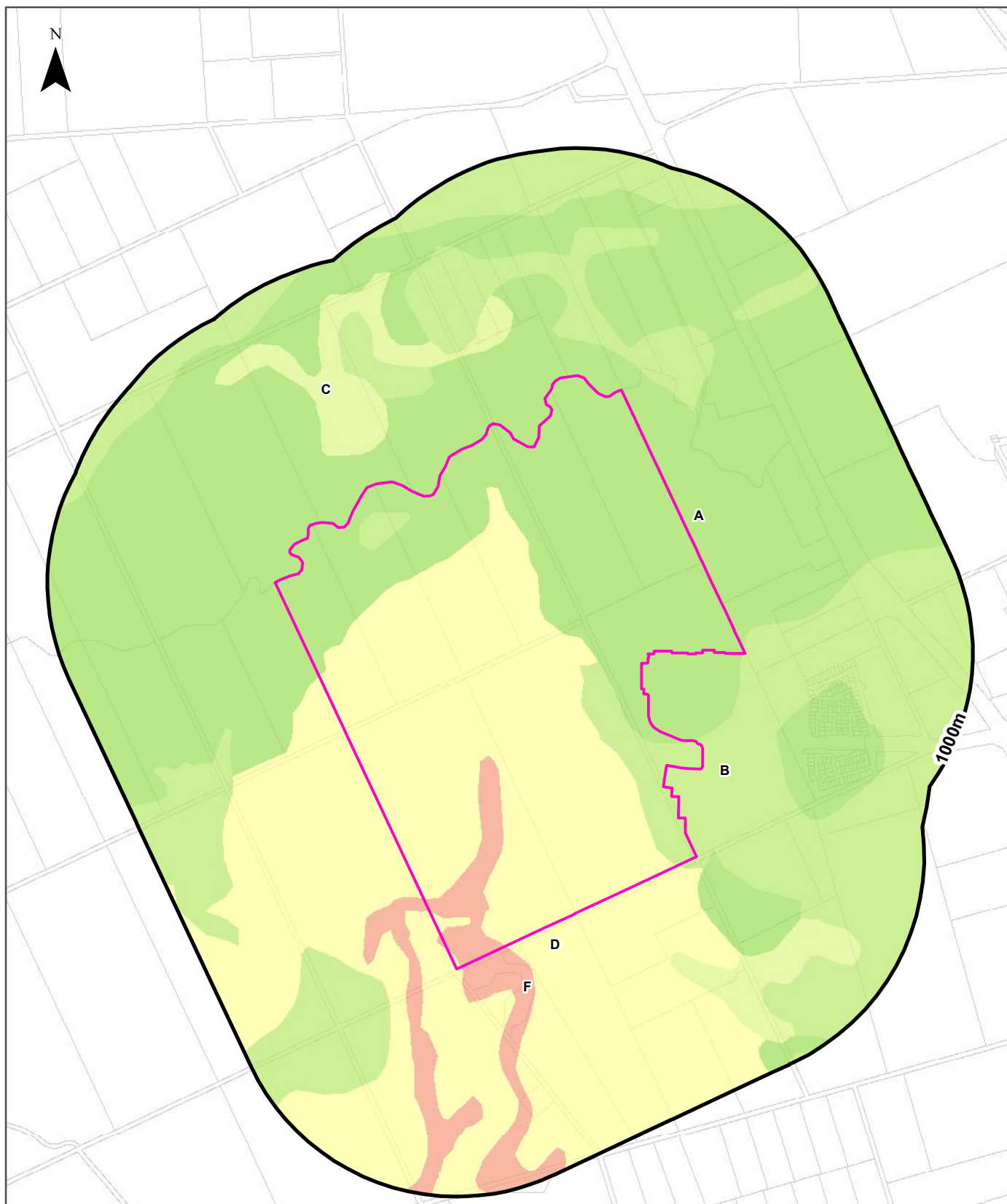
Acid sulfate soil potential within the dataset buffer:

Map category code	Proportion of land susceptible to the development of acid sulfate soils	Distance	Direction
A	Negligible	0m	On-site
C	10–30%	0m	On-site
E	More than 60%	0m	On-site

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

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

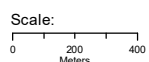


## Legend

- Site Boundary
- Buffer 1000m
- Property Boundary

## Severity of watertable induced soil salinity

- |  |   |  |
|--|---|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> A. Negligible     | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> D. Moderately high         | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black; margin-right: 5px;"></span> G. Very high to extreme |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> B. Moderately low | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 1px solid black; margin-right: 5px;"></span> E. Moderately high to high | <span style="display: inline-block; width: 15px; height: 10px; background-color: #CCCCCC; border: 1px solid black; margin-right: 5px;"></span> X. Not applicable       |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> C. Moderate       | <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF4500; border: 1px solid black; margin-right: 5px;"></span> F. High                    |  |



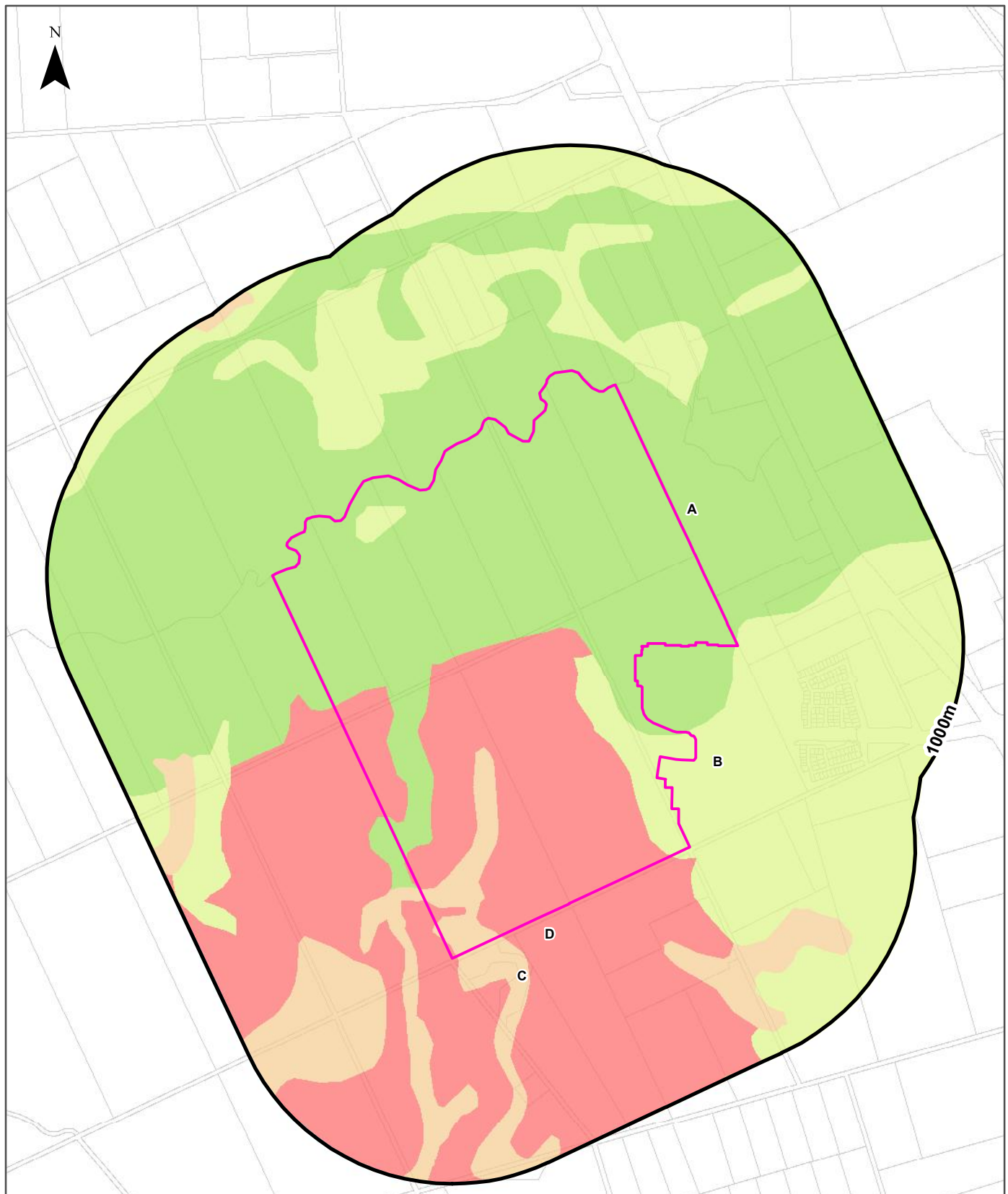
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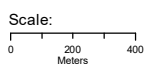
# Soil Salinity - Non-watertable

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



## Legend

- |                   |                   |                            |
|-------------------|-------------------|----------------------------|
| Site Boundary     | A. Low            | D. Moderately high to high |
| Buffer 1000m      | B. Moderately low | X. Not applicable          |
| Property Boundary | C. Moderate       |                            |



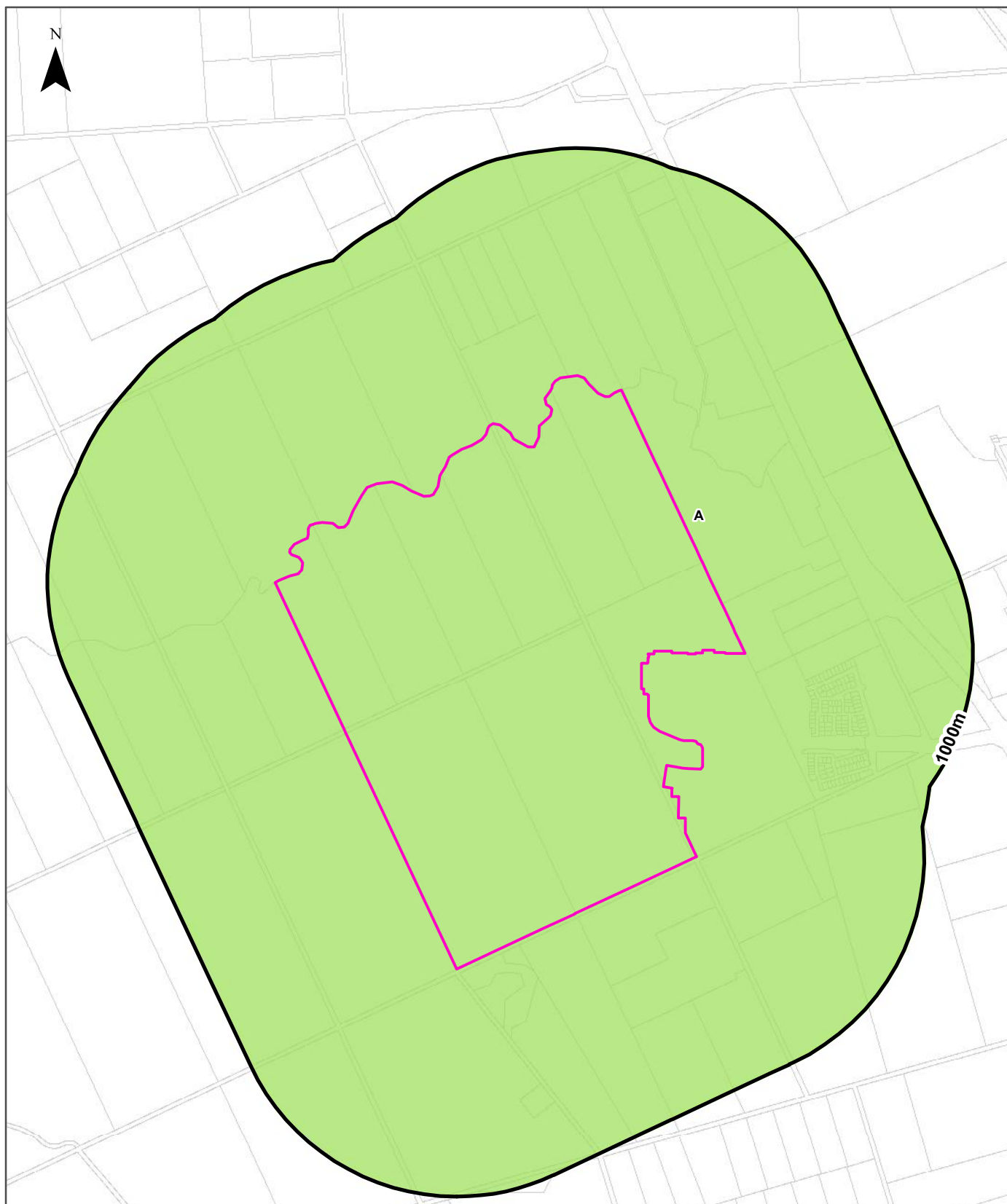
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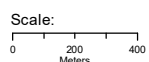
# Soil Salinity - Non-watertable (Magnesia Patches)

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



## Legend

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



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Date: 26 September 2022

## Soil Salinity

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

### Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

Map category code	Severity description	Distance	Direction
A	Negligible	0m	On-site
B	Moderately low salinity, or less than 2% of land affected by highly saline seepage	0m	On-site
D	Moderately high salinity, or 10-30% of land affected by highly saline seepage	0m	On-site
F	High salinity (mainly secondary) affects more than 50% of the land	0m	On-site
C	Moderate salinity, or 2-10% of land affected by highly saline seepage	146m	North West

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

Non-watertable soil salinity within the dataset buffer:

Map category code	Severity description	Surface ECe (dS/m)	Subsoil ECe (dS/m)	Distance	Direction
A	Low	<2	<4	0m	On-site
B	Moderately low	2-4	4-8	0m	On-site
C	Moderate	4-8	8-16	0m	On-site
D	Moderately high to high	>8	>16	0m	On-site

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

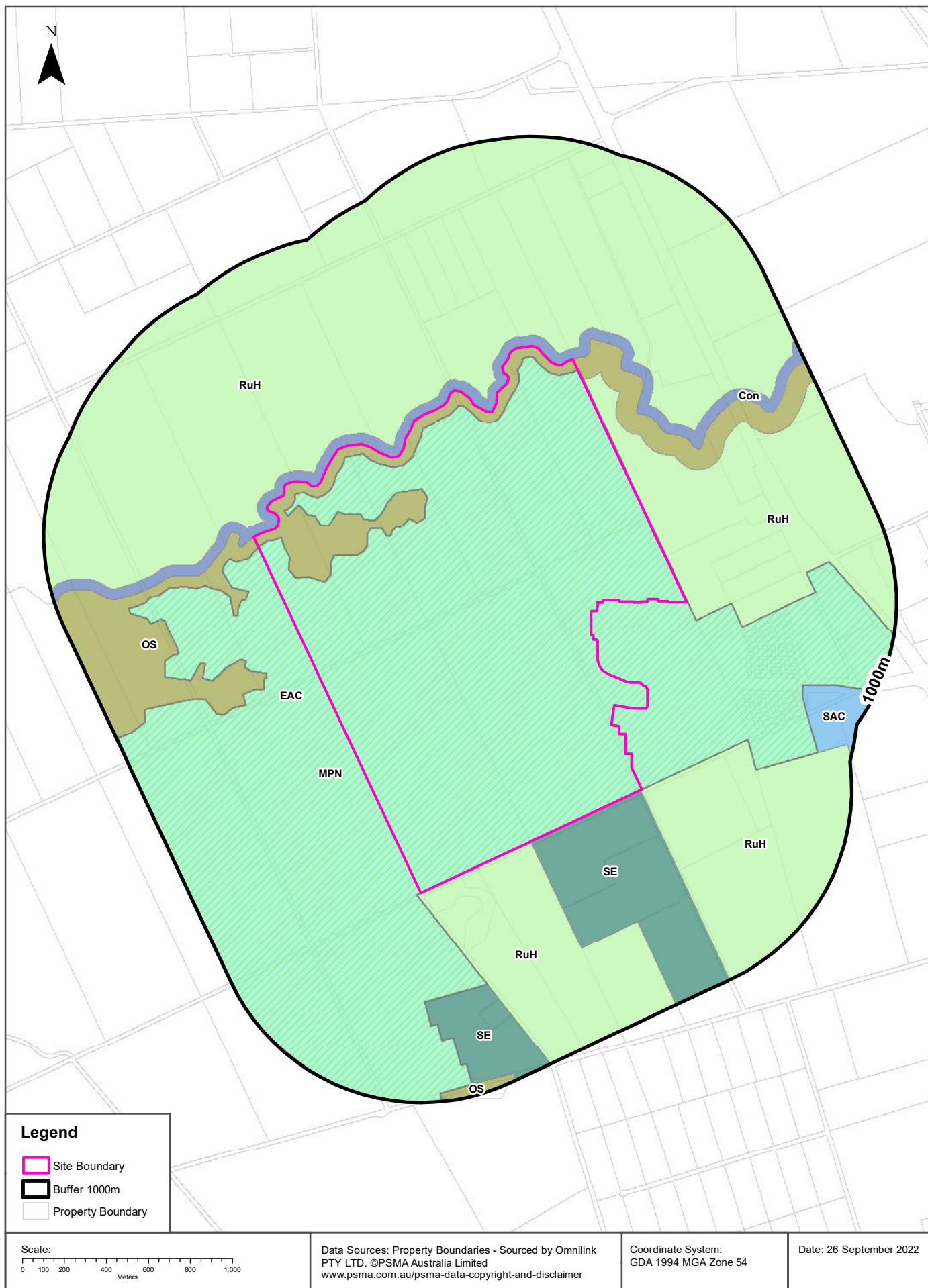
Magnesia patches within the dataset buffer:

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  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

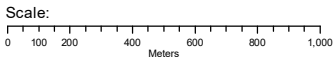
# Planning and Design Code Zones

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



### Legend

- Site Boundary
- Buffer 1000m
- Property Boundary



Data Sources: Property Boundaries - Sourced by Omnilink  
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Coordinate System:  
 GDA 1994 MGA Zone 54

Date: 26 September 2022

# Planning

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

## Planning and Design Code - Zones

Planning and Design Code zones within the dataset buffer:

Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
MPN	Z3903	Master Planned Neighbourhood	16/12/2021		0 0m	On-site
OS	Z4501	Open Space	19/03/2021		0 0m	On-site
Con	Z0904	Conservation	19/03/2021		0 0m	North
RuH	Z5412	Rural Horticulture	19/03/2021		0 0m	South East
SE	Z5720	Strategic Employment	19/03/2021		0 0m	South East
RuH	Z5412	Rural Horticulture	19/03/2021		0 49m	North
SE	Z5720	Strategic Employment	19/03/2021		0 503m	South
SAC	Z5705	Suburban Activity Centre	16/12/2021		0 677m	East
OS	Z4501	Open Space	19/03/2021		0 947m	South

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

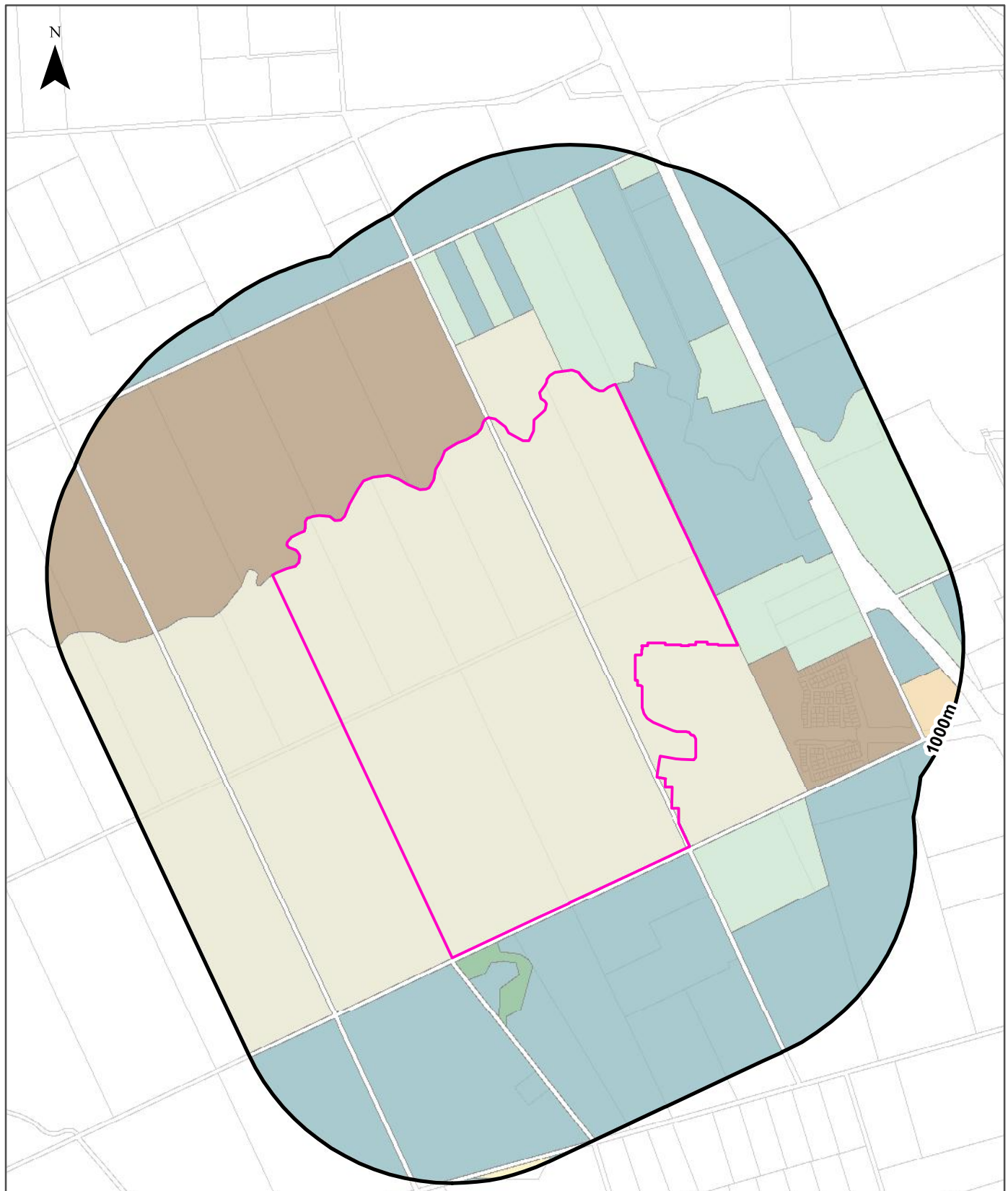
Planning and Design Code subzones within the dataset buffer:

Map Id	Subzone Code	Subzone Name	Legal Start Date	Status	Distance	Direction
EAC	S1505	Emerging Activity Centre	16/12/2021		0 0m	On-site

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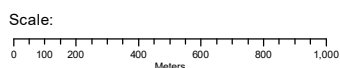
# Land Use Generalised

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



## Legend

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



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

Date: 26 September 2022



# Planning

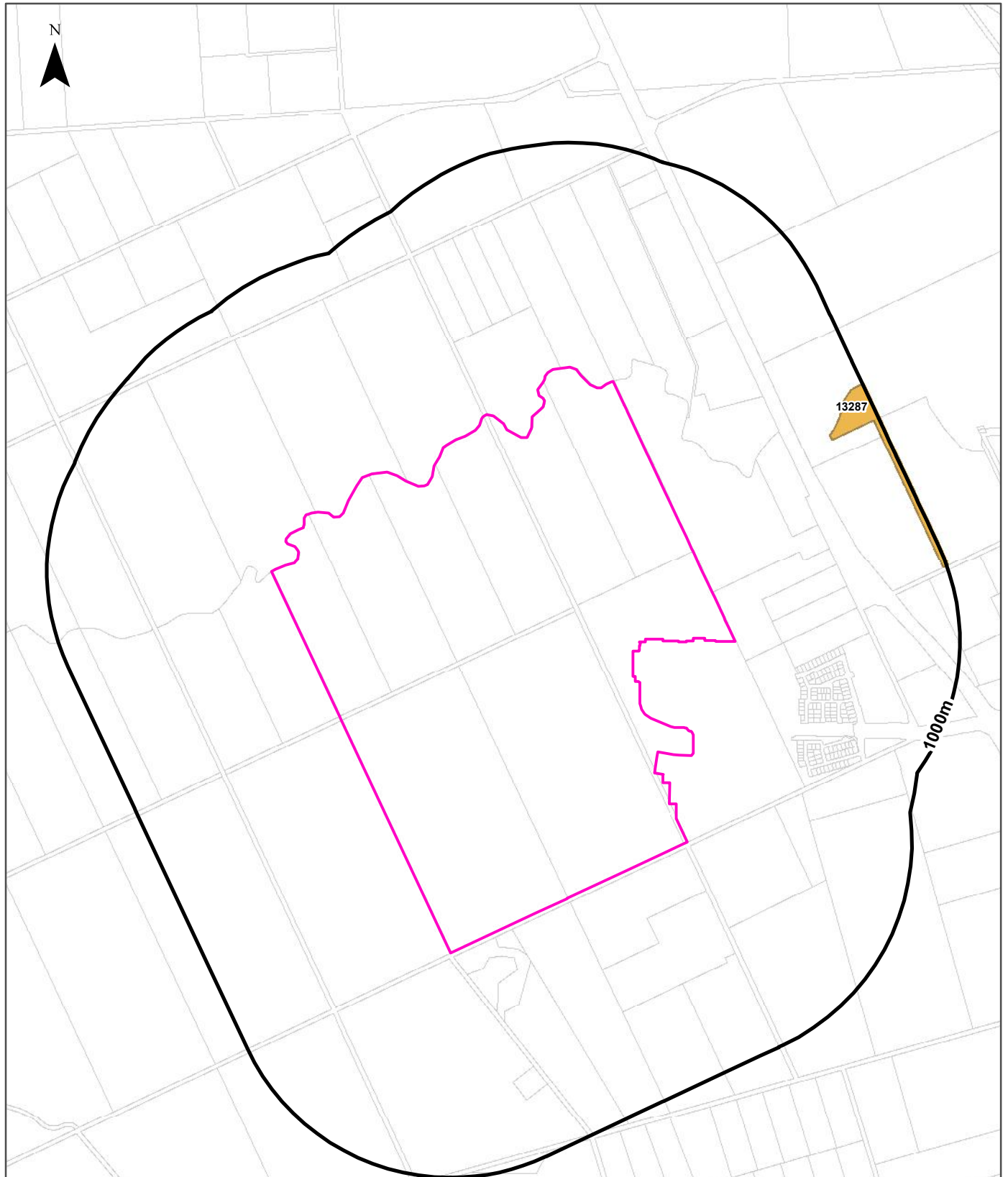
Precinct 2, Riverlea Development, Riverlea Park, SA 5120

## Land Use Generalised

Land use classes within the dataset buffer:

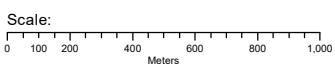
Description	Distance	Direction
Livestock	0m	On-site
Horticulture	0m	North East
Rural Residential	0m	East
Agriculture	0m	North West
Reserves	20m	South
Vacant	632m	North East
Vacant Urban Land	738m	East

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

- |                   |                     |                            |
|-------------------|---------------------|----------------------------|
| Site Boundary     | State Heritage Area | Commonwealth Heritage List |
| Buffer 1000m      | SA Heritage Places  | National Heritage List     |
| Property Boundary | Aboriginal Land     |                            |



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

Date: 26 September 2022

## Heritage

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

### Commonwealth Heritage List

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

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

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

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

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

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

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

State Heritage Areas within the dataset buffer:

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

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

SA Heritage Places within the dataset buffer:

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
13287	Lot 1 Broster Road VIRGINIA	Local	Homestead - Farmhouse (other than pastoral)	Homestead 'Virginia Park'	4/09/2003	767m	North East

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

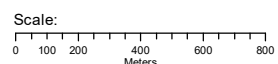
# Natural Hazards - Bushfire

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



## Legend

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



Data Sources: Property Boundaries - Sourced by Omnilink  
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Coordinate System:  
 GDA 1994 MGA Zone 54

Date: 26 September 2022

## Natural Hazards

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

### Bushfire Overlays

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

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

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

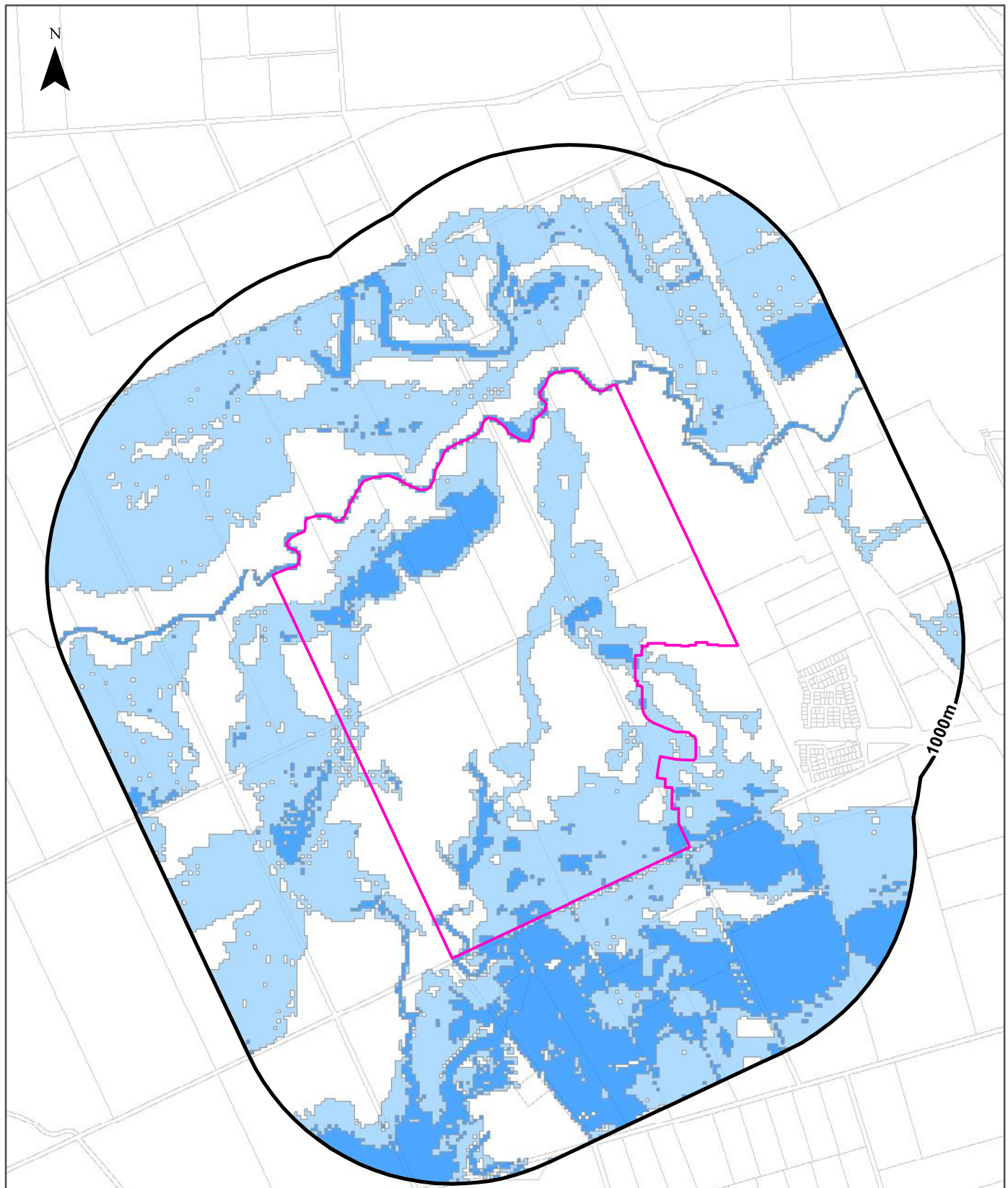
Bushfires and prescribed burns within the dataset buffer:

Map Id	Incident No.	Incident Name	Incident Type	Date of Fire	Area of Fire (ha)	Distance	Direction
5486		Two Wells	Bushfire	6/12/2018	2	301m	North

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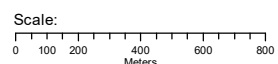
# Natural Hazards - Flood

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



## Legend

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



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

Date: 26 September 2022

## Natural Hazards

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

### Flooding Overlays

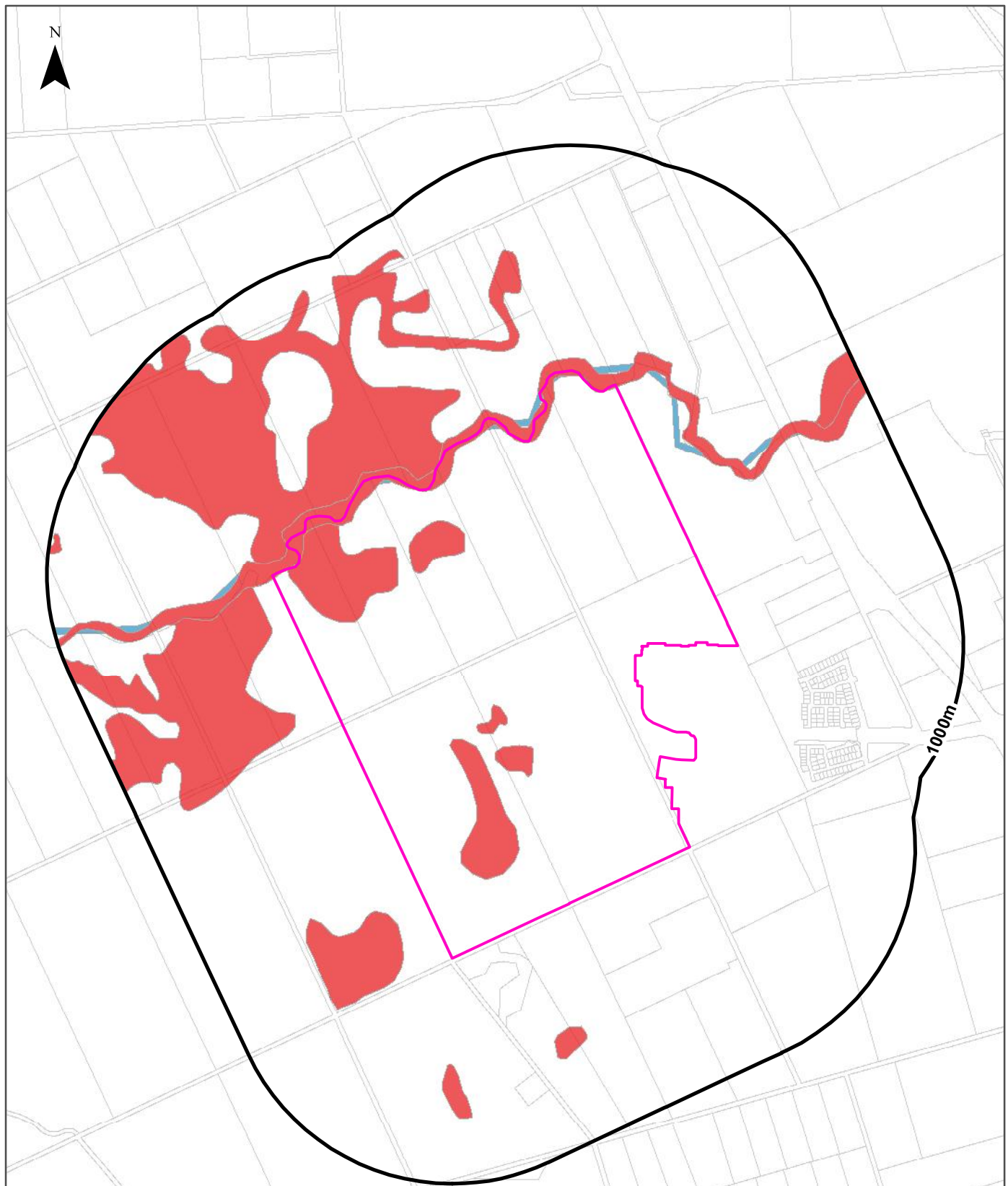
Flooding Overlays from the Planning and Design Code within the dataset buffer:

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

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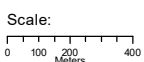
# Ecological Constraints - Groundwater Dependent Ecosystems Atlas

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



## Legend

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



Data Sources: Property Boundaries - Sourced by Omnalink  
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Coordinate System:  
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Date: 26 September 2022



# Ecological Constraints

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

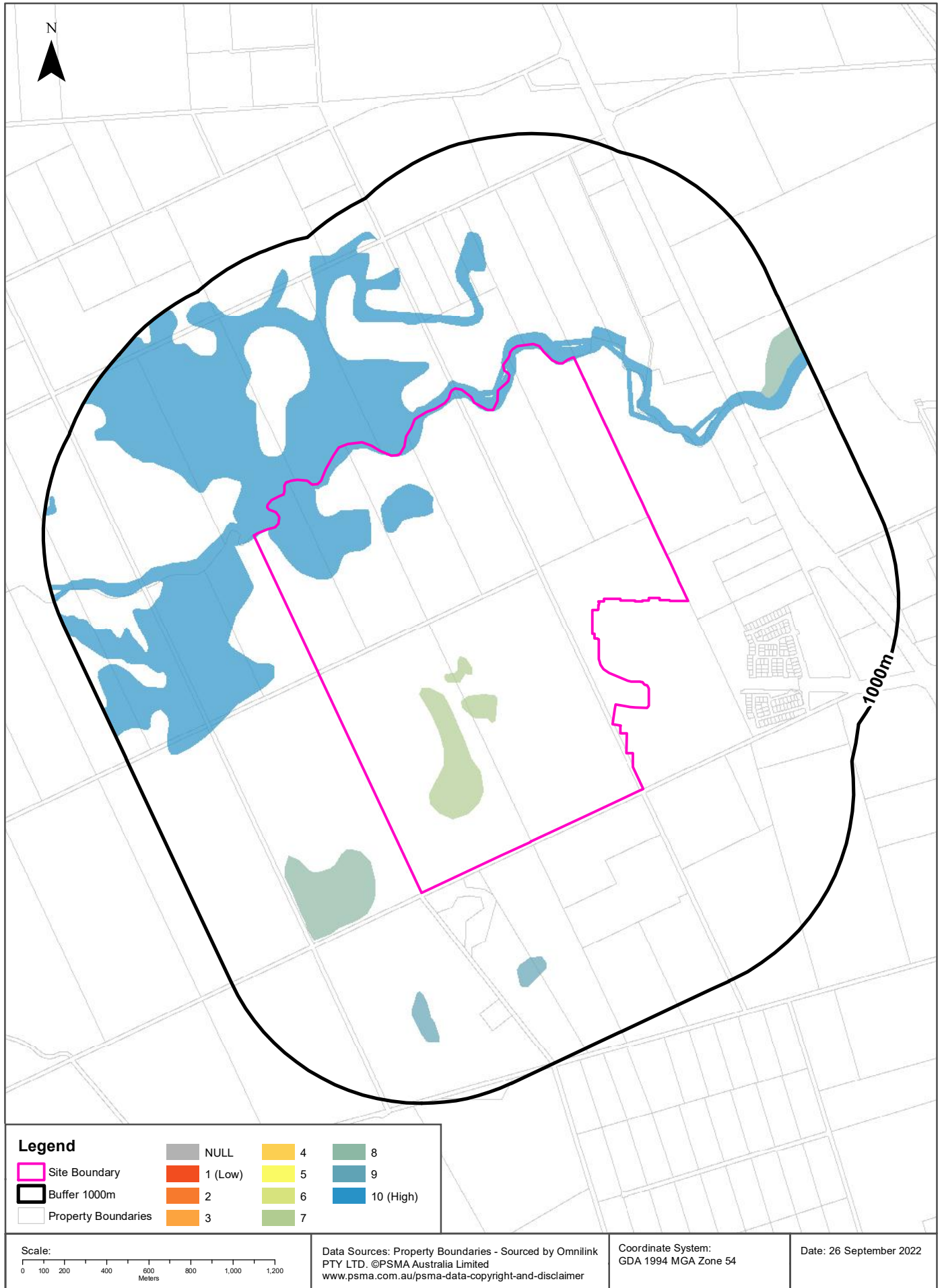
## Groundwater Dependent Ecosystems Atlas

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

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

Precinct 2, Riverlea Development, Riverlea Park, SA 5120



# Ecological Constraints

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

## Inflow Dependent Ecosystems Likelihood

Type	Name	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic		10	Salt lake and bahadas in north; alluvial and littoral plains in south; north-west/south-east longitudinal dunes, mainly stabilized.	River		0m	On-site
Aquatic		7	Salt lake and bahadas in north; alluvial and littoral plains in south; north-west/south-east longitudinal dunes, mainly stabilized.	Wetland		0m	On-site
Terrestrial		10	Salt lake and bahadas in north; alluvial and littoral plains in south; north-west/south-east longitudinal dunes, mainly stabilized.	Vegetation		0m	On-site
Aquatic		8	Salt lake and bahadas in north; alluvial and littoral plains in south; north-west/south-east longitudinal dunes, mainly stabilized.	Wetland		158m	South West
Aquatic		9	Salt lake and bahadas in north; alluvial and littoral plains in south; north-west/south-east longitudinal dunes, mainly stabilized.	Wetland		470m	South
Terrestrial		8	Salt lake and bahadas in north; alluvial and littoral plains in south; north-west/south-east longitudinal dunes, mainly stabilized.	Vegetation		728m	North East

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

Precinct 2, Riverlea Development, Riverlea Park, SA 5120

### Ramsar Wetlands

What Ramsar wetland areas exist within the dataset buffer?

Wetland	Distance	Direction
No records in buffer		

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

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

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

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# Appendix E

## EPA Section 7





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

Receipt No :  
Admin No : 43819 (74781)

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

27 September, 2022

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

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

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

Title Reference CT Volume 5868 Folio 766  
Address Block 68 (D1671), Legoe Road, RIVERLEA PARK SA 5120

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

#### **PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

##### **8. *Environment Protection Act 1993***

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

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

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

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

#### **PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

##### **3-Licences and exemptions recorded by EPA in public register**

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

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

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

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

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

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

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

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

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

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



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27 September, 2022

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

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

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

Title Reference CT Volume 5868 Folio 768  
Address Block 69 (D 1671), Legoe Road, RIVERLEA PARK SA 5120

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

#### **PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

##### **8. *Environment Protection Act 1993***

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

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

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

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

#### **PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

##### **3-Licences and exemptions recorded by EPA in public register**

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

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

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

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

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

- |    |  |     |
|----|--|-----|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ?  | YES |
| 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 |

Records identified in this EPA Statement to Form 1: **SC60516-01**

**The above records have been identified with a YES response in this EPA Statement to Form 1 and can be obtained by contacting the Public Register on (08) 8204 9128 or email [epa.publicregister@sa.gov.au](mailto:epa.publicregister@sa.gov.au)**

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Email: epasection7@sa.gov.au

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27 September, 2022

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

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

Title Reference CT Volume 5868 Folio 770  
Address Block 59 (D 1671), Buckland Road, RIVERLEA PARK SA 5120

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

#### **PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

##### **8. *Environment Protection Act 1993***

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

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



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

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

#### **PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

##### **3-Licences and exemptions recorded by EPA in public register**

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

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

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

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

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

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

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

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

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

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



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27 September, 2022

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

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

Title Reference CT Volume 5868 Folio 771  
Address Allotment 93, Legoe Road, RIVERLEA PARK SA 5120

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

#### **PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

##### **8. *Environment Protection Act 1993***

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

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

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

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

#### **PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

##### **3-Licences and exemptions recorded by EPA in public register**

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

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

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

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

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

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

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

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

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

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



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

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

Title Reference CT Volume 5868 Folio 774  
Address Allotment 91 (F174425), Buckland Road, RIVERLEA PARK SA 5120

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

#### **PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

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

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

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

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

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

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

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

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

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

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





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27 September, 2022

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

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

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

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

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

#### **PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

##### **8. *Environment Protection Act 1993***

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

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

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

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

**PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

**3-Licences and exemptions recorded by EPA in public register**

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

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

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

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

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

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

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

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

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

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



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27 September, 2022

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

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

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

Title Reference CT Volume 5868 Folio 780  
Address Allotment 92 (F 174426), Buckland Road, RIVERLEA PARK SA 5120

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

#### **PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

##### **8. *Environment Protection Act 1993***

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

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

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

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

#### **PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

##### **3-Licences and exemptions recorded by EPA in public register**

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

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

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

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

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

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

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

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

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

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



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27 September, 2022

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

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

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

Title Reference CT Volume 5868 Folio 782  
Address Block 60, Legoe Road, RIVERLEA PARK SA 5120

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

#### **PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

##### **8. *Environment Protection Act 1993***

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

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

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

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

#### **PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

##### **3-Licences and exemptions recorded by EPA in public register**

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

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

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

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

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



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

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

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

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

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



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27 September, 2022

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

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

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

Title Reference CT Volume 5868 Folio 785  
Address Block 58 (D 1671), Buckland Road, RIVERLEA PARK SA 5120

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

#### **PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

##### **8. *Environment Protection Act 1993***

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

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

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

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

**PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

***3-Licences and exemptions recorded by EPA in public register***

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

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

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

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

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

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

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

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

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

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



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

Receipt No :  
Admin No : 115458 (74790)

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

27 September, 2022

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

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

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

Title Reference CT Volume 6266 Folio 786  
Address Allotment 69 (DP 1671), Legoe Road, RIVERLEA PARK SA 5120

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

#### **PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

##### **8. *Environment Protection Act 1993***

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

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

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

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

**PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

***3-Licences and exemptions recorded by EPA in public register***

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

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

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

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

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

- |    |  |            |
|----|--|------------|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ?  | <b>YES</b> |
| 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?                          | <b>YES</b> |
| d) | a copy of a site contamination audit report?   | <b>YES</b> |
| 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?  | <b>YES</b> |
| 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 |

Records identified in this EPA Statement to Form 1: **SC60425; SC60516-01**

**The above records have been identified with a YES response in this EPA Statement to Form 1 and can be obtained by contacting the Public Register on (08) 8204 9128 or email [epa.publicregister@sa.gov.au](mailto:epa.publicregister@sa.gov.au)**

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 F

## Council Section 7



23 September 2022

**SEARCH NO: 64058**

LBWCO  
184 Magill Road  
NORWOOD SA 5067

**ALLOTMENT /** BLOCK 60 DP 1671 HD OF PORT ADELAIDE,  
**PROPERTY ADDRESS:** BLOCK 60 LEGOE ROAD, RIVERLEA PARK SA 5120  
**TITLE:** CT-5868/782  
**VALUATION NO:** 2900373258  
**ASSESSMENT NO:** 100207257  
**OWNER:** VOSPOROS PTY LTD

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

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

Current rates	\$1,650.70	Quarter 1 due 02/09/22
Rebate/Remissions	\$-165.00	
Current fines	\$0.00	
Arrears	\$0.00	Monthly fines to be applied on arrears
Legal Fees	\$0.00	
Property related debts	\$0.00	
Regional Landscape Levy	\$20.80	
Payments/Adjustment	\$-378.50	
Overpayments	\$0.00	
<b>TOTAL OUTSTANDING</b>	<b>\$1,128.00</b>	Please check the balance before settlement

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

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**City of Playford**

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

**Post**

12 Bishopstone Road  
Davoren Park SA 5113

**Visit**

Playford Civic Centre  
10 Playford Boulevard  
Elizabeth SA 5112

Stretton Centre  
307 Peachey Road  
Munno Para SA 5115

**Payment of rates balance at settlement can be made by:**

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

**Reference must include Rates Assessment number and Remittance details emailed to**

[Revenue@playford.sa.gov.au](mailto:Revenue@playford.sa.gov.au)

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

**Credit Card:** pay by credit card on our website [www.playford.sa.gov.au](http://www.playford.sa.gov.au)

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

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

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

For Chief Executive Officer

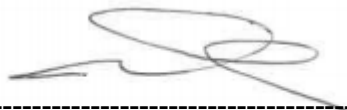
  
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<b>Planning, Development &amp; Infrastructure Act 2016</b>			
29.1	Planning and Design Code Zone / Subzone / Overlay	Master Planned Neighbourhood	MPN EA
	Is the land situated in a State Heritage place		NO
	Is the land designated as a place of local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

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

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

For Chief Executive Officer



-----

## **Development Approvals**

Nil

## **Planning & Design Code Amendments**

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

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

[Code Amendments | PlanSA](#)

## **Development Plan Amendments (DPA)**

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

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

- NIL

## **Important Information**

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

## ***Particulars Relating to Environment Protection - Further information held by councils***

### **Note—**

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

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

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

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



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

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

### Swimming Pool Legislation

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

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

## Data Extract for Section 7 search purposes

### VALUATION ID 2900373258

Parcel ID: D1671 B60

Certificate Title: CT5868/782

Property Address: LOT 60 LEGOE RD RIVERLEA PARK SA 5120

### Zones

Master Planned Neighbourhood (MPN)

Open Space (OS)

### Subzones

Emerging Activity Centre (EAC)

### Zoning overlays

#### Overlays

##### **Affordable Housing**

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

##### **Defence Aviation Area (All structures over 90 metres)**

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

##### **Hazards (Flooding)**

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

##### **Hazards (Bushfire - General) (General)**

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

##### **Hazards (Bushfire - Urban Interface) (Urban Interface)**

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

##### **Hazards (Flooding - General)**

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

##### **Native Vegetation**

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

##### **Prescribed Watercourses**

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

##### **Prescribed Wells Area**

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

##### **Regulated and Significant Tree**

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

##### **Water Resources**

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

### ***Is the land situated in a State Heritage Place/Area***

No

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

### ***Is the land designated as a Local Heritage Place***

No

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

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

Unknown

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

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

### ***Associated Building Indemnity Insurance***

No

### ***Associated DA Conditions***

No

### ***Associated DA Info***

No

### ***GIS Dataset***

LMAS

No



23 September 2022

**SEARCH NO: 64059**

LBWCO  
184 Magill Road  
NORWOOD SA 5067

**ALLOTMENT /** BLOCK 68 DP 1671 HD OF PORT ADELAIDE,  
**PROPERTY ADDRESS:** BLOCK 68 LEGOE ROAD, RIVERLEA PARK SA 5120  
**TITLE:** CT-5868/766  
**VALUATION NO:** 2900373469  
**ASSESSMENT NO:** 100207265  
**OWNER:** VOSPOROS PTY LTD

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

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

Current rates	\$2,258.45	Quarter 1 due 02/09/22
Rebate/Remissions	\$-225.80	
Current fines	\$0.00	
Arrears	\$0.00	Monthly fines to be applied on arrears
Legal Fees	\$0.00	
Property related debts	\$0.00	
Regional Landscape Levy	\$41.65	
Payments/Adjustment	\$-520.30	
Overpayments	\$0.00	
<b>TOTAL OUTSTANDING</b>	<b>\$1,554.00</b>	Please check the balance before settlement

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

**Payment of rates balance at settlement can be made by:**

**City of Playford**

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

**Post**

12 Bishopstone Road  
Davoren Park SA 5113

**Visit**

Playford Civic Centre  
10 Playford Boulevard  
Elizabeth SA 5112

Stretton Centre  
307 Peachey Road  
Munno Para SA 5115

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

Reference must include Rates Assessment number and Remittance details emailed to [Revenue@playford.sa.gov.au](mailto:Revenue@playford.sa.gov.au)

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

Credit Card: pay by credit card on our website [www.playford.sa.gov.au](http://www.playford.sa.gov.au)

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

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

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

For Chief Executive Officer

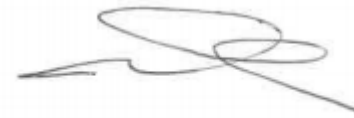
  
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<b>Planning, Development &amp; Infrastructure Act 2016</b>		
29.1	Planning and Design Code Zone / Subzone / Overlay	Master Planned Neighbourhood MPN EA
	Is the land situated in a State Heritage place	NO
	Is the land designated as a place of local heritage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

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

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

For Chief Executive Officer



-----



## **Development Approvals**

Nil

## **Planning & Design Code Amendments**

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

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

[Code Amendments | PlanSA](#)

## **Development Plan Amendments (DPA)**

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

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

- NIL

## **Important Information**

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

## ***Particulars Relating to Environment Protection - Further information held by councils***

### **Note—**

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

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

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

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

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

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

### Swimming Pool Legislation

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

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

## Data Extract for Section 7 search purposes

### VALUATION ID 2900373469

Parcel ID: D1671 B68

Certificate Title: CT5868/766

Property Address: LOT 68 LEGOE RD RIVERLEA PARK SA 5120

### Zones

Master Planned Neighbourhood (MPN)

### Subzones

Emerging Activity Centre (EAC)

### Zoning overlays

#### Overlays

##### **Affordable Housing**

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

##### **Defence Aviation Area (All structures over 90 metres)**

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

##### **Hazards (Flooding)**

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

##### **Hazards (Bushfire - Urban Interface) (Urban Interface)**

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

##### **Hazards (Flooding - General)**

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

##### **Native Vegetation**

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

##### **Prescribed Wells Area**

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

##### **Regulated and Significant Tree**

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

##### **Water Resources**

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

### ***Is the land situated in a State Heritage Place/Area***

No

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

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

### ***Is the land designated as a Local Heritage Place***

No

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

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

Unknown

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

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

***Associated Building Indemnity Insurance***

No

***Associated DA Conditions***

No

***Associated DA Info***

No

***GIS Dataset***

LMAS

No



23 September 2022

**SEARCH NO: 64060**

LBWCO  
184 Magill Road  
NORWOOD SA 5067

**ALLOTMENT /** BLOCK 93 FP 174427 HD OF PORT ADELAIDE,  
**PROPERTY ADDRESS:** BLOCK 93 LEGOE ROAD, RIVERLEA PARK SA 5120  
**TITLE:** CT-5868/771  
**VALUATION NO:** 290037375\*  
**ASSESSMENT NO:** 100207281  
**OWNER:** VOSPOROS PTY LTD

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

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

Current rates	\$1,519.00	Quarter 1 due 02/09/22
Rebate/Remissions	\$-151.85	
Current fines	\$0.00	
Arrears	\$0.00	Monthly fines to be applied on arrears
Legal Fees	\$0.00	
Property related debts	\$0.00	
Regional Landscape Levy	\$16.30	
Payments/Adjustment	\$-348.45	
Overpayments	\$0.00	
<b>TOTAL OUTSTANDING</b>	<b>\$1,035.00</b>	Please check the balance before settlement

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

**Payment of rates balance at settlement can be made by:**

**City of Playford**

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

**Post**

12 Bishopstone Road  
Davoren Park SA 5113

**Visit**

Playford Civic Centre  
10 Playford Boulevard  
Elizabeth SA 5112

Stretton Centre  
307 Peachey Road  
Munno Para SA 5115

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

Reference must include Rates Assessment number and Remittance details emailed to [Revenue@playford.sa.gov.au](mailto:Revenue@playford.sa.gov.au)

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

Credit Card: pay by credit card on our website [www.playford.sa.gov.au](http://www.playford.sa.gov.au)

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

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

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

For Chief Executive Officer

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



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

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

For Chief Executive Officer



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## **Development Approvals**

Nil

## **Planning & Design Code Amendments**

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

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

[Code Amendments | PlanSA](#)

## **Development Plan Amendments (DPA)**

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

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

- NIL

## **Important Information**

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

## ***Particulars Relating to Environment Protection - Further information held by councils***

### **Note—**

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

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

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

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

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

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

### Swimming Pool Legislation

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

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

## Data Extract for Section 7 search purposes

### VALUATION ID 290037375\*

Parcel ID: F174427 A93

Certificate Title: CT5868/771

Property Address: LOT 93 LEGOE RD RIVERLEA PARK SA 5120

### Zones

Master Planned Neighbourhood (MPN)

Open Space (OS)

### Subzones

Emerging Activity Centre (EAC)

### Zoning overlays

#### Overlays

##### **Affordable Housing**

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

##### **Defence Aviation Area (All structures over 90 metres)**

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

##### **Hazards (Flooding)**

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

##### **Hazards (Bushfire - General) (General)**

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

##### **Hazards (Bushfire - Urban Interface) (Urban Interface)**

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

##### **Hazards (Flooding - General)**

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

##### **Native Vegetation**

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

##### **Prescribed Watercourses**

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

##### **Prescribed Wells Area**

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

##### **Regulated and Significant Tree**

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

##### **Water Resources**

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

### ***Is the land situated in a State Heritage Place/Area***

No

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

### ***Is the land designated as a Local Heritage Place***

No

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

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

Unknown

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

### ***Associated Building Indemnity Insurance***

No

### ***Associated DA Conditions***

No

### ***Associated DA Info***

No

### ***GIS Dataset***

LMAS

No



23 September 2022

**SEARCH NO: 64061**

LBWCO  
184 Magill Road  
NORWOOD SA 5067

**ALLOTMENT /** LOT 58 DP 1671 HD OF MUNNO PARA,  
**PROPERTY ADDRESS:** LOT 58 BUCKLAND ROAD, RIVERLEA PARK SA 5120  
**TITLE:** CT-5868/785  
**VALUATION NO:** 2900381020  
**ASSESSMENT NO:** 100216118  
**OWNER:** WALKER PASTORAL PTY LTD

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

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

Current rates	\$1,630.45	Quarter 1 due 02/09/22
Rebate/Remissions	\$0.00	
Current fines	\$0.00	
Arrears	\$0.00	Monthly fines to be applied on arrears
Legal Fees	\$0.00	
Property related debts	\$0.00	
Regional Landscape Levy	\$20.10	
Payments/Adjustment	\$-414.55	
Overpayments	\$0.00	
<b>TOTAL OUTSTANDING</b>	<b>\$1,236.00</b>	Please check the balance before settlement

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

**Payment of rates balance at settlement can be made by:**

**City of Playford**

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

**Post**

12 Bishopstone Road  
Davoren Park SA 5113

**Visit**

Playford Civic Centre  
10 Playford Boulevard  
Elizabeth SA 5112

Stretton Centre  
307 Peachey Road  
Munno Para SA 5115



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

Reference must include Rates Assessment number and Remittance details emailed to [Revenue@playford.sa.gov.au](mailto:Revenue@playford.sa.gov.au)

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

Credit Card: pay by credit card on our website [www.playford.sa.gov.au](http://www.playford.sa.gov.au)

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

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

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

For Chief Executive Officer

  
-----

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

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

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

For Chief Executive Officer



-----

## **Development Approvals**

Nil

## **Planning & Design Code Amendments**

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

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

[Code Amendments | PlanSA](#)

## **Development Plan Amendments (DPA)**

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

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

- NIL

## **Important Information**

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

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### **Note—**

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

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### Swimming Pool Legislation

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

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

## Data Extract for Section 7 search purposes

### VALUATION ID 2900381020

Parcel ID: D1671 B58

Certificate Title: CT5868/785

Property Address: LOT 58 BUCKLAND RD RIVERLEA PARK SA 5120

### Zones

Master Planned Neighbourhood (MPN)

Open Space (OS)

Rural Horticulture (RuH)

### Subzones

Emerging Activity Centre (EAC)

### Zoning overlays

#### Overlays

##### **Affordable Housing**

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

##### **Defence Aviation Area (All structures over 90 metres)**

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

##### **Hazards (Flooding)**

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##### **Hazards (Bushfire - General) (General)**

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

##### **Hazards (Bushfire - Urban Interface) (Urban Interface)**

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

##### **Hazards (Flooding - General)**

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

##### **Limited Dwelling**

The Limited Dwelling Overlay seeks to limit the establishment of additional dwellings to avoid undermining primary production.

##### **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 Watercourses**

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

##### **Prescribed Wells Area**

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

##### **Regulated and Significant Tree**



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

**Water Resources**

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

***Is the land situated in a State Heritage Place/Area***

No

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

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

***Is the land designated as a Local Heritage Place***

No

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

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

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

Unknown

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

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

***Associated Building Indemnity Insurance***

No

***Associated DA Conditions***

No

***Associated DA Info***

No

***GIS Dataset***

LMAS

No



23 September 2022

**SEARCH NO: 64062**

LBWCO  
184 Magill Road  
NORWOOD SA 5067

**ALLOTMENT /  
PROPERTY ADDRESS:** PIECE 9021 SEC 7509 DP 128886 HD OF PORT ADELAIDE,  
PIECE 9021 RIVERLEA BOULEVARD, RIVERLEA PARK SA  
5120  
**TITLE:** CT-6266/786  
**VALUATION NO:** 2900373688  
**ASSESSMENT NO:** 100220383  
**OWNER:** WALKER PASTORAL PTY LTD

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

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

Current rates	\$3,727.25	Quarter 1 due 02/09/22
Rebate/Remissions	\$0.00	
Current fines	\$0.00	
Arrears	\$0.00	Monthly fines to be applied on arrears
Legal Fees	\$0.00	
Property related debts	\$0.00	
Regional Landscape Levy	\$92.00	
Payments/Adjustment	\$-957.25	
Overpayments	\$0.00	
<b>TOTAL OUTSTANDING</b>	<b>\$2,862.00</b>	Please check the balance before settlement

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

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**City of Playford**

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

**Post**

12 Bishopstone Road  
Davoren Park SA 5113

**Visit**

Playford Civic Centre  
10 Playford Boulevard  
Elizabeth SA 5112

Stretton Centre  
307 Peachey Road  
Munno Para SA 5115

**Payment of rates balance at settlement can be made by:**

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

**Reference must include Rates Assessment number and Remittance details emailed to**

[Revenue@playford.sa.gov.au](mailto:Revenue@playford.sa.gov.au)

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

**Credit Card:** pay by credit card on our website [www.playford.sa.gov.au](http://www.playford.sa.gov.au)

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

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

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

For Chief Executive Officer



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

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

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

For Chief Executive Officer



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## **Development Approvals**

Nil

## **Planning & Design Code Amendments**

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

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

[Code Amendments | PlanSA](#)

## **Development Plan Amendments (DPA)**

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

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

- NIL

## **Important Information**

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

## ***Particulars Relating to Environment Protection - Further information held by councils***

### **Note—**

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

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

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

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



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

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

### Swimming Pool Legislation

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

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

## Data Extract for Section 7 search purposes

### VALUATION ID 2900373688

**Parcel ID:** D128886 Q9021, D128886 Q9022, D1671 B69

**Certificate Title:** CT6266/786, CT6266/786, CT5868/768

**Property Address:** LOT 69 LEGOE RD RIVERLEA PARK SA 5120; LOT 69 LEGOE RD RIVERLEA PARK SA 5120; LOT 69 LEGOE RD RIVERLEA PARK SA 5120

### Zones

Master Planned Neighbourhood (MPN)

Rural Horticulture (RuH)

### Subzones

Emerging Activity Centre (EAC)

### Zoning overlays

#### Overlays

##### **Affordable Housing**

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

##### **Defence Aviation Area (All structures over 90 metres)**

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

##### **Hazards (Flooding)**

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

##### **Hazards (Bushfire - General) (General)**

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

##### **Hazards (Bushfire - Urban Interface) (Urban Interface)**

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

##### **Hazards (Flooding - General)**

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

##### **Limited Dwelling**

The Limited Dwelling Overlay seeks to limit the establishment of additional dwellings to avoid undermining primary production.

##### **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 Wells Area**

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

##### **Regulated and Significant Tree**

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

##### **Water Resources**

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

### ***Is the land situated in a State Heritage Place/Area***

No

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

### ***Is the land designated as a Local Heritage Place***

No

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

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

Unknown

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

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

### ***Associated Building Indemnity Insurance***

**Application ID:** 22009813

**Consent ID:** 108546

**Insurance number:** 620076916BWI-125

**Insurance Name:** QBE

**Application ID:** 22009819

**Consent ID:** 108558

**Insurance number:** 620076916BWI-121

**Insurance Name:** QBE

### ***Associated DA Conditions***

**Application ID:** 22009813

**Date of authorisation:** 23 March 2022

**Name of relevant authority that granted authorisation:** Garth Heynen Res Code Certifiers SA Pty Ltd Accredited Professional - Planning Level 1

**Condition(s) of authorisation**

1. The proposal shall be developed in accordance with the stamped details and plans.

**Application ID:** 22009813

**Date of authorisation:** 14 April 2022

**Name of relevant authority that granted authorisation:** Neil Kirkham KBS Consultants Pty Ltd Accredited Professional - Building Level 1

**Condition(s) of authorisation**

Any Building Product or Building System used as part of this project and relevant to this approval must be fully compliant with the National Construction Code and any relevant Australian Standard. All products and materials used shall be fully compliant with the relevant Australian Standards

**Application ID:** 22009813

**Date of authorisation:** 14 April 2022

**Name of relevant authority that granted authorisation:** Neil Kirkham KBS Consultants Pty Ltd  
Accredited Professional - Building Level 1

**Condition(s) of authorisation**

The use of Non-Conforming building products or materials or the use of a building materials or products that are not fit-for purpose shall not be used on any building or structure that is relevant to this Building Approval.

**Application ID:** 22009819

**Date of authorisation:** 23 March 2022

**Name of relevant authority that granted authorisation:** Garth Heynen Res Code Certifiers SA Pty Ltd Accredited Professional - Planning Level 1

**Condition(s) of authorisation**

1. The proposal shall be developed in accordance with the stamped details and plans.

**Application ID:** 22009819

**Date of authorisation:** 21 April 2022

**Name of relevant authority that granted authorisation:** Neil Kirkham KBS Consultants Pty Ltd Accredited Professional - Building Level 1

**Condition(s) of authorisation**

Any Building Product or Building System used as part of this project and relevant to this approval must be fully compliant with the National Construction Code and any relevant Australian Standard. All products and materials used shall be fully compliant with the relevant Australian Standards

**Application ID:** 22009819

**Date of authorisation:** 21 April 2022

**Name of relevant authority that granted authorisation:** Neil Kirkham KBS Consultants Pty Ltd Accredited Professional - Building Level 1

**Condition(s) of authorisation**

The use of Non-Conforming building products or materials or the use of a building materials or products that are not fit-for purpose shall not be used on any building or structure that is relevant to this Building Approval.

### ***Associated DA Info***

**Application ID:** 22009813

**Development Description:** Detached Dwelling

**Site Address:** LOT 69 LEGOE RD BUCKLAND PARK SA 5120

**Application ID:** 22009819

**Development Description:** Detached Dwelling

**Site Address:** LOT 69 LEGOE RD BUCKLAND PARK SA 5120

### ***GIS Dataset***

**LMAS**

- 11671022 Agreement with Council MINISTER FOR URBAN DEVELOPMENT, PLANNING AND THE CITY OF ADELAIDE
- 11671022 Agreement with Council MINISTER FOR URBAN DEVELOPMENT, PLANNING AND THE CITY OF ADELAIDE



23 September 2022

**SEARCH NO: 64063**

LBWCO  
184 Magill Road  
NORWOOD SA 5067

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

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

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

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

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

**Payment of rates balance at settlement can be made by:**

**City of Playford**

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

**Post**

12 Bishopstone Road  
Davoren Park SA 5113

**Visit**

Playford Civic Centre  
10 Playford Boulevard  
Elizabeth SA 5112

Stretton Centre  
307 Peachey Road  
Munno Para SA 5115

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

Reference must include Rates Assessment number and Remittance details emailed to [Revenue@playford.sa.gov.au](mailto:Revenue@playford.sa.gov.au)

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

Credit Card: pay by credit card on our website [www.playford.sa.gov.au](http://www.playford.sa.gov.au)

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

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

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

For Chief Executive Officer

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

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



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

For Chief Executive Officer



-----

## **Development Approvals**

Nil

## **Planning & Design Code Amendments**

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

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

[Code Amendments | PlanSA](#)

## **Development Plan Amendments (DPA)**

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

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

- NIL

## **Important Information**

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

## ***Particulars Relating to Environment Protection - Further information held by councils***

### **Note—**

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

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

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

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

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

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

### Swimming Pool Legislation

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

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

## Data Extract for Section 7 search purposes

### VALUATION ID 2900381151

**Parcel ID:** D1671 B59, F174426 A92, F174429 A95

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

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

### Zones

Master Planned Neighbourhood (MPN)

Open Space (OS)

### Subzones

Emerging Activity Centre (EAC)

### Zoning overlays

#### Overlays

##### **Affordable Housing**

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

##### **Defence Aviation Area (All structures over 90 metres)**

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

##### **Hazards (Flooding)**

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

##### **Hazards (Bushfire - General) (General)**

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

##### **Hazards (Bushfire - Urban Interface) (Urban Interface)**

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

##### **Hazards (Flooding - General)**

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

##### **Native Vegetation**

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

##### **Prescribed Watercourses**

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

##### **Prescribed Wells Area**

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

##### **Regulated and Significant Tree**

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

##### **Water Resources**

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

***Is the land situated in a State Heritage Place/Area***

No

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

***Is the land designated as a Local Heritage Place***

No

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

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

Unknown

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

***Associated Building Indemnity Insurance***

No

***Associated DA Conditions***

No

***Associated DA Info***

No

***GIS Dataset***

LMAS

No



23 September 2022

**SEARCH NO: 64065**

LBWCO  
184 Magill Road  
NORWOOD SA 5067

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

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

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

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

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

**Payment of rates balance at settlement can be made by:**

**City of Playford**

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

**Post**

12 Bishopstone Road  
Davoren Park SA 5113

**Visit**

Playford Civic Centre  
10 Playford Boulevard  
Elizabeth SA 5112

Stretton Centre  
307 Peachey Road  
Munno Para SA 5115

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

Reference must include Rates Assessment number and Remittance details emailed to [Revenue@playford.sa.gov.au](mailto:Revenue@playford.sa.gov.au)

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

Credit Card: pay by credit card on our website [www.playford.sa.gov.au](http://www.playford.sa.gov.au)

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

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

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

For Chief Executive Officer

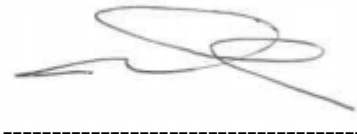
  
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<b>Planning, Development &amp; Infrastructure Act 2016</b>			
29.1	Planning and Design Code Zone / Subzone / Overlay	Master Planned Neighbourhood Space OS	MPN EA Open
	Is the land situated in a State Heritage place		NO
	Is the land designated as a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

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

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



For Chief Executive Officer

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## **Development Approvals**

Nil

## **Planning & Design Code Amendments**

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

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

[Code Amendments | PlanSA](#)

## **Development Plan Amendments (DPA)**

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

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

- NIL

## **Important Information**

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

## ***Particulars Relating to Environment Protection - Further information held by councils***

### **Note—**

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

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

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

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

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

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

### Swimming Pool Legislation

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

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

## Data Extract for Section 7 search purposes

### VALUATION ID 2900381098

Parcel ID: F174425 A91

Certificate Title: CT5868/774

Property Address: LOT 91 BUCKLAND RD RIVERLEA PARK SA 5120

### Zones

Master Planned Neighbourhood (MPN)

Open Space (OS)

### Subzones

Emerging Activity Centre (EAC)

### Zoning overlays

#### Overlays

##### **Affordable Housing**

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

##### **Defence Aviation Area (All structures over 90 metres)**

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

##### **Hazards (Flooding)**

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

##### **Hazards (Bushfire - General) (General)**

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

##### **Hazards (Bushfire - Urban Interface) (Urban Interface)**

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

##### **Hazards (Flooding - General)**

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

##### **Native Vegetation**

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

##### **Prescribed Watercourses**

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

##### **Prescribed Wells Area**

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

##### **Regulated and Significant Tree**

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

##### **Water Resources**

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

### ***Is the land situated in a State Heritage Place/Area***

No

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

### ***Is the land designated as a Local Heritage Place***

No

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

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

Unknown

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

### ***Associated Building Indemnity Insurance***

No

### ***Associated DA Conditions***

No

### ***Associated DA Info***

No

### ***GIS Dataset***

LMAS

No





29 September 2022

**SEARCH NO: 64159**

LBWCO  
184 Magill Road  
NORWOOD SA 5067

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

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

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

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

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

**City of Playford**

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

**Post**

12 Bishopstone Road  
Davoren Park SA 5113

**Visit**

Playford Civic Centre  
10 Playford Boulevard  
Elizabeth SA 5112

Stretton Centre  
307 Peachey Road  
Munno Para SA 5115

**Payment of rates balance at settlement can be made by:**

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

**Reference must include Rates Assessment number and Remittance details emailed to**

[Revenue@playford.sa.gov.au](mailto:Revenue@playford.sa.gov.au)

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

**Credit Card:** pay by credit card on our website [www.playford.sa.gov.au](http://www.playford.sa.gov.au)

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

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

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

For Chief Executive Officer

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

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

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

For Chief Executive Officer



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## **Development Approvals**

Nil

## **Planning & Design Code Amendments**

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

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

[Code Amendments | PlanSA](#)

## **Development Plan Amendments (DPA)**

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

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

- NIL

## **Important Information**

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

## ***Particulars Relating to Environment Protection - Further information held by councils***

### **Note—**

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

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

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

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

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

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

### Swimming Pool Legislation

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

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



## Data Extract for Section 7 search purposes

### VALUATION ID 2900373557

**Parcel ID:** D1671 B66, D1671 B67

**Certificate Title:** CT5868/778, CT5868/767

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

### Zones

Master Planned Neighbourhood (MPN)

### Subzones

Emerging Activity Centre (EAC)

### Zoning overlays

#### Overlays

##### **Affordable Housing**

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

##### **Defence Aviation Area (All structures over 90 metres)**

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

##### **Hazards (Flooding)**

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

##### **Hazards (Bushfire - General) (General)**

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

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##### **Hazards (Flooding - General)**

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##### **Native Vegetation**

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

##### **Prescribed Wells Area**

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

##### **Regulated and Significant Tree**

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

##### **Water Resources**

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

### ***Is the land situated in a State Heritage Place/Area***

No

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

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

***Is the land designated as a Local Heritage Place***

No

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

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

Unknown

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

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

***Associated Building Indemnity Insurance***

No

***Associated DA Conditions***

No

***Associated DA Info***

No

***GIS Dataset***

LMAS

No

# Appendix G

## SafeWork SA Dangerous Goods

OFFICIAL



Government of South Australia

Attorney-General's Department

If calling please ask for  
**Maria Carpentieri**

Telephone  
**(08) 7322 7955**

Reference  
**qA46954**

17 October 2022

**Finance, People &  
Performance**

**Performance & Business  
Services**

GPO Exchange  
Level 15  
10 Franklin Street  
Adelaide SA 5000

GPO Box 464  
Adelaide SA 5001  
DX 336

Tel 1800 177 076

Ms Jade Creber  
LBWco  
184 Magill Road  
NORWOOD SA 5067

Email: [jade.creber@lbwco.com.au](mailto:jade.creber@lbwco.com.au)

Dear Ms Creber

**Re Freedom of Information Application**

I refer to your application that was transferred from the Department of Treasury and Finance (DTF) to the Attorney-General's Department for documents held by SafeWork SA requesting the following scope:

*I am requesting a search of SafeWork SA's Dangerous Substance database:*

*BLOCK 68 DEPOSITED PLAN 1671 - CT 5868 – 766,  
BLOCK 69 DEPOSITED PLAN 1671 - CT 5868 – 768,  
BLOCK 59 DEPOSITED PLAN 1671 - CT 5868 – 770,  
ALLOTMENT 93 FILED PLAN 174427 - CT 5868 – 771,  
ALLOTMENT 91 FILED PLAN 174425 - CT 5868 – 774,  
ALLOTMENT 95 FILED PLAN 174429 - CT 5868 – 775,  
ALLOTMENT 92 FILED PLAN 174426 - CT 5868 – 780,  
BLOCK 60 DEPOSITED PLAN 1671 - CT 5868 – 782,  
BLOCK 58 DEPOSITED PLAN 1671 - CT 5868 – 785.*

On behalf of the agency, I advise pursuant to section 23(1)(b) of the *Freedom of Information Act 1991* (the Act), no documents have been identified in relation to your request.

Section 23(1)(b) of the Act states that:

**23—Notices of determination**

- (1) An agency must notify an applicant in writing—
  - (a) of its determination of his or her application; or
  - (b) if the application relates to a document that is not held by the agency—of the fact that the agency does not hold such a document.

OFFICIAL

- 2 -

SafeWork SA regulates licensable quantities of dangerous substances as prescribed by the *Dangerous Substances (General) Regulations 2017*, specifically:

- Regulation 11 (Class 2 substances)
- Regulation 22 (Class 3 substances) and
- Regulation 39 (Class 6 or 8 substances).

All other dangerous substances are not licensed by SafeWork SA. As a result, SafeWork SA can only provide information relating to the classes of substances as prescribed in *Dangerous Substances (General) Regulations 2017*.

If you are dissatisfied with the outcome of your FOI application, you have the right to make a complaint to Ombudsman SA. Complaints can be lodged either:

Online at: <https://www.ombudsman.sa.gov.au/make-a-complaint>

Email: [ombudsman@ombudsman.sa.gov.au](mailto:ombudsman@ombudsman.sa.gov.au) or

Telephone (08) 8226 8699.

Yours sincerely



**Maria Carpentieri**  
**Accredited Freedom of Information Officer**