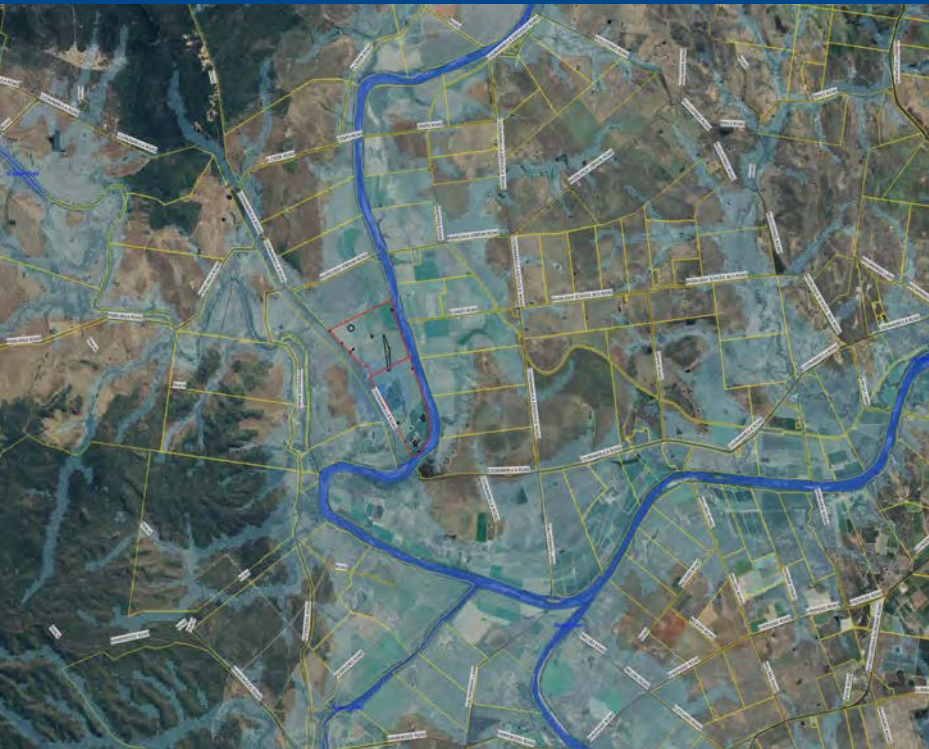


Site Contamination Review

52 & 66 Hillier Road
Hillier
South Australia



Prepared for: URPS Pty Ltd
Date: 10 March 2023
Reference: JC1277
Version: JC1277_02



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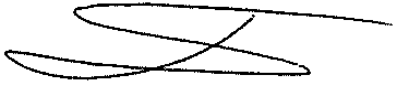
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AGON DOCUMENT CONTROL

Report Title			Project Reference	
Site Contamination Review 52 & 66 Hillier Road Hillier, South Australia			JC1277	
Written			Approved	
 Sophie Hambour Senior Environmental Scientist			 Justin Symonds Principal Environmental Engineer	
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EXECUTIVE SUMMARY

Agon Environmental Pty (Agon) understands URPS Pty Ltd are proposing an amendment to the current Planning and Design Code of the properties located at 52 and 66 Hillier Road, Hillier SA (“the site”). URPS are leading the proposal to change the existing Rural Zone covering the site to Residential Park Zone. The Code Amendment aims to support the future development of the site consistent with the adjacent established Residential Park zone to the east of the site.

Agon was engaged by URPS to undertake a Site Contamination Review of the site to support the Code Amendment for public consultation. The objectives of this Site Contamination Review were to identify potentially contaminating land uses or activities (PCAs) that may have occurred or are occurring on the site, assess the possible presence of associated potential contaminants of concern and identify if site contamination exists or is likely to exist at the site in the context of the proposed Residential Park Zone. Agon undertook a range of desktop-based searches and reviews to determine the range of potentially contaminating activities which may have occurred on-site and adjacent off-site areas.

A review of historical information indicates the has historically been owned and utilised for agricultural purposes including livestock, poultry, dryland cropping and market gardens up until around the 2000’s. 52 Hillier Road was formerly licensed as a Solid Waste Landfill Depot/Waste Depot and the licence (D0028) was first brought to the South Australian Waste Management Commission’s attention in 1983, and a licence (EPA/673) for a Waste Depot, was issued to commence on 01-May-1996 to 30-April-1999. Conditions of the licence included “Only builders and construction demolition wastes are to be deposited at the landfill depot”. A review of the historical aerial imagery indicates that during the licencing period a localised area in the north eastern corner of 52 Hillier Road (adjacent the Gawler River) was subject to earthworks/disturbance inferred to be the area of landfilling. Current onsite infrastructure includes residential dwellings and multiple sheds (storage, poultry and shearers quarters).

Potential Sources of Contamination

Based on the desktop review of the available site information, Agon has identified the following onsite potentially contaminating activities (PCAs) and potential sources of contamination resulting from historical and current land uses at the site. Agon note, the identified PCAs have been identified based on desktop research only, and an inspection of the site has not been undertaken as part of this assessment. PCAs include:

- **Hazardous Building Materials.** Asbestos Containing Materials (ACMs) were registered within the fabric of the existing onsite buildings and ACM debris was reported in shallow surface soils and buried below the subsurface on the site. These materials may pose a high risk to users of the site if disturbed and not managed properly.
- **Uncontrolled fill material underlying the site.** It is likely uncontrolled fill materials may be present in subsurface soils in areas of the site including areas of burial waste, residual infrastructure within the former footprint of buildings and demolition waste. The potential risk to future users of the site and to the environment if uncontrolled materials are to be disturbed is considered to be moderate, noting if ACMs are present this will present a high risk.
- **Former Solid waste landfill depot Licence (Portion of 52 Hillier Road).** The 52 Hillier road property held a former licence for a Solid Waste Landfill Depot/Waste Depot in the late 1980’s and 1990’s under the condition only builders and construction demolition wastes are to be deposited at the landfill depot. A review of the historical aerial imagery indicates that during this licencing period the area subject to the licence was a localised area in the north east corner of the property adjacent the Gawler River. Given the nature of the type of waste accepted (construction/demolition waste), the

potential risk to future users of the site if disturbed is considered to be moderate, noting if ACMs were buried in this landfill these will pose a high risk to users of the site if disturbed and not managed appropriately.

- **Historical application of termiticides, pesticides and herbicides.** Historical application of pesticides may have been utilised on site particularly around wooden building materials (e.g. timber support posts) and building footprints, may have been applied during the use of the site for agricultural activities and for weed management. If present, pesticide concentrations are expected to be at residual (minor levels), and any significant site contamination impacts associated with pesticide residues pose a low to moderate risk to future site receptors.
- **Storage of chemicals, lubricants, fuels.** Agrochemicals and the storage of fuels (above ground storage tanks/underground storage tanks) may have been potentially utilised as part of the farming practises may have been stored in shed or designated areas. If spillage, and/or leaks of these materials has occurred on unsealed areas of the site the residual contamination will pose a high risk to users of the site and the environment.

Conclusions

Agon makes the following conclusions:

- Based on available site information, ACM was reported within the fabric of the existing onsite buildings and ACM debris was reported in shallow surface soils and buried below the subsurface on the site.
- Based on the findings of the desktop review, the likelihood for the potential presence of contamination associated with the remaining abovementioned PCAs, is considered to be likely to be present at the site.
- Under the current site conditions, site contamination is determined to exist and is likely to exist at the site to an extent that would pose an unacceptable risk to users of the site and the environment.

Agon considers that the potential sources of contamination identified can be managed and/or remediated after the approval of the Code Amendment, as to not preclude the proposed rezoning of the site.

Recommendations

Agon recommends the following be undertaken, after the approval of the Code Amendment and prior to lodging future development applications, to determine the suitability of the site for the intended use under the rezoning:

- Completion of a site contamination inspection by an Environmental Consultant to verify the PCAs identified within this report and to identify any further potentially unidentified PCAs.
- An intrusive soil sampling program be undertaken for the site to appraise and quantify inferred environmental risks. Such a programme should consider the characterisation of the nature of site soils and establish suitability of site soils for the proposed future use prior to development. Depending on the findings of the investigations additional recommendations may be made regarding further management or remediation.
- The remediation and management of ACM present on site including in soils and buried on site and should the existing buildings be demolished. Asbestos removal to be undertaken by a licensed asbestos removalist with clearance certificate issued by a licensed asbestos assessor. Removal to be undertaken with appropriate airborne fibre monitoring.

1.0 INTRODUCTION

1.1 Background

Agon Environmental Pty Ltd (Agon) was engaged by URPS Pty Ltd (URPS) to undertake a Site Contamination Review of the properties located at 52 and 66 Hillier Road, Hillier SA (“the site”).

Agon understands URPS are proposing an amendment to the current Planning and Design Code to change the existing Rural Zone covering the site to Residential Park Zone. The Code Amendment aims to support the future development of the site consistent with the adjacent established Residential Park zone to the east of the site. This Site Contamination Review is required to support the Code Amendment for public consultation.

1.2 Objective

The outcomes of the review will be to:

- Identify potentially contaminating land uses or activities that may have occurred or are occurring on the site and assess the possible presence of associated potential contaminants of concern (PCOCs);
- Identify if site contamination exists or is likely to exist at the site in the context of the proposed Residential Park Zone; and
- Provide recommendations regarding the need for any further environmental investigations on the site to confirm the nature and extent of any potential contamination (if identified) and remediation options to make the site suitable for its proposed use.

1.3 Scope of Works

The scope of work undertaken during this assessment consisted of:

- Desktop Review of:
 - Property details, current zoning, site features, land use on and surrounding the site and the environmental setting (hydrogeology, geology, topography).
 - Historical information including general site operations, a search of public databases, a review of historical land titles ownership and historical aerial photographs of the site and surrounding area and other available historical information relevant to the site.
 - Previous reports prepared for the site.
- Provide a conclusion regarding the likely presence of site contamination and associated risks.
- Provide recommendations regarding the need for any further environmental investigations on the site to confirm the nature and extent of any potential contamination (if identified) and remediation options to make the site suitable for its proposed use.
- Compilation of this information presented in this report.

1.4 Determination of Site Contamination

The existence of site contamination is determined with reference to the SA EPA *Environment Protection Act 1993* which defines site contamination exists if:

- A. *“Chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any).”*
- 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.*
- 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.*
 - ii. *actual or potential harm to water that is not trivial.*
 - iii. *other actual or potential environmental harm that is nontrivial taking into account current or proposed land uses.*

1.5 Legislative Framework

This assessment has been undertaken in general accordance with the guidance provided within the following documents:

- Schedule B2 of the National Environment Protection Council (1999) National Environment Protection (*Assessment of Site Contamination*) Measure, as amended in 2013 (“the ASC NEPM”).
- SA EPA (November 2019) Guidelines for the assessment and remediation of site contamination (“the GAR”).

2.0 SITE DETAILS

2.1 Site Identification

The site comprises two land parcels formally identified as Section 123 and Section 128 in Hundred 105400. The site boundary is shown in Figure 1 overleaf and Figure A1, Appendix A. Details of the site are provided in Table 1 and a copy of the current CTs are provided in Appendix B.

Table 1: Site Details

Site Address	52 Hiller Road, Hillier SA 5116	66 Hillier Road, Hillier SA 5116
CT Volume/ Folio	5576/98	5430/791
Lot Plan Details	Section 123 Hundred 105400	Section 128 Hundred 105400
Site area (approximate)	14.5 Ha	8.940 Ha
Current Owner	Martin James Banham	
Current Zoning	Rural	
Local Government Area	Town of Gawler	
Current Site Use	Rural Residential	
Proposed Future Zoning	Residential Park zone	

2.2 Site Zoning

The site is situated within the Town of Gawler government area. Under the Planning and Design code the site is currently zoned “Rural”. The primary desired outcomes (DOs) of the Rural zone are:

DO 1 A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.

DO 2 A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

The site lies within an expanse of Rural zoned land extending to the west and the site is bound by a Rural Park Zone (east), Rural Living Zone (north) and Community Facilities and Deferred Urban Zones (to the south) as shown in Figure A2, Appendix A.

Under the proposed Code amendment (to change the existing Rural Zone covering the site to Residential Park Zone), the primary desired outcome (DO) of the Residential Park zone is:

DO 1 Affordable living, short term accommodation and associated small-scale services and facilities are provided in an open landscaped setting.

2.3 Physical Setting and Land Use

The site is situated in the suburb of Hillier located approximately 35 km northeast of the Adelaide Central Business District. The site is bound to the south by Hillier Road and the Gawler River to the north.

Both properties are predominately undeveloped vacant land with rural residential properties fronting Hillier Road. Numerous sheds are located to the rear of the residential dwellings with structures also located in the northern portion of the 52 Hillier Road Property.

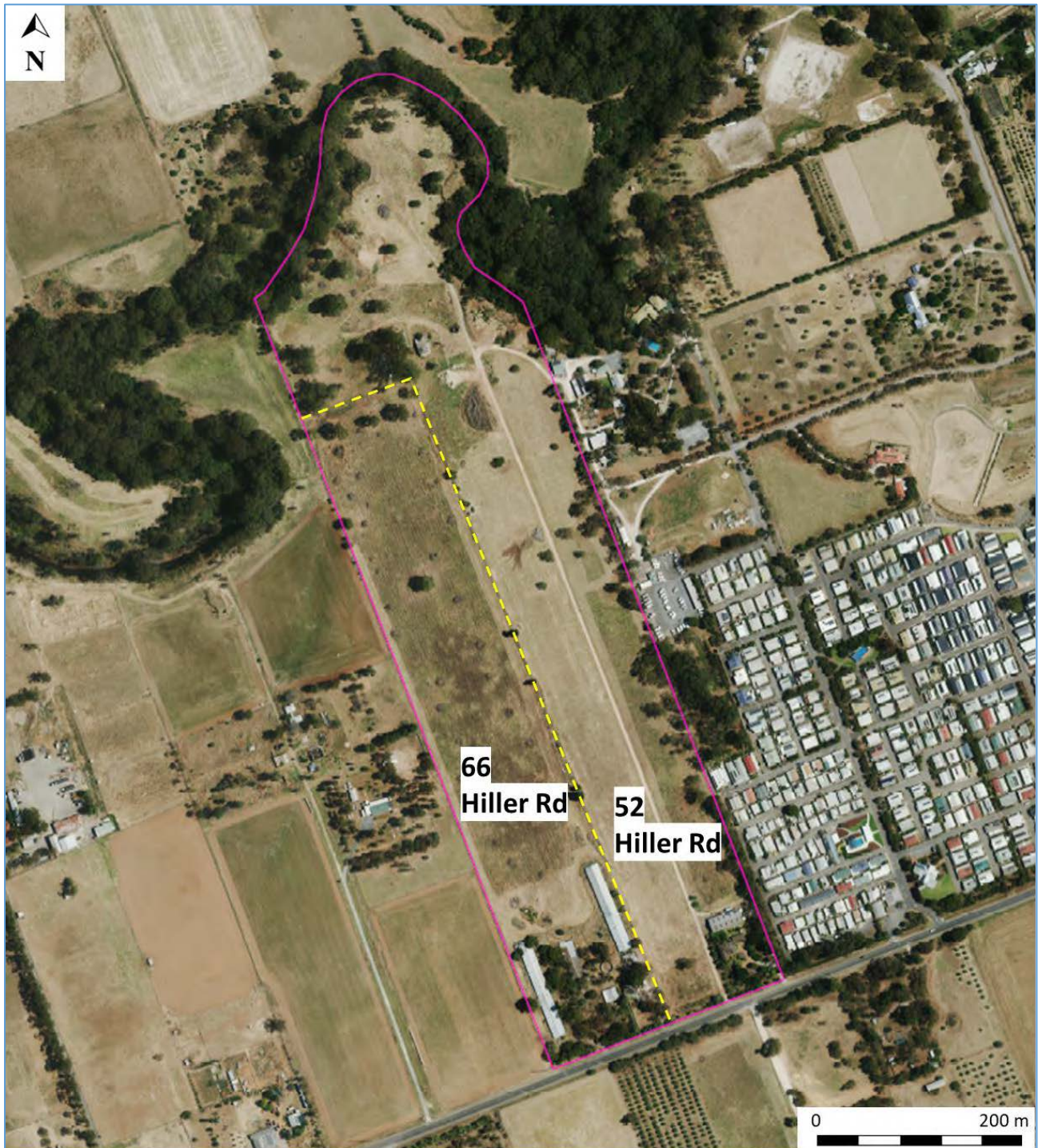


Figure 1: Site Boundary

Source: Lotsearch 2023

2.4 Surrounding Land Use

The site lies within the eastern fringe of Hillier and is bound by to the Hillier Road to the south, Hillier Park Residential Village to the east, the Gawler River to the north and rural residential properties to the east.

Details regarding immediate land uses surrounding the site are detailed in Table 2 and presented in Figure A3, Appendix A.

Table 2: Surrounding Land Use

Direction	Description
North	The Gawler River defines the northern boundary of the site, further to the north are rural residential properties with residential dwellings fronting Two Wells road situated on large agricultural blocks (some of which appear to be used for purposes such as dry land cropping). Land used for horticulture, residential properties, commercial use (Lotus Lodge disability support organization and an Equestrian facility are situated further to the north extending to the Northern Expressway.
East	The Hillier Park Residential Village is situated to the east of the site on the corner of Hillier Road and Clifford Road. A Retreat Centre (The Riverdell Spiritual Centre) is also located to the east. The land between Clifford Road and the Gawler Bypass is predominantly used for residential purposes extending further to the east.
South	The Evanston Gardens Primary School, Evanston Gardens Community Centre, Karbeethan Reserve and Murray Hillier Reserve are all situated to the south of Hillier Road. Further to the south of Angle Vale Road are rural residential properties with residential dwellings situated on large agricultural blocks extending to Coventry Road.
West	Rural residential properties extend to the west of the site including properties with residential dwellings situated on large agricultural blocks (some of which appear to be used for agricultural purposes such as dry land cropping and livestock) to Reed Road.

Based on the current land uses of the immediately adjacent properties, no potential sources offsite contamination were identified.

3.0 ENVIRONMENTAL SETTING

3.1 Topography, Hydrology and Drainage

The site appears relatively flat with an approximately elevation of approximately 46 m AHD with a decline in elevation in the northern portion of the site towards the Gawler River embankment (approximately 40 - 32 m AHD).

Surface water is expected to infiltrate local exposed soils, accumulate in low lying areas and flow with the topography of the site towards the Gawler River to the north. Surface water is also expected to overflow towards local stormwater infrastructure along Hillier Road which consist of unsealed stormwater swales along the roadway. The Gawler River continues to flow to the west of the site prior to discharging into Gulf of St Vincent in the Port Gawler Conservation Park, approximately 22 km to the west of the site.

The topographic features and regional elevation contours are shown in Figure A 4 and Figure A 5, Appendix A respectively.

3.2 Geology and Soils

A review of geological information, as presented in the South Australian Resources Information Geoserver (SARIG, 2023), indicates that the natural regional geology is likely to comprise Undifferentiated Quaternary alluvial/fluvial sediments.

A review of the lithological log for the registered water well (unit number 6628-1951), located approximately 500 m east of the site, indicates that local shallow soils intercepted were logged as loam topsoil overlying dark brown clayey silt extending to depths of 7.5 m. Light brown sands were intercepted to depths of 10 m becoming gravelly sands to depths of 29 m. The regional geology 1:100,000 map is presented in Figure A6 Appendix A.

3.3 Acid Sulphate Soils

A review of the Atlas of Australian Acid Sulfate Soils indicates site is in an area of extremely low probability of occurrence (1-5% chance of occurrence with occurrences in small, localised areas).

3.4 Regional Hydrogeology

A review of available groundwater data was undertaken using the WaterConnect website (DEW, 2023) to obtain information on registered uses of groundwater bores. A copy of the registered groundwater bore information search is provided in Appendix C.

Groundwater information indicates there are 194 registered groundwater wells located within a 2 km radius of the centre of the site (see Figure A7, Appendix A). Of the 194 wells within the search radius, 128 wells were registered for a range of purposes including Irrigation (92) including irrigation stock use, Domestic (15) including domestic stock and irrigation use and Investigation (9) including investigation observation use. A small number of wells were registered for Managed Aquifer Recharge (1), Monitoring (2), Observation (6), Recreational (1), Stock (1) and Town Water Supply use (1).

Groundwater wells within the search area have been installed within a range of Quaternary and Tertiary age aquifers. Standing Water Levels (SWLs) measured in all wells range from 2.43 m to 35 metres below ground

level (mBGL). Salinities or Total Dissolved Solids (TDS) values recorded in wells within the search area ranged between 89 mg/L to 12,788 mg/L, indicating variable water quality in the area, noting the environmental value for underground waters for drinking water for human consumption is < 1,200 mg/L (WQEPP).

The inferred groundwater hydraulic direction is inferred to be in a northerly to north-westerly direction towards the Gawler River.

3.4.1 Site Specific Hydrogeology

A review of the WaterConnect database indicates the following five wells were registered onsite and registered details are summarised in Table 3.

Table 3: Onsite Registered Wells

Property	Unit Number	Purpose	Max Depth	SWL (m)	TDS (mg/L)	Aquifer	Status
52 Hillier Road	6628-1475	NA	55	NA	1,867	Quaternary Qpah(Q3))	Not in Use
	6628-1954	Irrigation	96.01	18.29	799	Tertiary (T(T1))	Backfilled
66 Hillier Road	6628-1955	Irrigation	21.95	NA	2,030	Quaternary (Qpah)	Backfilled
	6628-19922	Domestic	30	23	1,524	Quaternary Qpah(Q3))	Unknown
	6628-1956	Irrigation	24.39	9.14	1,270	Quaternary (Qpah)	Unknown

4.0 HISTORICAL INFORMATION

4.1 Registered Land Ownership

Historical Certificates of Titles (CTs) were viewed using the South Australian Integrated Land Information System (SAILIS, 2023). A copy of the historical CTs are provided in Appendix B, with a summary of the transfer of the two properties detailed in Table 4 and Table 5.

Table 4: Summary of Registered Land Ownership; 52 Hillier Road

CT	Year	Detail	Registered Proprietor	Occupation/ Comment
2136/42	1951	Land Grant	Frank Wormald	Gawler Farmer
	1952	Transfer	Francesco A Circosta; Nicola A Circosta	Both of Devon Road, Grange
	1956	Transfer	Francesco A Circosta	Hillier Road, Gawler River
	1962	Transfer	Antonino Aloisi; Antonio Aloisi; Vincenzo Aloisi	Gawler Blocks Market Gardeners
	1966	Transfer	Antonino Aloisi; Antonio Aloisi	Gawler Blocks Market Gardeners
	1971	Transfer	Antonio Aloisi	Gawler Blocks Market Gardener
	New CT; 3798/198			
3798/198	1971	Issue	Antonio Aloisi	Evanston Gardens Market Gardener
	1973	Transfer	Domenico Fanto; Rosa C Fanto	Nurioopta Gardener
	1989	Transfer	John F McMurray; Kay H McMurray	Woodville Soll Carpenter
	New CT; 5576/98			
5576/98 CURRENT	1998	Issue	John F McMurray; Kay H McMurray	-
	2001	Transfer	John F McMurray	-
	2012	Transfer	Martin J Banham; Margaret J Banham	-
	2019	Transfer	Martin J Banham	-

Table 5: Summary of Registered Land Ownership; 66 Hillier Road

CT	Year	Detail	Registered Proprietor	Occupation/ Comment
2039/199	1941	Land Grant	Reginald Frank Wormald	Gawler Blocks Farmer
	1970	Transfer	William J Wormald; Margaret J Wormald	Evanston Poultry Farmer
	New CT; 5430/791			
5430/791 CURRENT	1997	Issue	William J Wormald; Margaret J Wormald	Evanston Poultry Farmer
	1997	Transfer	Margaret J Wormald	-
	2001	Transfer	Wayne G Heaven, Laurice M Heaven	-
	2012	Transfer	Santa E Cavallaro	-
	2022	Transfer	Katie Huynh	-
	2022	Transfer	Martin J Banham	-

4.2 Historical Imagery

Aerial photographs obtained were reviewed from 1935 to present, where available. Extracts are provided in Appendix D, with approximate site locations outlined in pink. A summary of the observations from the aerial imagery is presented in Table 6.

Table 6: Summary of observations of Historical Aerial Imagery

Year	Land Use on 52 Hillier Rd	Land Use on 66 Hillier Rd
1935	The site appears to be utilised as part of one property. Multiple sheds and buildings can be seen in the northern portion of the allotment. The southern portion is undeveloped agricultural land. Access to the buildings appear to be along the eastern boundary via Hillier Road.	The site appears to be utilised as part of the same property. There are no structures within the allotment and the site is undeveloped agricultural land.
1949	Additional sheds have been constructed to the north of the existing structure	Two large narrow rectangular sheds appear to have been constructed adjacent the existing structures.
1959	The site appears to be utilised as two separate properties. The existing narrow rectangular sheds have been demolished in the north. The land around the existing buildings appears to be utilised for market gardens.	The site appears to be utilised as two separate properties. Two buildings (residential dwelling) have been constructed in the south of the allotment fronting Hillier Road. The existing narrow rectangular sheds have been demolished in the north.
1969	The paddock to the south of the buildings (extending to Hillier Road frontage) appears to be used for agricultural activities (dry land cropping/and or horticulture).	The paddock surrounding the buildings (extending to the northern boundary) appear to be used for agricultural activities (dry land cropping/and or horticulture).
1979	Rows of trees have been planted and established across the paddock to the south of the buildings (extending to Hillier Road frontage).	Two large rectangular sheds have been constructed directly to the north of the onsite building. The remainder of the allotment appears to continue to be used for agricultural activities (dry land cropping/and or horticulture).
1989	A building (residential dwelling) has been constructed in the southeast corner of the allotment. Some of the sheds in the north have been demolished. Small area in the northern point of the site has been cleared of vegetation.	An additional large rectangular shed has been constructed in the southeast corner.
1999	An access track has been established through the centre of the allotment via Hillier Road transecting to the rear of the allotment where evidence of earthworks is seen in areas of vegetation along the Gawler River	No significant changes.
2002	No significant changes. Vegetation appears to be growing over the area of earthworks previously seen in the northern point of the allotment and Earthwork do not appear to be continuing in this area.	No significant changes. Some of the vegetation across the north of the site continues to mature.
2006		No significant changes.
2010		
2013	An access track to the adjacent property to the east (across the northeast boundary) appears to have been established	
2016	No significant changes.	
2019	The rows of trees across the central portion of the allotment have been cleared.	
2022	The remainder of the rows of trees have cleared. Minor stockpiles of soils/vegetation are seen in the central portion.	The trees across the northern portion of the allotment have been cleared.

Land use surrounding the site appears to be predominately undeveloped agricultural land with dispersed farmsteads. From the 1970's residential properties were constructed to the east of the site.

4.3 Council Records

The Town of Gawler Council reviewed their records for the properties and advised Agon they did not hold any records or historical approvals for the site.

A council Section 7 search was requested for the site by the Town of Gawler Council, per Section 7 of the Land Business (*Sales and Conveyancing*) Act, 1994. A copy of the search is provided in Appendix E and did not reveal any environmental notifications in relation of the site.

4.4 SA EPA Public Register

A search of the South Australian Environment Protection Authority (EPA) Public Register was undertaken for the site, under Section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act (SA) 1994*, which enables the public to obtain site information relating to environmental protection. Section 7 searches undertaken for each land title representing the site has been provided as Appendix F.

These searches revealed that the SA EPA holds the following records pertaining to environmental protection, licences, exemptions, pollution and site contamination on the land associated with the site:

- 52 Hillier Road (CT Volume 5576/98)
 - details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land.
 - details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land.
 - details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land.
 - 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.

The SA EPA provided a copy of the licences (EPA/673; D0028) and any documentation relevant to the licences they held. The documents indicate that 52 Hillier Road was licensed as a solid waste landfill depot by the South Australian Waste Management Commission for the disposal of waste. A review of Solid Waste Landfill Licence D0028 indicates that it was issued to J.F & K.M McMurray and was first brought to the Commission's attention in 1983. No further information was provided until Licence EPA/673 was issued in 1996., with the licence "to conduct any prescribed activity of environmental significance under Section 36 of the Environment Act 1993" issued to J.F & K.M McMurray for a Waste Depot, commencing 01-May-1996 and in force to 30-April-1999.

Conditions of the licence included:

1. *Only builders and construction demolition wastes are to be deposited at the landfill depot.*
2. *All waste deposition areas shall be clay lined.*
3. *Should successive monthly volumes of waste deposited at the waste depot after August, 1990 increase by more than 100% of the average monthly volumes for the preceding year ended August 1990, then clay lining of the site will be required prior to June 1992.*

A copy of the licences are provided in Appendix G.

A review of the historical aerial imagery (Section 4.2, extracts provided below as Figure 2) indicates that in the 1989 a small area of earthworks can be seen adjacent the Gawler River. By the 1999 aerial photograph, the area of earthworks has increased within this localised area and an access track has been established through the allotment towards Hillier Road (see Figure 2 below). By the 2002 aerial photograph there were no further signs of disturbance in this area. Agon notes, that these earth works appear to have occurred between the 1989 and 1999 imagery, which aligns with the dates provided on the licences (initiated in 1986 (D0028) and the fact there is no indication of renewal of licence following 1999 (EPA/673).



Figure 2: Area of inferred landfilling (Construction/Demolition Waste)

Source: Extract Lotsearch 2023

4.5 SA EPA Site Contamination Index

A search of the SA EPA’s Site Contamination Index (SA EPA, 2023) was undertaken to identify any site contamination notifications or reports held by the EPA in the public register, under the *Environment Protection Act 1993*, pertaining to the site and surrounding area.

Notifications available for the suburbs of Hillier, Evanston Gardens and Buchfelde were identified and are detailed in Table 7 with details provided below. It is not anticipated that these off sources of contamination will affect the underlying condition of the site noting the potential sources of contamination, distances from site and the direction of the regional groundwater flow towards the Gawler River.

Table 7: SA EPA Site Contamination Index

Notification No	Type	Address	Potentially Contaminating Activity	Distance from Site
62203	109 Notification	Lot 300 Angle Vale Road Evanston Gardens	Works depots	550 m South East
10548	SAHC	Lot 8 Angle Vale Road Evanston Gardens	Not recorded	650 m South East
61058	Audit Notification	Lot 705 Murray Hillier Court Evanston Gardens	Agricultural activities; Concrete batching works; Fill or soil importation	900 – 1km South East
61058 - 001	Audit Report			
61059	Audit Notification	Lot 3 Gawler Bypass Evanston Gardens	Agricultural activities; Fill or soil importation	1 km South East
61059 - 001	Audit Report			1 km South East
60286	Audit Notification	Racecourse Road Buchfelde	Fill or soil importation	1.5 km NE
60286 - 001	Audit Report			

EPA REF 62203 Lot 300 Angle Vale Road: The Lot 300 Angle Vale Road is located approximately 550 m south east of the site (up inferred hydraulic gradient). Initial investigations undertaken at the Lot 300 site in 2017-2018 reported that the site was used historically as a Country Fire Service (CFS) training ground and (more recently) as a storage area for the stockpiling of material by the local council and identified detectable concentrations of per- and poly-fluoroalkyl substances (PFAS). Further soil and groundwater investigations were completed and reported in 2021 by Fyfe Pty Ltd to assess the nature and extent of the PFAS contamination. Groundwater was measured in one well at depths of 27 mBGL and the concentrations of PFAS were all below the laboratory LOR and the adopted assessment criteria.

EPA REF 61059 and 61058 Lot 3 and 705 Evanston Gardens: The land situated 900 km to 1 km south east of the site (across inferred hydraulic gradient) was part of a former homestead property for many years until the development of the Gawler Bypass and was reportedly used by McMahons and later LR&M Constructions during the construction of the Gawler Bypass for site offices, diesel storage in a mobile trailer, machinery storage and refuelling, concrete batching (including the use of a pug mill) and gravel and soil stockpiling. The land was subject to a Site Contamination Audit Report and an intrusive soil investigation and subsequent soil remediation in 2014 and the purpose of the soil remediation was to remove any potential ACM, and aesthetically unacceptable materials from the site. The Auditor considered that while groundwater sampling has not been undertaken, the type of PCAs identified, the lack of significant soil contamination, and site and regional geology and hydrogeology provide sufficient evidence to indicate that the risk of groundwater contamination from the site is acceptably low.

EPA Ref 10548 Lot 8 Angle Vale Road: The Lot 8 property is the former District Council of Munno Para works depot between 1950 and 1972. A former UST (later removed), a workshop and an office was formerly located on the property. A South Australian Health Commission report was prepared for the land in 1995. The land since been developed for residential purposes.

EPA Ref 60286 Racecourse Road Buchfelde: The Gawler Interchange Northern Expressway was subject to a Site Contamination Audit Report in 2014. The intersection is located approximately 1.5 km north east of the site (down inferred hydraulic gradient).

5.0 PREVIOUS REPORTS

An Asbestos Materials Report inclusive of an Asbestos Register was prepared for the site in 2022 by Project Asbestos Pty Ltd to detail all identified (or presumed) Asbestos Containing Materials (ACM) at the site.

An inspection of 52 Hillier Road identified presumed ACM within building fabrics of the house in the form of fibre cement sheet (lining) and electrical backing boards (resin impregnated electrical board) with asbestos sheet debris on the ground around the house. Presumed ACM was also identified within building fabrics of the shearing quarters in the form of fibre cement sheet (lining and cladding). All materials were noted to be bonded. There was no laboratory analysis undertaken as part of this assessment. The materials were observed to be in moderate to poor conditions and were considered to range from having a low to high level risk rating.

An inspection of 66 Hillier Road identified presumed ACM within building fabrics of the house in the form of fibre cement sheet (cladding) and electrical backing boards (resin impregnated electrical board), of the small shed in form of fibre cement sheet (lining, cladding) and the chicken sheds in form of fibre cement sheet (cladding). Asbestos debris was located on the ground throughout the southern half of the property. All materials were noted to be bonded. Areas around the Chicken Sheds had a high concentration of visible asbestos, presumably from a historical asbestos removal. It is recommended, that soils in the southern half of the property are deemed as asbestos contaminated for offsite disposal purposes and asbestos levels pose a risk to human health (under the ASC NEPM) due to the high level of asbestos debris in varying forms located during this inspection. The materials were observed to be in good to poor conditions and were considered to range from having a low to high level risk rating.

A copy of the Asbestos Materials Reports are provided in Appendix H.

6.0 POTENTIAL SOURCES OF CONTAMINATION

Based on identified historical and current land uses on and near the site, Potentially Contaminating Activities (PCA's) and Potential Sources of Contamination are described in Table 8.

The location of the areas of potential site contamination is provided in Figure A8, Appendix A.

Agon note, the identified PCAs have been identified based on desktop research only, and an inspection of the site has not been undertaken as part of this assessment.

Table 8: Potentially Contaminating Activity, Potential Sources of Contamination and Potential Contaminants of Concern (PCOC)

Potential Contamination Sources	Potentially Impacted Area	PCOC	Preliminary Assessment of Likelihood & Potential Risk to Human Health and the Environment
Hazardous Building Materials	ACMs within the fabric of the existing on-site buildings. ACMs debris to be in subsurface soils, buried and debris to be stockpiled on site. Potential for lead paint to be within existing on-site buildings	ACM, Lead paint	An Asbestos Register completed for the site confirmed ACM is present within the fabric of the existing on-site buildings and within site soils. Fragments of ACM were also reported to be in topsoils and partially buried in site soils. The ACM is considered to pose a high risk to users of the site if disturbed and not managed appropriately.
Uncontrolled fill material Importation / use of fill material from unknown sources	Uncontrolled fill materials in subsurface soils including historical uncontrolled waste burial. Residual building waste may be present from historical buildings on the site.	Various but likely to include metals and hydrocarbons, ACM	It is likely uncontrolled fill materials may be present in subsurface soils in areas of the site including areas of burial waste. A “dump site” was identified in the Asbestos Materials Report (2022) along with areas of stockpiled materials. It is likely residual infrastructure and demolition waste may be present in subsurface soils within the former footprint of buildings including areas of burial waste. The potential risk to current and future users of the site and to the environment if uncontrolled materials including residual infrastructure and demolition waste are to be disturbed is considered to be moderate, noting the presence of ACM materials pose a high risk.
Former Licensed as a Waste Depot (Portion of 52 Hillier Road)	52 Hillier Road, Hillier (localised area within the northern portion of site adjacent Gawler River)	Metals, hydrocarbons, ACMs, Landfill gas (e.g. methane, carbon dioxide), Polychlorinated biphenyls (PCBs).	52 Hillier Road was formerly licensed as a Solid Waste Landfill Depot/Waste Depot (Licence D0028 and EPA/673) and was first brought to the South Australian Waste Management Commission’s attention in 1983, and a Licence EPA/673 for a Waste Depot, was issued to commence on 01-May-1996 to 30-April-1999. Conditions of the licence included “Only builders and construction demolition wastes are to be deposited at the landfill depot”. Given the nature of the type of waste accepted (construction/demolition waste), the potential risk to future users of the site if disturbed is considered to be moderate, noting if ACMs were buried in this landfill these will pose a high risk to users of the site disturbed and not managed appropriately.
Historical application of termiticides, pesticides and herbicides	Shallow soils may have been historically treated with pesticides/ herbicides as part of the agricultural activities (crops, market gardens). Residues termiticides may be present as a result of the treatment of wooden building materials.	Organochlorine Pesticides (OCP), herbicides and heavy metals.	Historical application of termiticides may have been utilised on site particularly around wooden building materials (e.g. timber support posts) and building footprints. Historical application of pesticides, insecticides and fertilisers may have been applied during the use of the site for agricultural activities including market gardens, horticulture, and cropping. Application may also have been for weed management. It is considered possible that pesticides (which are highly persistent chemicals) were previously utilised on site. If present, pesticide concentrations within the site are expected to be at residual (minor levels), and that any significant site contamination impacts associated with pesticide residues pose a low to moderate risk to future site receptors through the direct contact with site soils.

Potential Contamination Sources	Potentially Impacted Area	PCOC	Preliminary Assessment of Likelihood & Potential Risk to Human Health and the Environment
<p>Storage of chemicals, lubricants, fuels (including sheep dips)</p>	<p>Areas of storage of chemicals (predominately agrochemicals) and lubricants may have been used by the site users.</p> <p>Fuels may have been stored on site in above ground or underground storage tanks</p>	<p>Metals, Hydrocarbons (oils, fuels), Lubricants</p>	<p>The site was historically owned by farmers, poultry farmers and market gardens. Agrochemicals that may have been potentially utilised as part of the farming practises may have been stored in shed or designated areas. A sheep dip practises may have been used as part of the keeping of livestock.</p> <p>Storage of fuels (diesel, petrol) may have occurred on site in either above ground storage tanks or potentially underground storage tanks. If spillage, and/or leaks of these materials has occurred on unsealed areas of the site the residual contamination will pose a high risk to users of the site and the environment.</p>

7.0 SUMMARY AND CONCLUSION

An amendment to the current Planning and Design Code is proposed to change the existing Rural Zone covering the site to Residential Park Zone. The Code Amendment aims to support the future development of the site consistent with the adjacent established Residential Park zone to the east of the site.

The objectives of this site contamination review were to identify potentially contaminating land uses or activities that may have occurred or are occurring on the site, assess the possible presence of associated potential contaminants of concern and identify if site contamination exists or is likely to exist at the site in the context of the proposed Residential Park Zone.

Agon undertook a range of desktop-based searches and reviews to determine the range of potentially contaminating activities which may have occurred on-site and adjacent off-site areas.

7.1 Site History

The site was historically owned by Gawler farmers and appeared to be utilised as a single property and, by the 1930's several buildings and sheds had been constructed in the northern portion of the site within the bounds of the 52 Hillier Road property.

In the 1950's, following what appeared to be the division of the site into the two distinct properties, the 52 Hillier Road property was historically owned by Gawler Blocks market gardeners and gardeners from the 1970's until the late 1980's. During this time, the allotment appeared to be utilised for market gardens and dryland cropping and/or horticulture and by the late 1970's rows of trees were established across the majority of the property. The current residential dwelling was constructed fronting Hillier Road in the 1980's.

52 Hillier Road was formerly licensed as a Solid Waste Landfill Depot/Waste Depot, with the licence (D0028) first brought to the South Australian Waste Management Commission's attention in 1983, and a licence (EPA/673) for a Waste Depot, was issued to commence on 01-May-1996 to 30-April-1999. Conditions of the licence included "Only builders and construction demolition wastes are to be deposited at the landfill depot". A review of the historical aerial imagery indicates that during this licencing period the area subject to the licence was a localised area in the north eastern corner of the property adjacent the Gawler River (See Section 4.4). In the late 2010's, the rows of trees within the southern portion of the allotment were cleared during which time the ownership of the property was transferred to a series of private individuals. The current onsite buildings are identified to include a residential house, a shed and shearer's Quarters (Project Asbestos Pty Ltd 2022).

From the 1950's, the 66 Hillier Road property remained in the possession of the Gawler farmers and the current residential dwelling was constructed fronting Hillier Road. The property remained in possession of Evanston poultry farmers until the early 2000's, during which time multiple large rectangular poultry sheds were constructed in the 1970's. From the 2000's, ownership of the property was transferred to a series of private individuals. The current onsite buildings are identified to include a residential house, a small shed and multiple chicken sheds (Project Asbestos Pty Ltd 2022).

7.2 Potential Sources of Contamination

Based on the desktop review of the available site information, Agon has identified the following onsite potentially contaminating activities (PCAs) and potential sources of contamination resulting from historical and current land uses at the site. Agon note, the identified PCAs have been identified based on desktop research only, and an inspection of the site has not been undertaken as part of this assessment.

- **Hazardous Building Materials.** Asbestos Containing Materials (ACMs) were registered within the fabric of the existing onsite buildings and ACM debris was reported in shallow surface soils and buried below the subsurface on the site. These materials pose a high risk to users of the site if disturbed and not managed properly.
- **Uncontrolled fill material underlying the site.** It is likely uncontrolled fill materials may be present in subsurface soils in areas of the site including areas of burial waste. A “dump site” was identified in the Asbestos Materials Report (2022) with areas of stockpiled materials. It is likely residual infrastructure and demolition waste may be present in subsurface soils within the former footprint of buildings. The potential risk to current and future users of the site and to the environment if uncontrolled materials including residual infrastructure and demolition waste are to be disturbed is considered to be moderate to high (noting the potential for ACMs to be present).
- **Former Solid Waste Landfill Depot Licence (Portion of 52 Hillier Road).** The 52 Hillier road property held a former licence for a Solid Waste Landfill Depot/Waste Depot in the late 1980’s and 1990’s under the condition only builders and construction demolition wastes are to be deposited at the landfill depot. A review of the historical aerial imagery indicates that during this licencing period the area subject to the licence was a localised area in the north east corner of the property adjacent the Gawler River. Given the nature of the type of waste accepted (construction/demolition waste), the potential risk to future users of the site if disturbed is considered to be moderate, noting if ACMs were buried in this landfill these will pose a high risk to users of the site if disturbed and not managed appropriately.
- **Historical application of termiticides, pesticides and herbicides.** Historical application of pesticides/termiticides may have been utilised on site particularly around wooden building materials (e.g. timber support posts) and building footprints. Historical application of pesticides, insecticides and fertilisers may have been applied during the use of the site for agricultural activities including market gardens, horticulture, and cropping. Application may also have been for weed management. It is considered possible that pesticides (which are highly persistent chemicals) were previously utilised on site. If present, pesticide concentrations within the site are expected to be at residual (minor levels), the likelihood of pesticide impacted materials to be present is considered moderate, and that any significant site contamination impacts associated with pesticide residues pose a low to moderate risk to future site receptors through the direct contact with site soils.
- **Storage of chemicals, lubricants, fuels.** The site was historically owned by farmers, poultry farmers and market gardens. Agrochemicals that may have been potentially utilised as part of the farming practises may have been stored in shed or designated areas. A sheep dip practises may have been used as part of the keeping of livestock. Storage of fuels (diesel, petrol) may have occurred on site in either above ground storage tanks or potentially underground storage tanks. If spillage, and/or leaks of these materials has occurred on unsealed areas of the site the residual contamination will pose a high risk to users of the site and the environment.

7.3 Conclusion

Agon makes the following conclusions:

- Based on available site information, ACM was reported to be present within the fabric of the existing onsite buildings and ACM debris was reported in shallow surface soils and buried below the subsurface on the site.
- Based on the findings of the desktop review, the likelihood for the potential presence of contamination associated with the remaining abovementioned PCAS, is considered to be likely to be present at the site.
- Under the current site conditions, site contamination is determined to exist and is likely to exist at the site to an extent that would pose an unacceptable risk to users of the site and the environment.

Agon considers that the potential sources of contamination identified can be managed and/or remediated, after the approval of the Code Amendment, as to not preclude the proposed rezoning of the site.

7.4 Recommendations

Agon recommends the following be undertaken, following the approval of the Code Amendment and prior to lodging future development applications, to determine the suitability of the site for the intended use under the rezoning:

- Completion of a site contamination inspection by an Environmental Consultant to verify the PCAs identified within this report and to identify any further potentially unidentified PCAs.
- An intrusive soil sampling program be undertaken for the site to appraise and quantify inferred environmental risks associated with the identified PCAs. Such a programme should consider the characterisation of the nature of site soils and establish suitability of site soils for the proposed future use prior to development. Depending on the findings of the investigations additional recommendations may be made regarding further management or remediation.
- The remediation and management of ACM present on site including in soils and buried on site. Asbestos removal to be undertaken by a licensed asbestos removalist with clearance certificate issued by a licensed asbestos assessor. Removal to be undertaken with appropriate airborne fibre monitoring.

8.0 REFERENCES

CSIRO (2023) Atlas of Australian Acid Sulphate Soils

DEW – Department for Environment and Water (2023a) Water Connect, located at: <http://www.waterconnect.sa.gov.au>.

DPTI – Department of Planning Transport and Infrastructure (2023a), Land Services SA, South Australian Integrated Land Information System (SAILIS), located at: <http://www.sailis.sa.gov.au>.

DEM – Department for Energy and Mining (2023) SARIG – South Australian Resources Information Geoserver, located at: <https://sarig.pir.sa.gov.au>.

Gerges, N (2006) Overview of the hydrogeology of the Adelaide metropolitan area. South Australia. Department of Water, Land and Biodiversity Conservation, October 2006.

NEPC – National Environmental Protection Council (1999) National Environment Protection (Assessment of Site Contamination) Measure, as amended in 2013 (“the NEPM”)

Project Asbestos Pty Ltd (2022a) Asbestos Materials Report 52 Hillier Road, Hillier SA 5116. Dated 2 June 2022.

Project Asbestos Pty Ltd (2022b) Asbestos Materials Report 66 Hillier Road, Hillier SA 5116. Dated 27 May 2022.

SA EPA – South Australian Environment Protection Authority (2023) Site Contamination Index, located at https://www.epa.sa.gov.au/public_register/site_contamination_index

SA GOV – Government of South Australia (2023) Location SA Map Viewer, located at: <http://location.sa.gov.au/viewer/>.

SAPPA – SA Property & Planning Atlas (2023), located at: <https://sappa.plan.sa.gov.au/>

Lotsearch Pty Ltd (2023) 52 and 66 Hillier Road, Hillier SA 5116. Dated 17 Feb 2023. Ref LS040620

NHMRC - Natural Health and Medical Research Council (2021) National Water Quality Management Strategy, Australian Drinking Water Guidelines 6 2011. Version 3.6 March 2021

SA Health (2023) Salinity and Drinking Water, located at <https://www.sahealth.sa.gov.au/wps/wcm/connect/public+content/sa+health+internet/public+health/water+quality/salinity+and+drinking+water>

SA EPA (November 2019) Guidelines for the assessment and remediation of site contamination (“the GAR”).

9.0 LIMITATIONS OF THIS REPORT

All and any Services proposed by Agon to the Client were subject to the Terms and Conditions listed in Agon's **QFB-008 Consultancy Agreement** (accessible at <https://agonenviro.com.au/documents/>). Unless otherwise expressly agreed to in writing and signed by Agon, Agon does not agree to any alternative terms or variation of these terms if subsequently proposed by the Client. The Services were carried out in accordance with the current and relevant industry standards of testing, interpretation and analysis. The Services were carried out in accordance with Commonwealth, State, Territory or Government legislation, regulations and/or guidelines. The Client was deemed to have accepted these Terms when the Client signed the Proposal (where indicated) or when the Company commenced the Services at the request (written or otherwise) of the Client.

The Services were carried out for the Specific Purpose, outlined in the body of the Proposal. To the fullest extent permitted by law, Agon, its related bodies corporate, its officers, consultants, employees and agents assume no liability, and will not be liable to any person, or in relation to, any losses, damages, costs or expenses, and whether arising in contract, tort including negligence, under statute, in equity or otherwise, arising out of, or in connection with, any matter outside the Specific Purpose.

The Client acknowledged and agreed that proposed investigations were to rely on information provided to Agon by the Client or other third parties. Agon made no representation or warranty regarding the completeness or accuracy of any descriptions or conclusions based on information supplied to it by the Client, its employees or other third parties during provision of the Services. Under no circumstances shall Agon have any liability for, or in relation to, any work, reports, information, plans, designs, or specifications supplied or prepared by any third party, including any third party recommended by Agon. The Client releases and indemnifies Agon from and against all Claims arising from errors, omissions or inaccuracies in documents or other information provided to Agon by the Client, its employees or other third parties.

The Client was to ensure that Agon had access to all information, sites and buildings as required by or necessary for Agon to undertake the Services. Notwithstanding any other provision in these Terms, Agon will have no liability to the Client or any third party to the extent that the performance of the Services was not able to be undertaken (in whole or in part) due to access to any relevant sites or buildings being prevented or delayed due to the Client or their respective employees or contractors expressing safety or health concerns associated with such access.

Unless otherwise expressly agreed to in writing and signed by Agon, Agon, its related bodies corporate, its officers, employees and agents assume no liability and will not be liable for lost profit, revenue, production, contract, opportunity, loss arising from business interruption or delay, indirect or consequential loss or loss to the extent caused or contributed to by the Client or third parties, suffered or incurred arising out of or in connection with our Proposals, Reports, Deliverables, the Project or the Agreement. In the event Agon is found by a Court or Tribunal to be liable to the Client for any loss or damage arising in connection with the Services, the Client's entitlement to recover damages from Agon shall be reduced by such amount as reflects the extent to which any act, default, omission or negligence of the Client, or any third party, caused or contributed to such loss or damage. Unless otherwise agreed in writing and signed by both parties, Agon's total aggregate liability will not exceed the total consulting fees paid by the client in relation to this Proposal. For further detail, see Agon's Terms and Conditions listed in Agon's **QFB-008 Consultancy Agreement** (accessible at <https://agonenviro.com.au/documents/>).

The Report/Document/Deliverables are provided for the exclusive use of the Client and for this Project only, in accordance with the Scope and Specific Purpose as outlined in the Agreement, and only those third parties who have been authorised in writing by Agon. It should not be used for other purposes, other projects or by a third party unless otherwise agreed and authorised in writing by Agon. Any person relying upon this Report/Document/Deliverables beyond its exclusive use and Specific Purpose, and without the express written consent of Agon, does so entirely at their own risk and without recourse to Agon for any loss, liability or damage. To the extent permitted by law, Agon assumes no responsibility for any loss, liability, damage, costs or expenses arising from interpretations or conclusions made by others, or use of the Report by a third party. Except as specifically agreed by Agon in writing, it does not authorise the use of this Report by any third party. It is the responsibility of third parties to independently make inquiries or seek advice in relation to their particular requirements and proposed use of the site.

The conclusions, or data referred to in this Report/Document/Deliverable, should not be used as part of a specification for a project without review and written agreement by Agon. This Report/Document/Deliverable has been written as advice and opinion, rather than with the purpose of specifying instructions for design or redevelopment. Agon does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in relation to the site(s) it investigated or general management plan it proposed.

This Report/Document/Deliverable should be read in whole and should not be copied in part or altered. The Report/Document/Deliverable as a whole sets out the findings of the investigations. No responsibility is accepted by Agon for use of parts of the Report/Document/Deliverable in the absence (or out of context) of the balance of the Report/Document/Deliverable.

APPENDIX A: FIGURES



FIGURE A1: SITE AND ALLOTMENT BOUNDARY

agon
ENVIRONMENTAL

 Site/ Allotment Boundary



0  200 m

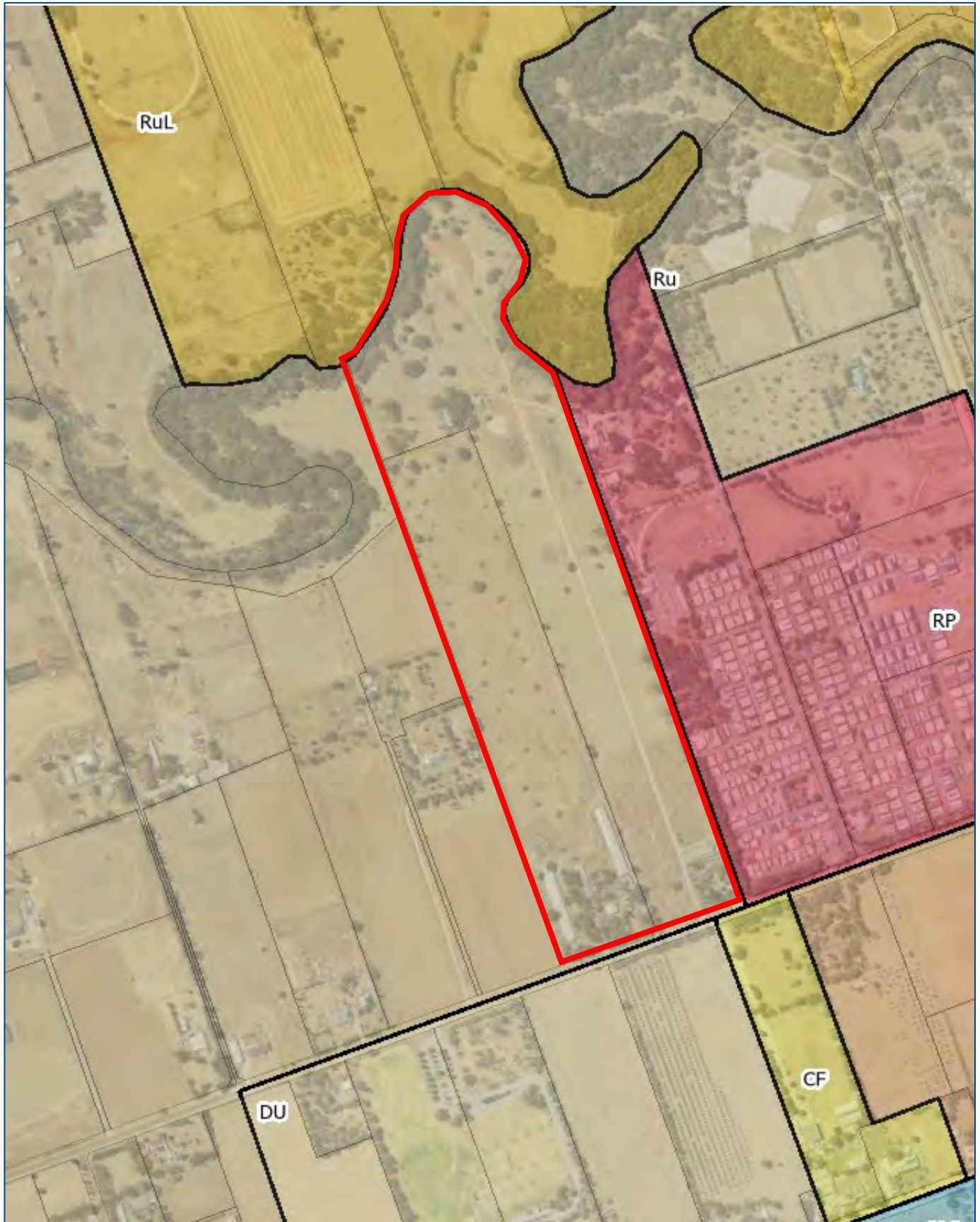


FIGURE A2: SITE ZONING

Ru : Rural
 RP: Recreational Park
 RuL: Rural Living

DU: Deferred Urban
 CF: Community Facilities
 Site Boundary



0 200 m

A horizontal scale bar with alternating black and white segments, representing a distance of 200 meters.

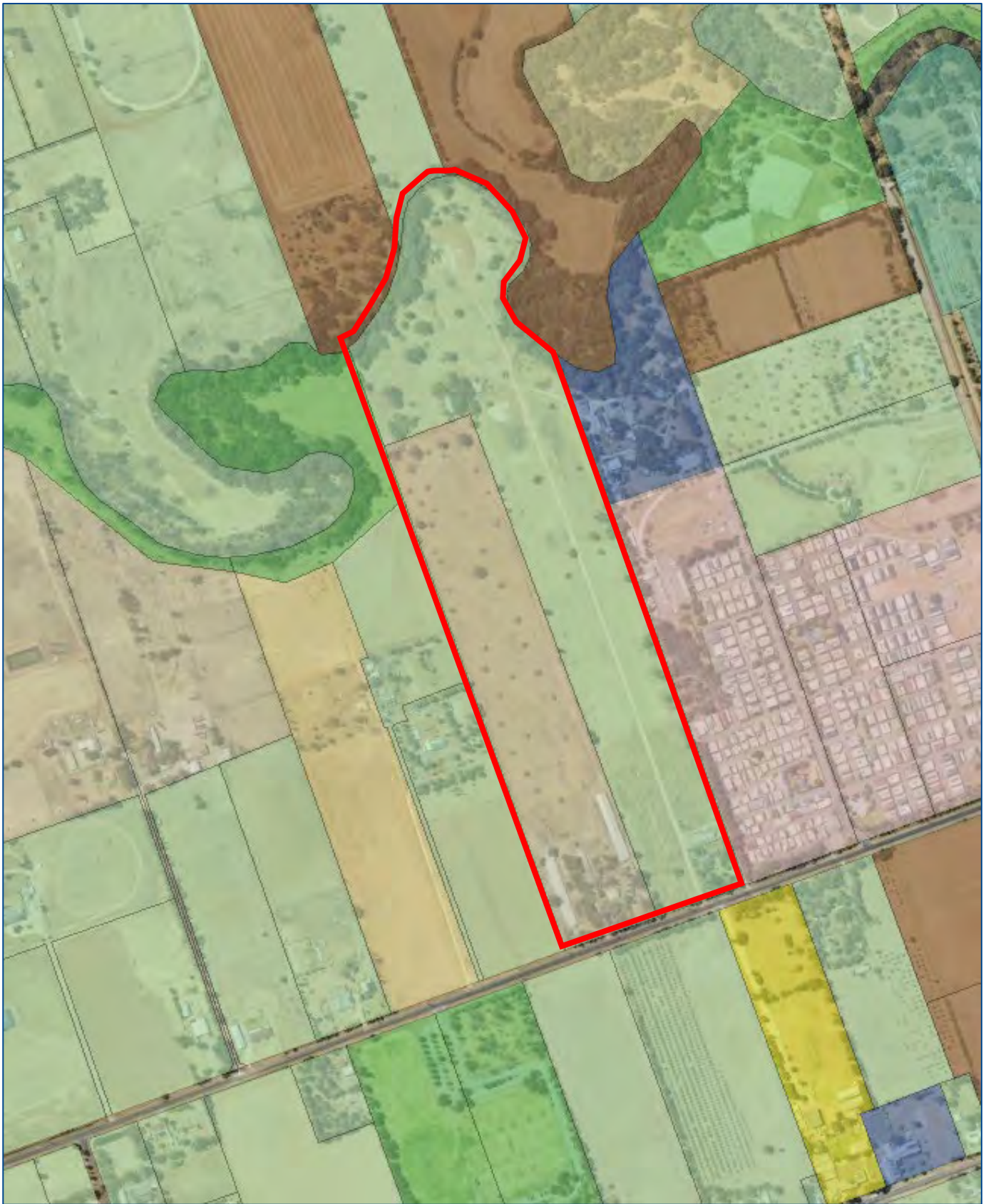


FIGURE A3: GENERALISED 2021 LAND USE



- Rural residential
- Recreation / Reserves
- Residential
- Vacant urban land
- Horticulture
- Agriculture
- Education
- Public institution
- Site Boundary



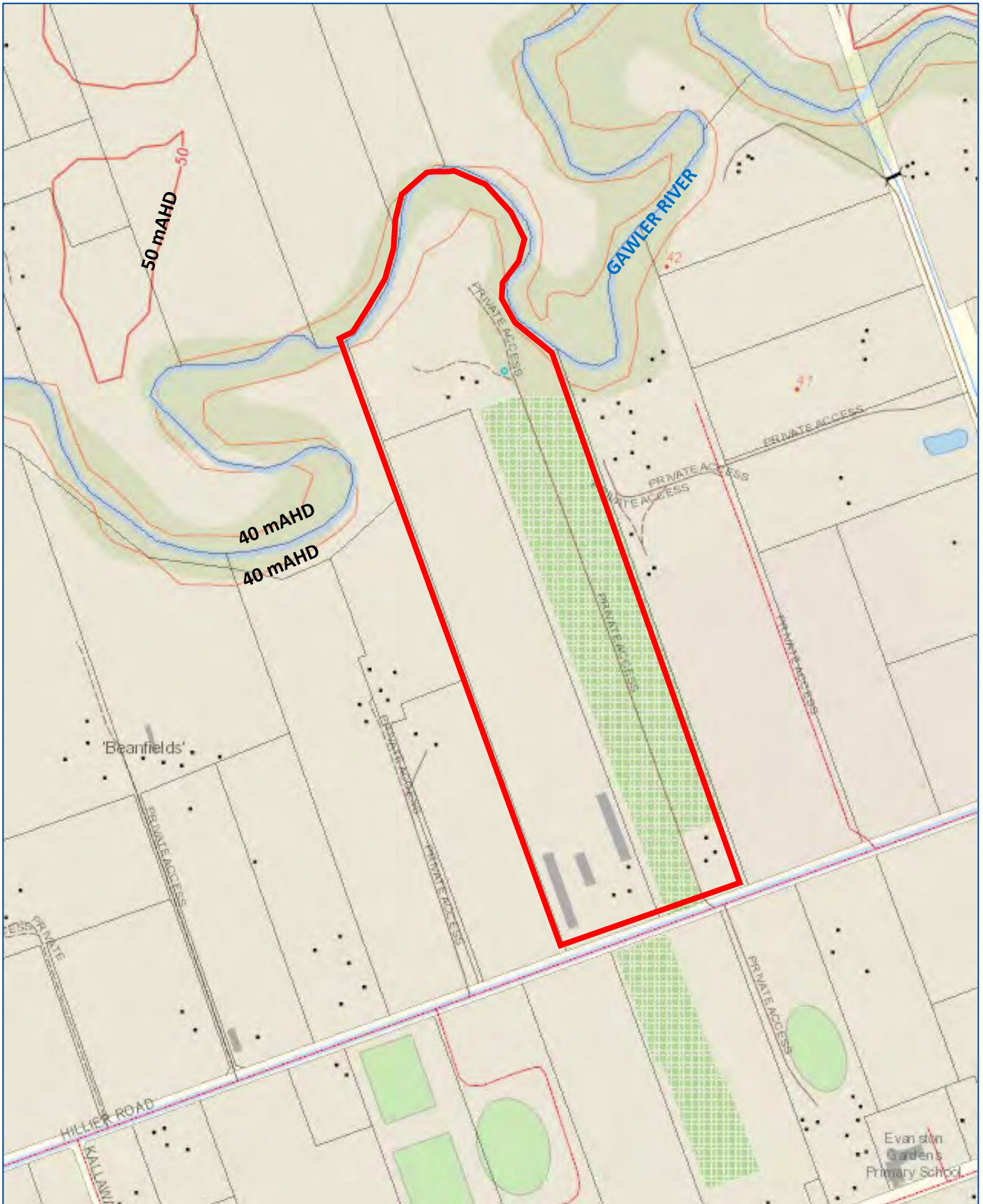


FIGURE A4: REGIONAL ELEVATION CONTOURS & TOPOGRAPHY

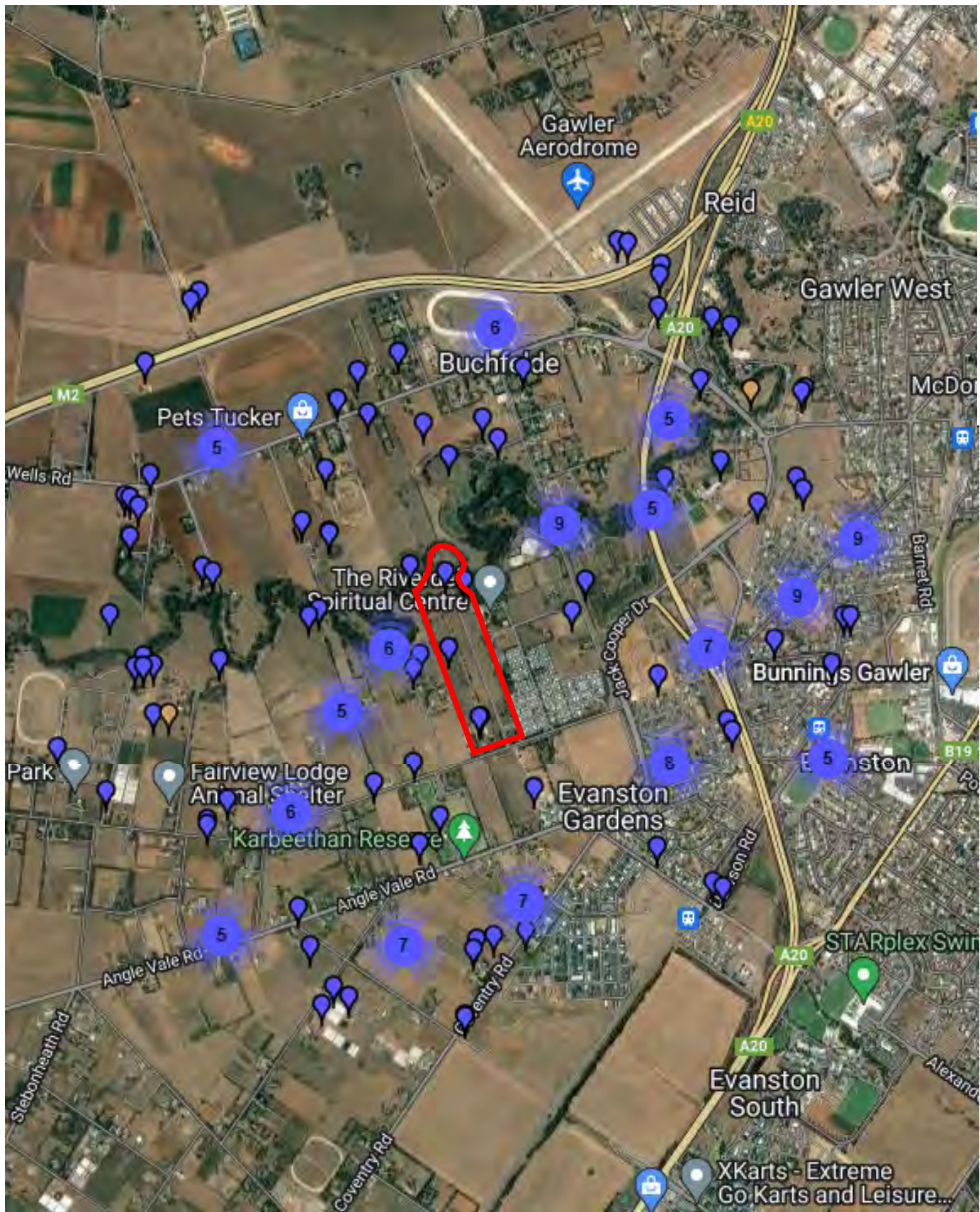





FIGURE A6: REGISTERED GROUNDWATER WELLS WITHIN 2KM RADIUS

Single wells by class:

-  Water Well
-  Water Point

Multiple wells:

-  Shows number of wells in cluster. Colours correspond to classes (above).

 Site Boundary





**FIGURE A5: REGISTERED ONSITE
GROUNDWATER WELLS**

 Site Boundary



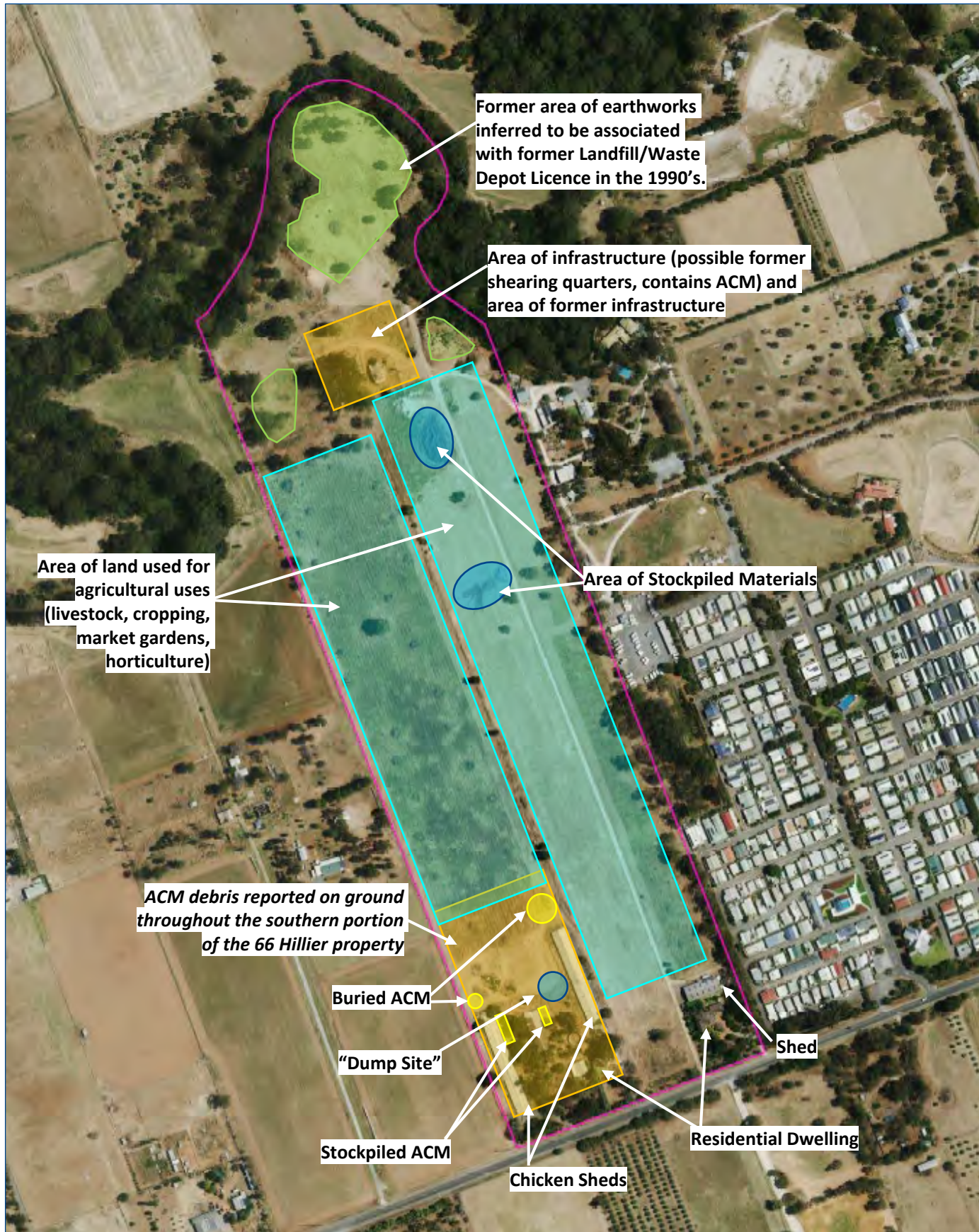


FIGURE A7: AREAS POTENTIAL CONTAMINATION & SITE FEATURES

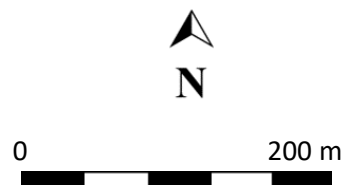


Notes:

ACM - "Asbestos Containing Materials"

ACMs reported within the fabric of the existing on-site buildings

 Site Boundary



APPENDIX B: CERTIFICATE OF TITLES

Certificate of Title

Title Reference CT 5430/791
Status CURRENT
Easement NO
Owner Number 09362710
Address for Notices HILLIER PK RES VILLAGE, 36 HILLIER RD HILLIER, SA 5116
Area 8.490ha (CALCULATED)

Estate Type

FEE SIMPLE

Registered Proprietor

MARTIN JAMES BANHAM
OF HILLIER PK RES VILLAGE 36 HILLIER ROAD HILLIER SA 5116

Description of Land

SECTION 128
HUNDRED OF MUNNO PARA
IN THE AREA NAMED HILLIER

Last Sale Details

Dealing Reference TRANSFER (T) 13865469
Dealing Date 30/08/2022
Sale Price \$1,550,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
4931268003	CURRENT	66 HILLIER ROAD, HILLIER, SA 5116

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Certificate of Title

Title Reference: CT 5430/791
Status: CURRENT
Parent Title(s): CT 2039/199
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 30/06/1997
Edition: 6

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
30/08/2022	05/09/2022	13865469	TRANSFER	REGISTERED	MARTIN JAMES BANHAM
30/08/2022	05/09/2022	13865468	DISCHARGE OF MORTGAGE	REGISTERED	13710606
27/01/2022	01/02/2022	13710606	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
27/01/2022	01/02/2022	13710605	TRANSFER	REGISTERED	KATIE HUYNH
10/02/2012	28/02/2012	11714837	TRANSFER	REGISTERED	SANTA EMILIA CAVALLARO
10/02/2012	28/02/2012	11714836	DISCHARGE OF MORTGAGE	REGISTERED	9026954
12/01/2001	06/02/2001	9026954	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
12/01/2001	06/02/2001	9026953	TRANSFER	REGISTERED	WAYNE GEOFFREY HEAVEN, LAURICE MAY HEAVEN
12/01/2001	06/02/2001	9026952	DISCHARGE OF MORTGAGE	REGISTERED	8312485
17/06/1997	27/08/1997	8312485	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
17/06/1997	27/08/1997	8312484	TRANSFER	REGISTERED	MARGARET JEANETTA WORMALD
17/06/1997	27/08/1997	8312483	DISCHARGE OF MORTGAGE	REGISTERED	3256746 6267968
30/10/1986	04/11/1986	6267968	MORTGAGE	REGISTERED	
03/11/1971	03/11/1971	3256746	MORTGAGE	REGISTERED	

Certificate of Title

Title Reference CT 5576/98
Status CURRENT
Easement NO
Owner Number 09362710
Address for Notices HILLIER PK RES VILLAGE, 36 HILLIER RD HILLIER, SA 5116
Area NOT AVAILABLE

Estate Type

FEE SIMPLE

Registered Proprietor

MARTIN JAMES BANHAM
OF 52 HILLIER ROAD HILLIER SA 5116

Description of Land

SECTION 123
HUNDRED OF MUNNO PARA
IN THE AREA NAMED HILLIER

Last Sale Details

Dealing Reference TRANSFER (T) 11778771
Dealing Date 20/06/2012
Sale Price \$1,200,000
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	11778772	WESTPAC BANKING CORPORATION

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
4931269006	CURRENT	52 HILLIER ROAD, HILLIER, SA 5116

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Certificate of Title

Title Reference: CT 5576/98
Status: CURRENT
Parent Title(s): CT 3798/198
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 15/09/1998
Edition: 8

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
22/07/2019	08/08/2019	13147016	APPLICATION TO NOTE DEATH	REGISTERED	MARGARET JANE BANHAM (DECD), MARTIN JAMES BANHAM
08/07/2015	20/08/2015	12358050	REMOVAL OF CAVEAT	REGISTERED	11782542
29/06/2012	04/07/2012	11782542	CAVEAT	REGISTERED	JOHN FRANCIS MCMURRAY
21/06/2012	02/07/2012	11778772	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
21/06/2012	02/07/2012	11778771	TRANSFER	REGISTERED	MARTIN JAMES BANHAM, MARGARET JANE BANHAM
29/06/2006	13/07/2006	10492855	DISCHARGE OF MORTGAGE	REGISTERED	8595792
01/02/2006	17/02/2006	10393222	DISCHARGE OF MORTGAGE	REGISTERED	4515872 4515873
09/11/2005	24/11/2005	10339646	WITHDRAWAL OF CAVEAT	REGISTERED	9531520
24/02/2003	03/03/2003	9531520	CAVEAT	REGISTERED	KAY HELEN MCMURRAY
14/09/2001	26/09/2001	9177215	TRANSFER	REGISTERED	JOHN FRANCIS MCMURRAY
04/12/1998	28/01/1999	8595792	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
28/02/1980	06/03/1980	4515873	MORTGAGE	REGISTERED	
28/02/1980	06/03/1980	4515872	MORTGAGE	REGISTERED	

P. G. Home

South Australia.

Register Book,

Vol. 2039 Folio 199



Land Grant.

[Signature]
Registrar-General.

[IN DUPLICATE.]

(In lieu of Surrendered Acquired Soldiers Perpetual Lease No. 375^A Not Registered _____)

His Excellency the Governor in consideration of three hundred and ninety four pounds twelve shillings and nine pence (£394: 12: 9)

heretofore paid to the Treasurer as appears by the receipt at foot by REGINALD FRANK WORMALD of

Gawler Blocks Farmer

hereinafter called the Grantee doth hereby in the name and on behalf of HIS MAJESTY GRANT unto the Grantee ALL that _____ Section of land containing twenty one acres _____

or thereabouts situate in the

Hundred of MUNNO PARA County of ADELAIDE

and numbered 128

and delineated in the public maps deposited in the Land Office at ADELAIDE and in the plan in the margin hereof EXCEPT AND RESERVED UNTO HIS MAJESTY His Heirs and Successors all gold silver copper tin and other metals all ores and other substances containing metals all minerals and all gems and precious stones coal and mineral oils upon in or under the said land and all incidental powers as provided for in the Crown Lands Act 1929-1944 Provided that stone ordinarily used for building or road purposes shall be exempted from this reservation TO HOLD unto and to the use of the Grantee and the Heirs of the Grantee for ever.

GIVEN under the hand of the Governor and the Public Seal of South Australia this sixteenth day of August one thousand nine hundred and forty nine.

BY COMMAND,

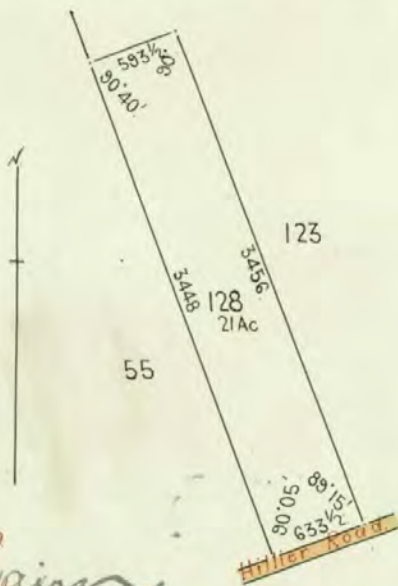
[Signature]
Minister of Lands and Minister of Repatriation.

Received three hundred and ninety four pounds twelve shillings and nine pence

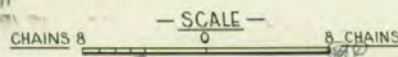
£ 394: 12: ---

purchase-money as before expressed.

[Signature]
Under Treasurer pro Treasurer.



Hillier Road
Vide Ln 340/49
[Signature]
Dep. Reg. Genl.



TRANSFER No. 3070253. To
ANJIAN JENN WORMALD of Hillier Road
EVANSTON GARDENS 516 BUNBURY FARMER AND
MARGARET JEANETTE WORMALD HIS WIFE.
OF THE WITHIN LAND. PRODUCED 19/1/1970 AT 3/15P.
[Signature] DEP. REG. GEN.

OVER.

Certified correct,

[Signature]
Exd.
B.
D.L., 2279/37.

Diagram certified correct,

[Signature]
Surveyor-General.

MORTGAGE No. 3070254 TO
ROBERT FRANK WORMALD, AND MABEL
IRIS WORMALD AS TENANTS IN COMMON IN URSUM
PRODUCED 19.1.1970 AT 3.15 p.m. 5790CS
[Signature] DEP. REG. GEN.

14310646

MORTGAGE No. 3256746
TO THE NATIONAL BANK OF AUSTRALASIA LIMITED
PRODUCED 3.11.1971 AT 3:20 pm
[Signature] DEP. REG. GEN.

TA 4157767

of 529/12,000th parts in
APPLICATION No. 4157969 THE WITHIN Mortgage 3070254
IS TRANSMITTED TO Farmers' Co-operative Executors and
Trustees Limited of 11-13 Bentham Street Adelaide 5000
AS THE EXECUTOR NAMED IN THE WILL DATED 2.12.1975 OF
Mabel Iris Wormald WHO DIED 5.7.1977 VIDE
PROBATE DATED 13.9.1977 PRODUCED 11.2.1978 AT 12:10
p.m.

Pr 4303400

Mortgage No 3070254 is discharged
from the sum of \$529 and
the estate and interest of
Farmers' Co-operative Executors
and Trustees Limited is fully
discharged therefrom vide 4303400
Produced 7.12.1978 at 11:10 am

D454257

DISCHARGE OF MORTGAGE No. 3070254
VIDE 434 2557 PRODUCED 22.4.1980 at 10.45

M 6267968

MORTGAGE No. 6267968 TO
NATIONAL AUSTRALIA SAVINGS BANK LIMITED
PRODUCED 30.10.1986 AT 10:20

CANCELLED

CONVERTED TO A COMPUTERISED TITLE

South Australia

(CERTIFICATE OF TITLE)



Register Book,
Vol. 3798 Folio 198

New Certificate of Title for the whole of the Land in Vol.2136 Folio 42

ANTONIO ALOISI of Hillier Road Evanston Gardens 5116 Market Gardener

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THAT SECTION of land situated in the HUNDRED OF MUNNO PARA COUNTY OF ADELAIDE NOD.123 and bounded as appears in the plan in the margin hereof

EXCEPT AND RESERVED unto Her Majesty Her heirs and successors all gold silver copper tin and other metals ore minerals and other substances containing metals and all gems and precious stones coal and mineral oil in and upon such land and all incidental powers referred to in the original Land Grant for the within land.

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

In witness whereof I have hereunto signed my name and affixed my seal this 14th day of October 1971

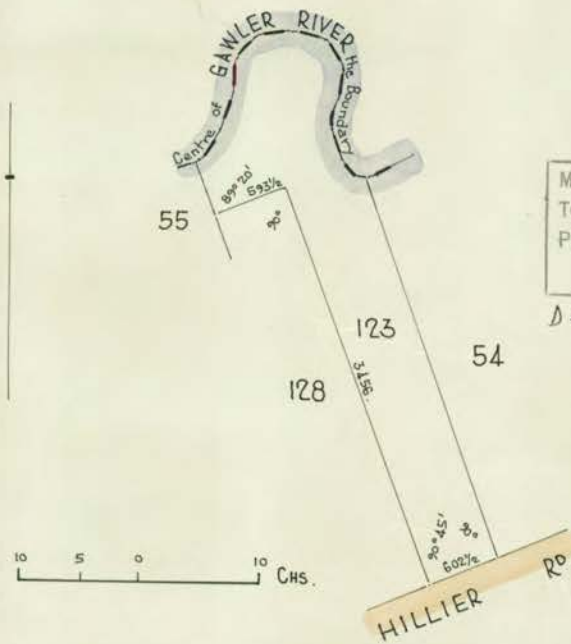
Signed the 14th day of October 1971, in the presence of *M. Spear*

D. J. Collins

Registrar-General



M. 3243133.



MORTGAGE No. *3243133*
TO COMMONWEALTH TRADING BANK OF AUSTRALIA
PRODUCED 21/9/1971 AT 10.30 AM
Garthright
DEP. REG. GEN.

D. J. Randall pro


PA217747
THE WITHIN LAND IS DISCHARGED FROM MORTGAGE
No. 3243133. BY ENDORSEMENT THEREON.
PRODUCED 5.9.1973 AT 11.10 AM.
D. J. Randall pro DEP. REG. GEN.


TRANSFER No. *3511453*. To
*Domenica Antonio Fanto of Box 14 Post
Of fice Nurroop pa 5355 Gardener
and Rosa Carmela Fanto his wife.*
OF THE WITHIN LAND. PRODUCED 5.9.1973 at 11.10 AM.
D. J. Randall pro DEP. REG. GEN.

OVER

MORTGAGE No. **3511454**
TO THE NATIONAL BANK OF AUSTRALASIA LIMITED
PRODUCED 5.9.1973 AT 11.10am.
D. G. Randell pro DEP. REG. GEN.

~~M4515870~~ ~~4515871~~ ~~M4515872~~ ~~M4515873~~

DISCHARGE OF MORTGAGE No. **3511454**
VIDE No. **4515870**
PRODUCED 28.2.1980 AT 

TRANSFER No. **4515871** TO
John Francis Mc-Murray of 23 Beaufort
Street Woodville Soil Carpenter and
Kay Helen Mc-Murray his wife
OF THE WITHIN LAND. PRODUCED 28.2.1980 AT noon


MORTGAGE No. **4515872**
AUSTRALIA AND NEW ZEALAND SAVINGS BANK LIMITED
PRODUCED 28.2.1980 AT noon


MORTGAGE No. **4515873** TO
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
PRODUCED 28.2.1980 AT noon


CANCELLED
CONVERTED TO A COMPUTERISED TITLE


C. W. Horne

CANCELLED
AND *New* CERTIFICATE OF TITLE
ISSUED VIDE 3243133 VOL. 3798 FOL. 198.
B. Nelson Hayles DEP. REG. GEN.

South Australia.

Register Book,

Vol. 2136 Folio 42



Land Grant.

[Signature]
Registrar-General.

[IN DUPLICATE.]

(In lieu of Surrendered Acquired Soldiers Perpetual Lease No. 375 Reg. Book Vol. 1061 Folio 34 .)

His Excellency the Governor in consideration of **six hundred and one pounds seven shillings and three pence (£601: 7: 3)**

heretofore paid to the Treasurer as appears by the receipt at foot by **FRANK WORMALD of Gawler Farmer**

hereinafter called the Grantee doth hereby in the name and on behalf of **HIS MAJESTY GRANT** unto the Grantee

ALL that _____ Section of land containing approximately thirty two acres _____

or thereabouts situate in the

Hundred of **MUNNO PARA** _____ County of **ADELAIDE** _____

and numbered **123** _____

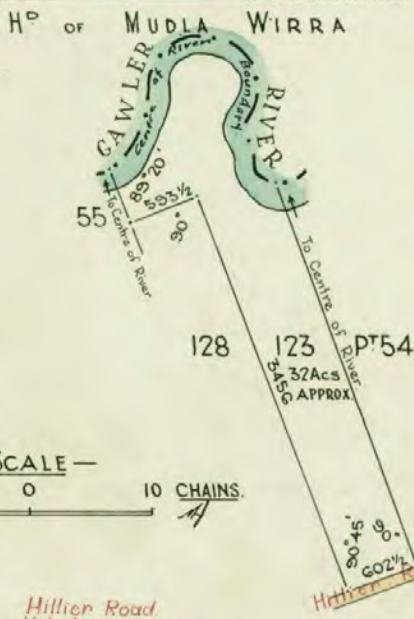
and delineated in the public maps deposited in the Land Office at ADELAIDE and in the plan in the margin hereof **EXCEPT AND RESERVED UNTO HIS MAJESTY His Heirs and Successors** all gold silver copper tin and other metals all ores and other substances containing metals all minerals and all gems and precious stones coal and mineral oils upon in or under the said land and all incidental powers as provided for in the Crown Lands Act 1929-1944 Provided that stone ordinarily used for building or road purposes shall be exempted from this reservation **TO HOLD** unto and to the use of the Grantee and the Heirs of the Grantee for ever.

GIVEN under the hand of the Governor and the Public Seal of South Australia this **first** _____ day of **March** _____ one thousand nine hundred and fifty one.

BY COMMAND,

[Signature]
The Minister of Lands and Minister of Repatriation.

Received six hundred and one pounds seven shillings and three pence } £ 601:---7:---3
purchase-money as before expressed.



— SCALE —
CHAINS 10 0 10 CHAINS

Hillier Road
Vide Lr. 340/40
[Signature]
Dep. Reg. Genl.
11.2.52.

[Signature]
Under Treasurer pro Treasurer
7/17/57
17/8/51. with drawn vide LTO 5/1953
X 176/754
barent no.
[Signature]
Ober

[Signature]
Director of Lands.

[Signature]
B.
2279/37.

[Signature]
Surveyor-General.

TRANSFER No. 118100 FROM
 Frank Wormald & Francesco Antonio
 Circoستا Gardens and Nicola Angelo
 Circoستا a minor born 2/6/32 both of
 New South Wales
 OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND

PRODUCED FOR REGISTRATION THE 10 DAY OF
 March 1952 AT 12.45pm.

Muir
 DEP. REG. GENL.

412371974
 To 1978334 92374 1123776 112371977
 P/A No 2177746 *Bennett* DRG.
 DISCHARGE OF MORTGAGE No 1978334 BY ENDORSEMENT
 THEREON. PRODUCED 2/8/1962 AT 11.45am
Bennett
 DEP. REG. GENL.

CAVEAT No. 1761784 LODGED BY
 Frank Wormald

AND DATED THE 8 DAY OF September 1952
 IN THE WITHIN LAND

PRODUCED FOR REGISTRATION THE 14 DAY OF
 January 1953 AT 10.00am

Rose
 DEP. REG. GENL.

10/x 1785923 11/1785924

APPLICATION No. 2371974 THE WITHIN LAND
 IS TRANSMITTED TO Nicola Angelo Circoستا of 22 Elgin
 Avenue Gawler Railway, Labourer and Maria
 Teresa Cavallaro of Whale Vale Road Gawler Blocks
 AS THE EXECUTIVE IN THE WILL DATED 8/3/1961
 OF Francesco Antonio Circoستا WHO DIED 20/9/1961
 VIDE PROBATE DATED 22/2/1962 PRODUCED 2/8/1962 AT 11.45am

Bennett
 DEP. REG. GENL.

The within Caveat No. 1761784 was with-
 drawn on the 29 day of May 1953
 as appears by Memorandum No. 1785923
 Produced for registration the 24 day of
 June 1953 at 11.50am.

Muir
 Dep. Reg. Genl.

TRANSFER No. 2371975 to
Antonino Aloisi, Antonio Aloisi and
Vincenzo Zappia all of Hillier Road
Gawler blocks market gardeners as tenants in common
 OF THE WITHIN LAND. PRODUCED 2/8/1962 AT 11.45am

Bennett
 DEP. REG. GENL.

MORTGAGE No. 1785924 FROM
Francesco Antonio Circoستا and
Nicola Angelo Circoستا to
Bank of New South Wales

PRODUCED FOR REGISTRATION THE 24 DAY OF
 June 1953 AT 11.50am.

Muir
 DEP. REG. GENL.

MORTGAGE No. 2371976

TRADING
 TO COMMONWEALTH BANK OF AUSTRALIA.
 PRODUCED 2/8/1962 AT 11.45am

Bennett
 DEP. REG. GENL.

MORTGAGE No. 2371977 to
Carmela Circoستا

PRODUCED 2/8/1962 AT 11.45am

Bennett
 DEP. REG. GENL.

P/A 1879825 *DRG*

DISCHARGE OF THE WITHIN MORTGAGE
 No. 1785924
 BY ENDORSEMENT THEREON
 PRODUCED FOR REGISTRATION THE 18 DAY OF
 December 1956 AT 11am.

Rose
 DEP. REG. GENL.

DISCHARGE OF MORTGAGE No. 2371977 BY ENDORSEMENT
 THEREON. PRODUCED 3/3/1965 AT 2.10pm

De Cock pro
 DEP. REG. GENL.

TRANSFER No. 1978333 FROM
Nicola Angelo Circoستا
 to the within named Francesco
Antonio Circoستا of Hillier
Road Gawler River of his estate and interest
 OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND

PRODUCED FOR REGISTRATION THE 18 DAY OF
 December 1956 AT 11am

Rose
 DEP. REG. GENL.

DISCHARGE OF MORTGAGE No. 2371976 BY ENDORSEMENT
 THEREON. PRODUCED 2/8/1965 AT 11.45am

K. Gordon
 DEP. REG. GENL.

TRANSFER No. 2740813 From Vincenzo Zappia
 to the within named Antonino Aloisi and Antonio
Aloisi of one undivided third part as tenants in common
 in THE WITHIN LAND. PRODUCED 8.7.1966 at noon

K. Gordon
 DEP. REG. GENL.

MORTGAGE No. 1978334 FROM
Francesco Antonio Circoستا

TRADING
 TO COMMONWEALTH BANK OF AUSTRALIA.

PRODUCED FOR REGISTRATION THE 18 DAY OF
 December 1956 AT 11am

Rose
 DEP. REG. GENL.

TRANSFER No. 3243132 from Antonino
Aloisi to the within named
Antonio Aloisi of one
 undivided moiety in
 OF THE WITHIN LAND. PRODUCED 21.9.1971 AT 10.30am

K. Gordon
 DEP. REG. GENL.

see face

APPENDIX C: REGISTERED GROUNDWATER SEARCH

Circle Centre -34.617613,138.714874, Radius 2.000km

Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Purpose	Aquifer	Status	Cased To (m)	SWL Status	Salinity Status	Permit No	Obs No
6628-1331	03/02/1949	14.63	14.63	13.68	03/02/1949	1.14	03/02/1949	3398	03/02/1949	IRR	Qpah	ABD					
6628-1332	26/08/1957	85.35		18.85	06/11/1963	15.15	18/07/1967	528	14/04/1971	IRR	Tomw(T2)	OPR	82.3				
6628-1333		22.8	0					2525	31/05/1958		Qpah	BKF					
6628-1334		33.5	33.5								Qpah	OPR	8.85				
6628-1335	01/12/1961	38.4	38.4					2795	27/01/1981	IRR	Qpah	OPR					
6628-1357	03/10/1954	13.72	13.72	10.67	04/10/1954	1.26	03/10/1954	1786	03/10/1954	DOM	Qpah	ABD	13.72				
6628-1358		39.62	0	12.19	02/05/1968	2.53	02/05/1968	1610	02/05/1968	IRR	Qpah	BKF					
6628-1359		18.6	18.6	12.19	31/07/1967			1322	15/06/1972		Qpah	OPR					
6628-1360		15.24	15.24			1.26	03/02/1952	1725	15/02/1952	IRR	Qpah						
6628-1361								2289	03/10/1954	HOL							
6628-1362	02/11/1974	93	93			15.15	02/11/1974	633	17/06/2015	IRR	Tomw(T2)	OPR	82.69	N	C		
6628-1365	28/04/1958	90.22	90.22	12.19	31/07/1967	15.15	31/07/1967	618	30/07/2014	IRR	Tomw(T2)	OPR	83.3	N	C		
6628-1404	07/04/1949	96.92	96.92			3.79	07/04/1949	1527	07/04/1949	IRR	Tomw(T2)	ABD					
6628-1405	15/03/1966	117.96	91.4	18.29	13/09/1967	6.2	13/01/1997	611	31/10/2014	IRR	Tomw(T2)	RHB	85.3	N	C	39752	
6628-1475	28/09/1978	55	55			3.5	28/09/1978	1867	22/01/1987		Qpah(Q3)	NIU	43	N	N	2738	
6628-1719		8.23	8.23								Qpah	DRY					
6628-1727		22.86	0	13.73	18/03/1969			1695	18/03/1969	IRR	Qpah(Q2)	BKF					152730
6628-1731	05/11/1963	45.72				6.31	21/07/1967	1750	05/11/1965	IRR	Qpah	OPR	36.58				
6628-1732				9.12	05/11/1963							ABD					
6628-1737				11.68	06/05/1974			12788	06/05/1974	OBS				N	N		MUW021
6628-1747		15.24	0								Qpah	BKF					
6628-1748	11/12/1968	11.58	11.58								Qpah	ABD					
6628-1749	11/12/1968	9.14	9.14								Qpah	ABD					
6628-1750	11/12/1968	9.14	9.14								Qpah	ABD					
6628-1751	11/12/1968	9.14	9.14								Qpah	ABD					
6628-1752	01/01/1957	84.73	84.73	11.68	06/05/1974	18.94	18/07/1968	620	17/06/2015	IRR	Tomw(T2)	OPR	78.46	N	C		MUW022
6628-1753	18/12/1969	94.79	82.6	28.27	15/02/2023	0.51	18/12/1969	558	19/03/2003	OBS	Tomw(T2)	NL	79.86	C	H		MUW012
6628-1754	03/02/1949	22.86	22.86	16.15	26/03/1968	7.58	18/03/1969	1830	18/03/1969	IRR	Qpah	OPR	22.86				
6628-1755	26/08/1960	81.69	81.69	15.77	05/11/1963	12.63	18/07/1967	541	05/11/1963	DOM	Tomw(T2)	OPR	81.69	N	N		MUW002
6628-1756	01/01/1963	64.01	64.01	24.99	26/03/1968	12.63	06/11/1963	428	26/03/1968		T(T1)	NOP	45.72				
6628-1757	01/05/1965	82.6	82.6			11.37	24/07/1968	614	01/07/2017	IRR	Tomw(T2)	OPR	60.96	N	C		
6628-1758	01/05/1965	85.34	85.34					1067	01/01/1987		Tomw(T2)	CLP					
6628-1759						6.31	25/03/1968	1423	01/06/2018	IRR	T(T1)	OPR		N	C		
6628-1760	01/01/1967	86.87	86.87	21.34	19/07/1967	12.63	19/07/1967	715	19/07/1967	IRR	Tomw(T2)	OPR	82.91				
6628-1761		24.38	24.38			7.58	05/11/1963				Qpah	ABD	15.24				
6628-1762	01/01/1966	9.14	9.14								Qpah	ABD					
6628-1763	01/01/1934	21.34	18.29	17.07	18/03/1969	5.05	03/02/1949	2111	16/02/1949	IRR	Qpah	ABD	5.49				

Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Purpose	Aquifer	Status	Cased To (m)	SWL Status	Salinity Status	Permit No	Obs No
6628-1764	01/01/1963					0						ABD					
6628-1765	01/01/1963	24.38	18.29	24.38	25/03/1968	2.53		2220	06/03/1963	DOM	Qpah(Q2)	OPR					
6628-1766	09/07/1967	38.1	0	21.34	25/03/1969	5.05	25/03/1969	1434	04/08/1986	DOM	Qpah(Q3)	BKF				59449	
6628-1767	01/01/1963	10.67	10.67								Qpah	DRY	9.14				
6628-1768	01/01/1949	43.28	21.95	7.62	10/02/1949	6.31	22/03/1968	2471	22/03/1968	IRR	Qpah	OPR					
6628-1769	01/01/1957	70.1	0	13.41	28/06/1967	0	28/06/1967	2471	03/07/1968	IRR	T(T1)	BKF				108175	
6628-1770	01/01/1967	38.1	38.1	13.72	17/07/1970	13.89	17/07/1970	1957	17/07/1970	IRR	Qpah	OPR	38.1				
6628-1771		36.58	36.58	15.24	04/11/1970	13.89	04/11/1970	2030	04/11/1970	IRR	Qpah(Q3)	OPR	36.58				
6628-1911	01/01/1965	48.77	48.77	15.24	02/08/1967	3.79		1599	02/08/1967	IRR	Qpah	OPR					
6628-1912	01/01/1947	28.35	28.35	14.63	17/04/1969	1.26		2925	19/04/1968	IRR	Qpah(Q2)	OPR					
6628-1913		15.85	15.85								Qpah	ABD					
6628-1914		26.21	26.21	15.54	17/04/1969	0.13				IRR	Qpah	NOP					
6628-1915	01/01/1950	27.13	27.13			6.31	17/04/1969	2251	17/04/1969	IRR	Qpah(Q2)	OPR					
6628-1916	27/04/1949	29.57	24.38	18.29	17/04/1969	3.16	17/04/1969	1695	18/04/1969	IRR	Qpah	OPR					
6628-1917		45.72	45.72	15.24	20/01/1966	1.01	24/09/1965	1095	17/04/1969	IRR	Qpah(Q3)	NIU					
6628-1918		28.04	28.04			0.95				IRR	Qpah	OPR					
6628-1919		12.5	12.5					1690	28/03/1958		Qpah	ABD					
6628-1920		14.63	14.63			0.63				IRR	Qpah	NL					
6628-1921	25/09/1959	32	0			7.58	17/04/1969	1415	17/04/1969	IRR	Qpah		32				
6628-1922	08/05/1976	38.4	38.4			5.05	08/05/1976	1793	16/05/2021	IRR	Qpah(Q2)	NL	22.9	N	N		
6628-1923		30.48	30.48			3.79		2085	07/12/1964	IRR	Qpah	DRY					
6628-1924	01/01/1960	50.9	47.24	15.24	11/11/1969	2.53	11/11/1969	1133	11/11/1969	IRR	Qpah	OPR					
6628-1934		14.63	14.63	10.36	01/01/1957			2000	08/07/1957	IRR	Qpah	ABD					
6628-1935		39.62	39.62	10.36	02/05/1968	5.68	02/05/1968	1872	01/12/2016	IRR	Qpah(Q2)	OPR	10.67	N	N		
6628-1936		11.29	11.29	10.36	08/07/1957			2000	05/07/1957	IRR	Qpah	NL					
6628-1937	05/09/1969	33.22	29.3	22.3	15/02/2023	2.53	08/10/1969	1322	13/08/1976	OBS	Qpah(Q2)	UKN	28.42	C	H		MPA044
6628-1938												ABD					
6628-1939	01/01/1920	28.96	28.96	17.63		0.13		1770	17/04/1969	IRR	Qpah	OPR	28.96				
6628-1940		25.91	0			6.31	01/01/1983	1639	10/01/1958	IRR	Qpah	BKF				10769	
6628-1941		18.29	18.29	17.68						IRR	Qpah	UKN					
6628-1942		29.11	0			1.26				IRR	Qpah	BKF					
6628-1943	01/10/1933	109.73	109.73	24.38	20/03/1969			390	26/10/1933	DOM	T(T1)	OPR	27.43				
6628-1944		24.38	24.38			0.38		1496	14/10/2002	IRR	Qpah	UKN					
6628-1945		6.71	6.71	3.05	05/02/1959			3297	20/02/1959		Qpah	UKN					
6628-1946		14.02	14.02			1.26	01/05/1961	4844	05/05/1961	IRR	Qpah	UKN					
6628-1947		18.29	18.29								Qpah	ABD					
6628-1948		29.57	29.57					428	31/08/1961	IRR	Qpah	OPR	25.91				
6628-1949	11/09/1959	39.62	38.1	18.59	11/10/1961	2.27	11/10/1961	1121	10/09/1959		Qpah	NOP	38.1				
6628-1950		18.29	18.29	12.19	04/02/1970	2.53	15/06/1962	89	17/06/1971		Qpah	NOP	7.62				
6628-1951	15/10/1969	38.1	22.86	21.43	15/02/2023	0.38	16/10/1969	237	13/08/1976	OBS	Qpah(Q1)	OPR	19.91	C	H		MPA045
6628-1952	01/01/1949	35.36	35.36	15.24	17/04/1969	4.42	17/04/1969	1845	20/08/1998	DOM	Qpah(Q3)	NIU					
6628-1953		65.53	65.53	19.51	30/04/1968	10.1	07/04/1966	1357	22/01/1987	DOM	T(T1)	NIU	60.96	N	N		

Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Purpose	Aquifer	Status	Cased To (m)	SWL Status	Salinity Status	Permit No	Obs No
6628-1954	01/01/1957	96.01	0	18.29	03/08/1967	7.58	28/10/1970	799	28/10/1970	IRR	T(T1)	BKF				2720	
6628-1955	01/01/1947	21.95	0			4.42	17/04/1950	2030	24/04/1968	IRR	Qpah	BKF				49831	
6628-1956	01/01/1952	24.38	24.38	9.14	25/03/1952	3.79	13/06/1962	1270	25/03/1952	IRR	Qpah	UKN					
6628-1957		10.67	10.67	2.43	15/06/1962	4.42	10/01/1958	1850	10/01/1958	IRR	Qpah	ABD	9.14				
6628-1958		19.81	19.81	13.72	15/06/1962			1892	14/07/1955	STK	Qpah	ABD					
6628-1959		73.15	30.48	22.39	05/03/1999	15.79	15/06/1962	364	15/06/1962	OBS	Qpah(Q2)	UKN	33.22	H	N		MPA046
6628-1960		13.41	13.41					2115	01/05/1968		Qpah	ABD					
6628-1961	01/01/1964	42.98	0	12.5	04/01/1966	12.63	04/01/1966	1850	03/08/1967	IRR	Qpah(Q2)	BKF				121103	
6628-1962		36.58	36.58								Qpah	ABD					
6628-1963		27.43	27.43								Qpah	ABD					
6628-1964		114.3	114.3								Tomw(T2)	ABD					
6628-1965		26.21	26.21	17.07	01/05/1968	3.16	25/06/1958	1975	01/05/1968	IRR	Qpah	ABD					
6628-1966	01/09/1949	50.29	50.29			1.26					Qpah	ABD	14.02				
6628-1967		28.8	28.8			7.07					Qpah	UKN					
6628-1968						6.31	23/04/1969	1418	22/01/1987	DOM	Qpah(Q3)	NIU					
6628-1969		24.38	24.38	12.8	26/06/1958	2.53	15/06/1962	1642	03/09/1958	IRR	Qpah	ABD					
6628-1970	01/01/1952	27.43	27.43	13.72	06/05/1969	1.26	06/05/1969	1900	07/05/1969	DOM	Qpah	OPR	27.43				
6628-1971	01/01/1937	24.38	24.38	12.19	06/05/1969	10.1	06/05/1969	1695	07/05/1969	IRR	Qpah(Q2)	NIU	15.24	N	N		
6628-1972		84	0			10.1	01/05/1968	1045	16/06/1972	DOM	Tomw(T2)	BKF				26932	
6628-1973	07/01/1969	38.1	0			12.63	20/01/1969	1695	24/09/1969	IRR	Qpah(Q2)	BKF				56351	
6628-1974	01/01/1952	30.48	30.48			2.53	03/03/1967	1695	30/04/1968	IRR	Qpah	OPR					
6628-1975		22.86	19.81			1.89	17/04/1969	1912	21/01/1987	IRR	Qpah(Q3)	NOP		N	N		
6628-1976		28.04	28.04			0.28	01/01/1969	1770	09/06/1969	IRR	Qpah	OPR					
6628-1977	01/01/1966	36.58	36.58			1.07	18/04/1969	1489	18/04/1969	IRR	Qpah(Q2)	NIU	36.58	N	N		
6628-1978		15.85	15.85	13.72						IRR	Qpah	NL					
6628-1979		18.29	18.29								Qpah	ABD					
6628-1980		19.2	19.2	18.29	07/01/1964						Qpah	ABD					
6628-1981		18.29	18.29	17.37	08/01/1964			1690	08/01/1964	IRR	Qpah	ABD	18.29				
6628-1982		22.56	18.29			3.16	01/01/1964	1535	08/01/1964	IRR	Qpah	NOP	22.56				
6628-1983		27.13	27.13	18.9	02/04/1969	2.53	02/04/1969	1305	02/04/1969	IRR	Qpah	NOP	25.91				
6628-1984	01/01/1951	36.58	32	23.47	02/04/1969	2.53	02/04/1969	1305	07/01/1964	IRR	Qpah(Q2)	OPR	10.67				
6628-1985		18.29	17.37	16.76	20/03/1957			1599	20/03/1957	IRR	Qpah	ABD					
6628-1986		22.25	22.25			2.27	06/05/1958	1326	06/05/1958	IRR	Qpah	ABD	21.34				
6628-1987		38.1	38.1					1360	04/08/1967		Qpah	ABD	21.34				
6628-1988	23/09/1959	38.1	0			3.79	23/09/1959	1266	23/09/1959		Qpah	BKF				161118	
6628-1989	23/09/1957	140.21	140.21	4.88	12/12/1957	10.1	13/12/1957	1161	12/12/1957		T(T1)	ABD	42.67				
6628-1990	28/04/1961	76.2	76.2			2.53	08/09/1967	790	24/09/1963	IRR	T(T1)	OPR					
6628-1991		78.03	78.03			10.1	15/06/1962	1527	10/02/1960	IRR	T(T1)	NOP					
6628-1992		69.92	48.77			3.79	13/06/1962			IRR	T(T1)	NOP	60.8				
6628-1993		60.96	0			10.1	15/02/1962			IRR	Qpah	BKF				19523	
6628-1994		70.1	52.58	14.94	23/04/1968	7.58	24/09/1963	1695	28/04/1968	IRR	T(T1)	NOP					
6628-1995		132.59	132.59								ABD	ABD	44.2				

Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Purpose	Aquifer	Status	Cased To (m)	SWL Status	Salinity Status	Permit No	Obs No
6628-2002			0									BKF					
6628-2003		4.57	4.57									ABD					
6628-2005	24/02/1970	73	0	23.25	24/11/2014	3.79	19/04/1972	423	18/04/1972	TWS	T(T1)	BKF				234759	
6628-2008	01/01/1953	38.71	26.21	15.24	06/01/1964	5.05	17/03/1954	1489	24/04/1968	IRR	Qpah	NOP	38.71				
6628-2009	18/09/1959	38.1	0	22.86	24/09/1969	3.79	07/01/1964	1460	07/01/1964	IRR	Qpah(Q3)	BKF				253441	
6628-2010		23.77	23.77								Qpah	ABD	23.77				
6628-2011	01/01/1960	24.38	24.38	9.14	08/01/1964	2.53	08/04/1964	971	24/07/1969	IRR	Qpah	OPR	24.38				
6628-2012												ABD					
6628-2013		27.43	27.43					1460	06/01/1964	IRR	Qpah(Q2)	ABD					
6628-2014		9.14	9.14								Qpah	ABD					
6628-2015	01/01/1964	39.93	39.62	10.03	06/01/1964	5.05	01/01/1969	1489	02/04/1969	IRR	Qpah	OPR	39.93				
6628-2016		15.24	15.24								Qpah	DRY					
6628-2019	01/01/1964	39.62	39.62			5.05	01/01/1969			DOM	Qpah(Q3)	OPR					
6628-2020		36.58	36.58	24.38	09/04/1969	1.26	09/04/1969	2121	30/07/2014	DOM	Qpah(Q3)	OPR	36.58				
6628-2021												UKN					
6628-2025		51.51	51.51								Qpah	ABD					
6628-2026		35.05	35.05			4.42	18/06/1962	2846	01/01/1955		Qpah(Q2)	UKN					
6628-2027		27.43	27.43								Qpah	ABD					
6628-2033		6.1	6.1								Qpah	ABD					
6628-2034		29.57	29.57								Qpah	ABD					
6628-2037	18/10/1955	29.57	29.57	22.86	23/04/1969	1.52	23/04/1969	1446	06/06/2006	IRR	Qpah	OPR	26.77				
6628-2038	30/09/1959	32.92	32.92	17.63	29/03/1960	3.79	30/09/1959	1519	09/06/2006	IRR	Qpah	OPR	32.92				
6628-2039	29/10/1969	38.1	32	26.03	15/02/2023	2.27	29/10/1969	2171	13/08/1976	OBS	T	OPR	29.87	C	H		MPA067
6628-2040	05/10/1959	32.31	32.31			2.53	05/10/1959	2220	05/10/1959		Qpah	NL	25.91				
6628-5005		36.58	0								Qpah	BKF					
6628-5006	03/09/1974	91.44	91.44			18.95	03/09/1974	547	01/09/1974	IRR	Tomw(T2)	NIU	84.73	N	N		
6628-12016	15/04/1981	36	36			1.25	15/04/1981	1906	31/03/2013	IRR	Qpah(Q2)	OPR	33	N	N	8166	
6628-12083	07/05/1982	42	0			12.63	07/05/1982	2139	22/01/1987	IRR	Qpah(Q2)	BKF				65289	
6628-12575	20/09/1983	39	0			3.75	20/09/1983	2139	20/09/1983	DOM		BKF				61653	
6628-13050	08/05/1984	90.5	90.5			14	08/05/1984	785	15/06/2019	IRR	Tomw(T2)	OPR	82	N	C	14536	
6628-13085	18/09/1984	99.9	99.9			10	18/09/1984	1160	22/10/1984	IRR	T(T1)	BKF	88.78			14866	
6628-13086	24/10/1984	59	58			3	24/10/1984	2160	19/02/1992	IRR	Qpah(Q3)	OPR	54			14866	
6628-13961	04/06/1987	80	80	17.5	04/06/1987	4	04/06/1987	484	20/09/1999	DOM	T(T1)	OPR	80			19523	
6628-15142	12/12/1989	78	0	23.75	12/12/1989	4	12/12/1989	862	21/09/2012	IRR	T(T1)	BKF				95339	
6628-15260	02/03/1990	84	84			13	02/03/1990	797	10/08/2021	IRR	Tomw(T2)	OPR	78	N	C	23543	
6628-15892	10/02/1992	36	36			6	10/02/1992	1737	07/07/2022	IRR	Qpah(Q3)	OPR	33	N	N	26931	
6628-16071	21/04/1992	97	97	25	21/04/1992	3	21/04/1992	2567	21/04/1992	IRR	T(T1)	UKN	30			27310	
6628-16268	16/03/1993	24	24			2	16/03/1993	1625	19/03/1993	IRR	Qpah(Q1)	OPR	15			29089	
6628-16713	26/08/1993	125	124.9	24.34	15/02/2023	3	25/08/1993	538	18/12/2013	INV	N T	OPR	112	C	N	29963	MPA140
6628-16714	30/08/1993	75	68.6	21.72	15/02/2023	0.25	30/08/1993	963	21/05/2003	INV	T(T1)	OPR	66	C	N	29964	MPA141
6628-17616	11/10/1974	100.6	0							IRR		BKF					
6628-18617	23/07/1997	30	30	9	23/07/1997	1	23/07/1997	3046	01/06/2002	IRR	Qpah(Q2)	OPR	30			38138	

Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	Yield (L/sec)	Yield Date	TDS (mg/L)	TDS Date	Purpose	Aquifer	Status	Cased To (m)	SWL Status	Salinity Status	Permit No	Obs No
6628-19219	26/08/1993	125	60	21.92	15/02/2023	3	25/08/1993	1845	25/08/1993	INV	T(T1)	OPR	45	C	N	29963	MPA143
6628-19922	15/10/1999	30	30	23	15/10/1999	1	15/10/1999	1524	15/10/1999	DOM	Qpah(Q3)	UKN	30			49830	
6628-20490	02/02/2001	66	66	27	02/02/2001	2.5	02/02/2001	1345	16/12/2007	RCL	T(T1)	OPR	60	N	N	52941	
6628-20728	09/10/2001	36	36	22	09/10/2001	6	05/10/2001	1776	09/12/2018		Qpah(Q3)		26	N	N	56350	
6628-21678		30.7	0								Qpah	BKF				65510	
6628-22120	29/04/2005	46	46	20	29/04/2005	1.8	28/04/2005	1793	29/04/2005		Qpah(Q3)		40	N	N	103184	
6628-22285		2.5	0								Qpah	BKF				121105	
6628-22764	09/01/2007	42	35	20.5	09/01/2007	1	08/01/2007	914	15/06/2019		Qpah		35			122964	
6628-23055	16/02/2007	80	73	21.5	16/02/2007	5	15/02/2007	642	02/06/2021	IRR	T(T1)		67	N	C	126349	
6628-23168		70	70	23	13/09/2007	6.25	13/09/2007	879	01/11/2008	MAR	T(T1)	OPR	60			122964	
6628-23697	13/08/2008	28.2	26	19	13/08/2008	1	13/08/2008	1928	14/08/2008		Qpah					152730	
6628-24979	22/01/2009	230	230	32	22/01/2009	8	16/01/2009	7988	22/01/2009		N		168			163821	
6628-24991	07/07/2009	36	0		07/07/2009						Qpah	BKF				163797	
6628-25043	14/12/2009	33	33							MON	Qpah					184258	
6628-25637	04/06/2010	90	87	26	04/06/2010	12	28/05/2010			INV	T(T1)		83			188572	
6628-25639	12/03/2010	230	230	35	12/03/2010	3	12/03/2010	4757	23/06/2021		Nxbdw		144	N	C	184088	
6628-26200	22/12/2011	114	84	26	22/12/2011	5	19/12/2011	861	21/09/2021	INV	T(T1)		80			206987	
6628-26495	20/06/2012	88	88	26	20/06/2012	7	13/06/2012	514	18/10/2021	INV	T(T1)		82.5			211898	
6628-26698	26/03/2013	88	88	32	26/03/2013	2	25/03/2013	546	01/07/2020		T(T1)		83.5	N	C	219125	
6628-27001	02/08/2013	78	78	28	02/08/2013	5	30/07/2013	1737	01/08/2013	INV	T(T1)		71			221408	
6628-27534		77	76	22	10/09/2014	2	10/09/2014	553	10/09/2014		T(T1)		71.5	N	C	231717	
6628-27544			0							INV		BKF				230750	
6628-27545			0									BKF				230751	
6628-27978	10/10/2015	89.5	84	22	10/10/2015	2	09/10/2015	628	01/07/2022		T(T1)		70.5	N	C	250503	
6628-28101	16/10/2015	90	90	33	16/10/2015	10	16/10/2015	751	10/06/2021	IRR	Tomw(T2)		84	N	C	249429	
6628-28102		30	0								Qpah	BKF				253440	
6628-29012		31	31	20		0.5				MON			31				
6628-29281	14/12/2017	72	68.4	22.5	14/12/2017	4.5	13/12/2017	709	01/07/2022	IRR	T(T1)	OPR	60			293982	
6628-30394	16/05/2019	20.5	20.5							INV			14.5			341229	
6628-30761	25/05/2020	102	70.5	26.3	25/05/2020	7	21/05/2020	1452	10/05/2020		T(T1)		66.5			362376	
6628-31531	26/09/2021	58	48	26.5	26/09/2021	2		1770	26/09/2021		T(T1)		42			395706	

194 records



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APPENDIX D: HISTORICAL AERIAL IMAGERY

Aerial Imagery 2022

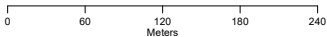
56 and 66 Hillier Road, Hillier, SA 5116



Legend

-  Site Boundary
-  Buffer 150m

Scale:



Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 54



Date: 17 February 2023

Aerial Imagery 2019

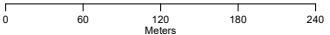
56 and 66 Hillier Road, Hillier, SA 5116



Legend

-  Site Boundary
-  Buffer 150m

Scale:



0 60 120 180 240
Meters

Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 54



Date: 17 February 2023

Aerial Imagery 2016

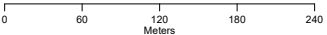
56 and 66 Hillier Road, Hillier, SA 5116



Legend

-  Site Boundary
-  Buffer 150m

Scale:



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Meters

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

Date: 17 February 2023

Aerial Imagery 2013

56 and 66 Hillier Road, Hillier, SA 5116



Legend

- Site Boundary
- Buffer 150m

Scale: 0 60 120 180 240 Meters

Data Source Aerial Imagery:
© Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 54



Date: 17 February 2023

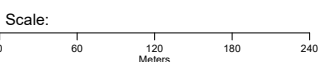
Aerial Imagery 2010

56 and 66 Hillier Road, Hillier, SA 5116



Legend

-  Site Boundary
-  Buffer 150m



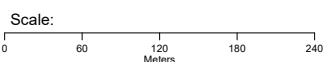
Data Source Aerial Imagery:
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Coordinate System:
GDA 1994 MGA Zone 54

Date: 17 February 2023

Aerial Imagery 2006

56 and 66 Hillier Road, Hillier, SA 5116



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


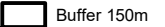
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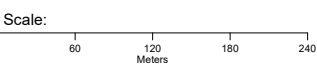
Aerial Imagery 2002

56 and 66 Hillier Road, Hillier, SA 5116



Legend

-  Site Boundary
-  Buffer 150m



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


Date: 17 February 2023

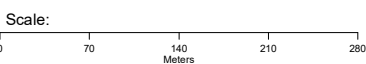
Aerial Imagery 1999

56 and 66 Hillier Road, Hillier, SA 5116



Legend

-  Site Boundary
-  Buffer 150m



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Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54



Date: 24 February 2023

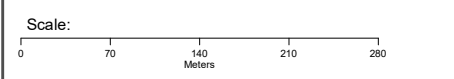
Aerial Imagery 1989

56 and 66 Hillier Road, Hillier, SA 5116



Legend

-  Site Boundary
-  Buffer 150m



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

Coordinate System:
GDA 1994 MGA Zone 54



Date: 16 February 2023

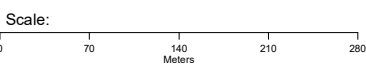
Aerial Imagery 1979

56 and 66 Hillier Road, Hillier, SA 5116



Legend

-  Site Boundary
-  Buffer 150m



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

Coordinate System:
GDA 1994 MGA Zone 54



Date: 24 February 2023

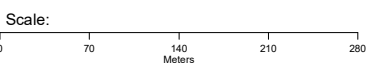
Aerial Imagery 1969

56 and 66 Hillier Road, Hillier, SA 5116



Legend

-  Site Boundary
-  Buffer 150m



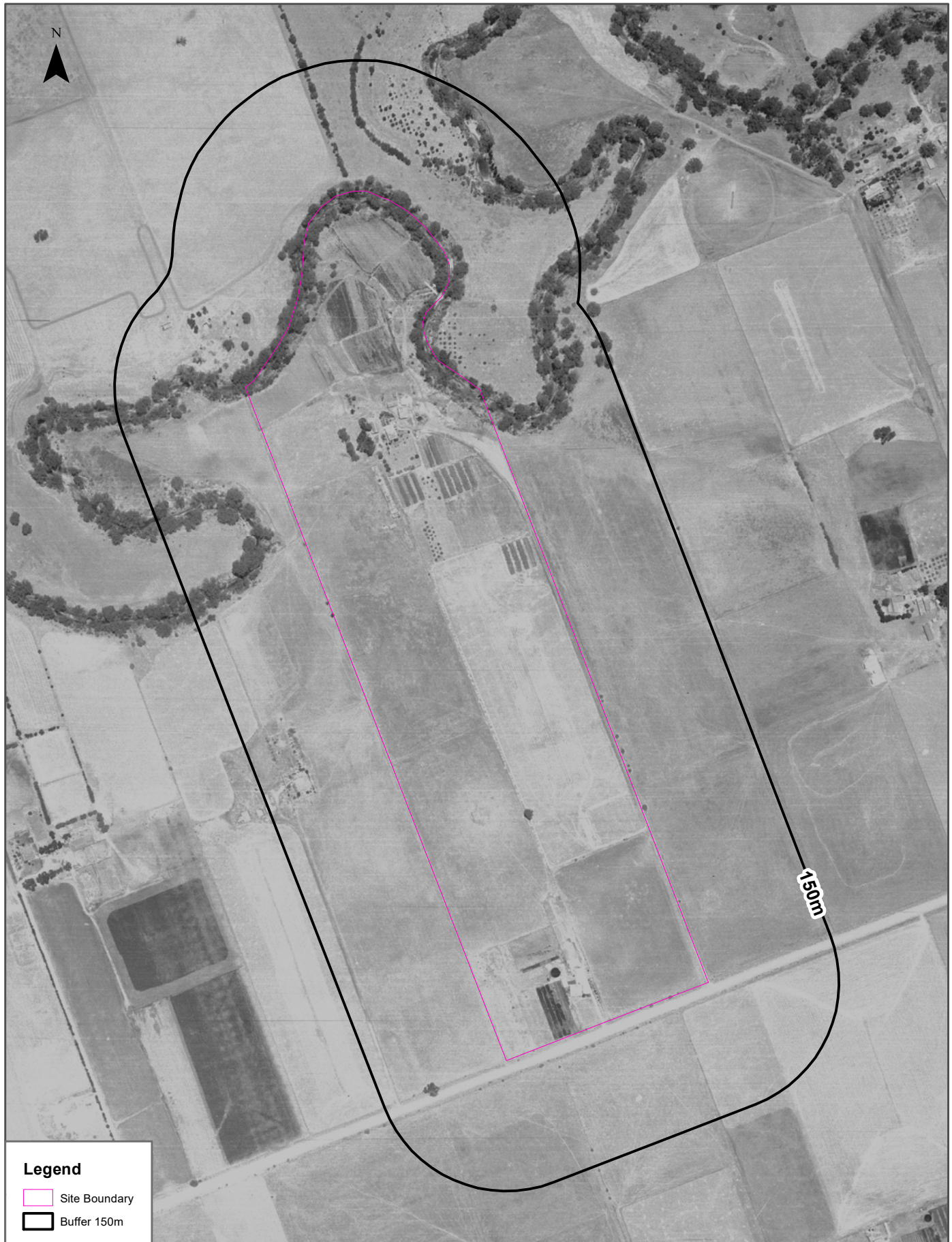
Data Sources Aerial Imagery: © South Australia
Department for Environment & Water

Coordinate System:
GDA 1994 MGA Zone 54



Date: 24 February 2023

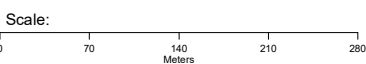
Aerial Imagery 1959

56 and 66 Hillier Road, Hillier, SA 5116



Legend

-  Site Boundary
-  Buffer 150m



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

Coordinate System:
GDA 1994 MGA Zone 54


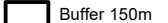
Date: 24 February 2023

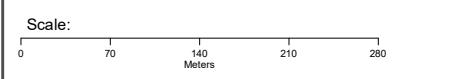
Aerial Imagery 1949

56 and 66 Hillier Road, Hillier, SA 5116



Legend

-  Site Boundary
-  Buffer 150m



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

Coordinate System:
GDA 1994 MGA Zone 54

Date: 16 February 2023



Aerial Imagery 1935

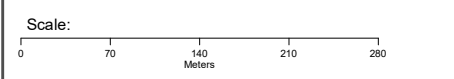
56 and 66 Hillier Road, Hillier, SA 5116



150m

Legend

-  Site Boundary
-  Buffer 150m



Data Sources Aerial Imagery: © 2023 Geoscience Australia

Coordinate System:
GDA 1994 MGA Zone 54

Date: 16 February 2023

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 - (i) the Report should not be used or taken to indicate or exclude actual fitness or unfitness of Land or Property for any particular purpose
 - (j) the Report should not be relied upon for determining saleability or value or making any other decisions in relation to the Property and in particular should not be taken to be a rating or assessment of the desirability or market value of the property or its features; and
 - (k) the End User should undertake its own inspections of the Land or Property to satisfy itself that there are no defects or failures
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- (b) waives any right it may have to claim against Third Party Content Supplier in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms; and
 - (c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.
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 7. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
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 9. Subject to paragraph 6, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
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 12. These Terms are subject to New South Wales law.

APPENDIX E: COUNCIL SECTION 7 SEARCH

Town of Gawler

LOCAL GOVERNMENT INQUIRY



2022/2023 Rates Declared 28th June 2022

Declared Minimum Rate: \$1,085.00

Certificate Prepared For :
Agon Environmental 224-226 Glen Osmond Road FULLARTON SA 5063 Email: sophie.hambour@agonenviro.com.au

Certificate No :
13251
Certificate Date :
06/03/2023

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of and are a charge against the property described below:

Property Details :	
Assessment No.	57513
Valuer-General's No:	4931268003
Owner/s:	M J BANHAM
Property Details:	66 Hillier Road HILLIER 5116
	SEC: 128 PLN: H105400 CT: 5430/791
Capital Value:	\$620,000.00

Rates and other monies due as known by the Town of Gawler :		
Arrears / Credit brought forward as at 01/07/2022	\$	0.00
<i>PLUS</i> General Rates – Primary Production	\$	2,884.86
<i>PLUS</i> Regional Landscape Levy	\$	49.33
<i>PLUS</i> Waste Management Charge	\$	233.00
<i>PLUS</i> Gawler Business Development Levy	\$	0.00
<i>PLUS</i> Gawler East Separate Rates ³	\$	0.00
<i>LESS</i> Postponed Gawler East Separate Rates	\$	0.00
<i>PLUS</i> Other related property charges	\$	0.00
<i>PLUS</i> Fines and/or Interest to date	\$	0.00
<i>PLUS</i> Adjustments including account rounding, collection/legal costs	\$	-0.04
<i>LESS</i> Rebates/Remissions/Commercial Adjustment ⁴ (if applicable)	\$	0.00
<i>LESS</i> Payments received	\$	-3,167.15
TOTAL AMOUNT OWING AS AT DATE OF THIS CERTIFICATE	\$	0.00

2022/2023 Due Dates for Payments :			
1st Quarter Instalment	Due: 01/09/2022	\$	0.00
2nd Quarter Instalment	Due: 01/12/2022	\$	0.00
3rd Quarter Instalment	Due: 01/03/2023	\$	0.00
4th Quarter Instalment	Due: 01/06/2023	\$	0.00
Total Amount Owing		\$	0.00

Please Note :

1. Pursuant to Section 181(8) of the Local Government Act 1999, if an instalment of rates is not paid on or before the date on which it falls due the instalment will be regarded as being in arrears and a fine of two percent (2%) of the amount of the instalment is payable. On the expiration of each full month from that date, interest shall be applied at the prescribed percentage on the amount in arrears (including the amount of any previous unpaid and interest from previous months).
2. The following items may apply to the property (if ticked):
 - Direct Debit
 - Payment Arrangement
 - Debt Recovery Action
 - Tenancy Apportioned
 - Gawler East Separate Rates* (see following information)

As such, you are requested to contact the Town of Gawler on (08) 8522 9211 **PRIOR** to settlement occurring to confirm the current amount due and payable on the property.

3. Gawler East Separate Rates - From 1 July 2017, Council has introduced the following Separate Rates on identified properties within the Gawler East Development Area:
 - Gawler East Transport Infrastructure Separate Rate
 - Gawler East Community Infrastructure Separate Rate
 - Gawler East Traffic Interventions Separate Rate

The Separate Rates are intended to act as a financial security mechanism towards securing financial contributions from developers toward the future provision of road/community infrastructure within the Gawler East Development Area (including the Gawler East Link Road). The Separate Rates will be applied and then postponed, pending future development occurring. The postponement of the Separate Rates will only be removed (making the Separate Rates payable) upon development of the property. Consequently, should a property owner elect not to develop their land, then no Separate Rate will be payable.

4. Commercial Adjustment - Initially all Commercial and Industrial properties are levied at the same rate-in-the-dollar and then an adjustment is applied dependent on the property's Valuation. The following adjustments shall apply to the **General Rate** only:



• Valuation Range – 0-499,999	45.53% Reduction
• Valuation Range – 500,000-749,999	40.99% Reduction
• Valuation Range – 750,000-999,999	36.45% Reduction
• Valuation Range – 1,000,000-1,499,999	31.91% Reduction
• Valuation Range – 1,500,000-1,999,999	22.83% Reduction
• Valuation Range – 2,000,000-4,999,999	16.02% Reduction
• Valuation Range – 5,000,000+	No Reduction

Should the adjustment result in the General Rate falling below the Minimum Rate, the Minimum Rate shall apply. The adjustment is applicable to the property not the property owner.



SIGNED:

DATE: 06/03/2023

Preferred Payment Options :	
 <p>Biller Code: 36129 Reference No: 57513</p>	<p>Direct Bank Transfer</p>  <p>Bank: National Australia Bank BSB: 085-599 Account: 508 090 190 Reference No: 57513</p>

Development Section :

Please refer to the attached PlanSA Section 7 Report for Development information applicable to this property pursuant to the *Planning, Development and Infrastructure Act 2016*

The following information is provided pursuant to the *Development Act 1993* (repealed)

Is the subject land situated in a designated *State Heritage Area*, or otherwise designated as a place of *State Heritage* value? YES NO

Is the subject land designated as a place of *Local Heritage* value? YES NO

Does the Town of Gawler hold details of any development approvals over the subject land 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*)? YES NO

Is the subject land subject to requirements under Section 50(1) or agreement under section 50(2) of the *Development Act 1993* to vest land in a Council or the Crown to be held as open space. YES NO

Is the land subject to any Land Management Agreement under Section 57 of the *Development Act 1993*? YES NO

If Yes - Dealing Number(s):

Copies of Land Management Agreements are available from Land Services SA at www.sailis.sa.gov.au

Please note that it is the purchaser's responsibility to ensure they understand the terms and obligations set within any Land Management Agreement(s).

Condition (that continues to apply) of an approval or authorisation granted under any of the following repealed Acts:

• *Development Act 1993*
(copies of approvals attached if applicable) 490 569 934 - Carport

• *Building Act 1971*;
• *City of Adelaide Development Control Act 1976*;
• *Planning & Development Act 1966*;
• *Planning Act 1982* Information not available

PARTICULARS OF BUILDING INDEMNITY INSURANCE – SECTION 7 (1) (c)

Note: Building indemnity insurance is not required for:

- Domestic building work for which approval under the *Building Act 1971* or a development authorisation under the *Development Act 1993* was not required; or
- Minor domestic building work (see Section 3 of the *Building Work Contractors Act 1995*); or
- Domestic building work commenced before May 1 1987; or
- Building work in respect of which an exemption for the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 1996*; or
- Building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted by the Minister under Section 45 of that Act.

Building Indemnity Insurance is required for this land: YES NO

A copy of the Certificate of Building Indemnity Insurance is attached: YES NO

Exemption from holding Building Indemnity Insurance:

If particulars of insurance are not given, has the Minister granted an exemption under Section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of this Act? YES NO

SIGNED:



DATE: 01/03/2023

Enforcement Notices and Orders :**Planning, Development and Infrastructure Act 2016**

Section 141 – Order to remove or perform work	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Section 142 – Notice to complete development	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Section 155 – Emergency order	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Section 157 – Fire safety notice	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Part 16 Division 1 – Proceedings	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Section 213 – Enforcement notice	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Development Act 1993	
Enforced Notice under Section 84 or Enforcement Order under Section 85(6), 85(10) or 106, of the <i>Development Act 1993</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Emergency Order under Section 69 of the <i>Development Act 1993</i>	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Building Fire Safety notice under Section 71 of the <i>Development Act 1993</i>	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Order under Section 55 of the <i>Development Act 1993</i> to remove or perform work; or notice or order under Section 56 of the Act to complete development	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Other Acts	
Notice of action required concerning flammable materials on land pursuant to Sections 56 or 105 (F) (or Sections 56 or 83 - repealed) of the <i>Fire and Emergency Services Act 2005</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Notice of action required to prevent outbreak of fire under Section 105F (or Section 56 or 83 – repealed) of the <i>Fire and Emergency Services Act 2005</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Notice, order, declaration, charge, claim or demand given or made under the <i>Local Government Act 1934</i> or <i>Local Government Act 1999</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Notice, condition or maintenance order issued under the repealed <i>Public and Environmental Health Act 1987</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Direction, notice or condition under the <i>South Australian Public Health Act 2011</i> and/or the <i>South Australian Public Health (Wastewater) Regulations 2013</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Improvement Notice pursuant to Section 44 of the <i>Food Act 2001</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Prohibition Order pursuant to Section 46 of the <i>Food Act 2001</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Notice or order issued under the <i>Water Industry Act 2012</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO

SIGNED:



DATE: 01/03/2023

Data Extract for Section 7 search purposes

Valuation ID 4931268003

Data Extract Date: 01/03/2023

Parcel ID: H105400 S128

Certificate Title: CT5430/791

Property Address: 66 HILLIER RD HILLIER SA 5116

Zones

Rural (Ru)

Subzones

No

Zoning overlays

Overlays

Defence Aviation Area (All structures over 90 metres)

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

Hazards (Flooding)

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

Hazards (Bushfire - General) (General)

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

Hazards (Flooding - General)

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

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

No declared significant trees.

However, please note that a tree may be deemed ‘regulated’ or ‘significant’ where it meets the criteria below:

The Planning, Development and Infrastructure Act 2016 and Regulations provide that a ‘**regulated tree**’ is:

- Any tree in metropolitan Adelaide and/or townships in the Adelaide Hills Council or parts of the Mount Barker Council with a trunk circumference of 2.0m or more measured at a point 1.0m above natural ground level (in the case of trees with multiple trunks, it is those with trunks with a total circumference of 2.0m or more and an average circumference of 625mm or more measured at a point 1.0m above natural ground level).

A number of tree species are exempt from regulated tree controls, either through their location or their species.

A ‘**significant tree**’ is a regulated tree that is:

- Any tree in metropolitan Adelaide and/or townships in the Adelaide Hills Council or parts of the Mount Barker Council with a trunk circumference of 3.0m or more measured at a point 1.0m above natural ground level (in the case of trees with multiple trunks, it is those with trunks with a total circumference of 3.0m or more and an average circumference of 625mm or more measured at a point 1.0m above natural ground level).

OR

- Any tree identified as a significant tree in Part 10 of the Planning and Design Code

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

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

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

Land Management Agreement (LMA)

No

IMPORTANT INFORMATION

Swimming Pool Safety Fencing

Whenever an existing property title is being transferred and the property has a swimming pool built before 1 July 1993, it is your responsibility to ensure that all swimming pool barriers are in accordance with the current swimming pool safety requirements (which apply to pools built on or after 1 July 1993). Fencing or barriers may need to be upgraded to meet the current safety requirements.

Further information on swimming pool safety requirements is available on the South Australian Government's website at: <https://www.sa.gov.au/topics/planning-and-property/owning-a-property/pool-and-spa-safety>

Property Zoning

All prospective purchasers are encouraged to familiarise themselves with the zoning provisions and other policies applicable to their property, particularly if they intend to develop their land. This information can be obtained from <https://plan.sa.gov.au/> - Development Applications tab.

State Heritage Places

If your property is a *State Heritage Place* it is subject to additional restrictions enforced by the State Government in respect of the management of, and any development of or within, the property. For further information relating to your obligations as the owner of a State Heritage Place, and for historic information regarding your property, please visit www.environment.sa.gov.au/our-places/Heritage.

Church Hill State Heritage Area

The *Church Hill Management Plan* has been prepared to assist Council and property owners in the future planning for Church Hill State Heritage Area. The purpose of this document is to strengthen the existing policies and requirements, and provide design guidance with respect to signage, fencing, verandah, roofing, dwelling extensions, doors and windows, carports and new infill development within the area. A copy of the Church Hill Management Plan can be found on the Planning and Building section of Council's website at www.gawler.sa.gov.au.

External Painting in Gawler's Main Street Precinct

Please note that external painting of buildings in Gawler's Main Street precinct is classified as "development" pursuant to Section 4 (1) (faa) of the Development Act 1993 and therefore a development application is required before such works can be undertaken, even if the property is not listed as a Heritage Place. For further information please contact Council's Planning Department on 8522 9211.

Smoke Alarms in Dwellings

Unless already installed, dwellings must be fitted with hardwired smoke alarms whenever an existing property title is transferred. The smoke alarms shall be installed within six months of the date of transfer and shall comply with AS 3786 – 1993. That is, they shall be hardwired through the electricity mains and have a battery backup.

The smoke alarms shall be installed in locations that will provide reasonable warning to occupants of bedrooms in the dwelling so that they may safely evacuate in the event of a fire (i.e. adjacent to bedrooms within a safe path of travel to an exit).

Should the smoke alarms not be installed in the dwelling, the owner of the dwelling is guilty of an offence which carries a maximum penalty of \$750.

Recycling and Rubbish Bins

The recycle and rubbish bin(s) must be left with the property upon leaving the premises. All properties will be charged for bins if they are taken from the property.

Septic Systems / Waste Control

Properties located in rural areas are unlikely to be connected to sewer and would rely on waste control systems to dispose of liquid waste from the kitchen, laundry, bathroom & toilet.

Waste control systems may be conventional septic systems that require pumping out at least every four years by a licensed waste contractor, or aerobic systems that are required to be serviced three-monthly and allow the use of the treated waste water for irrigation, in a set area.

If your property has a septic system, a few basic rules will ensure that the system is operating at peak efficiency:

- It is not legal to pump out the tank yourself and if there is an existing pump into the tank this indicates a problem with the system.
- Limit chemical use and ensure that products used are marked as safe for septic systems. Do not use bleach.

If you require any further information please contact Council's Environmental Health Department on 8522 9211.

Access to Mains Water Supply Some rural properties within the Town of Gawler do not have access to mains water supply. To confirm whether your property has mains water supply please contact SA Water on 1300 650 950. **This area is not serviced by sewer. The property has a septic tank and soakage trench system (unknown size). Septic tanks should be pumped out at least every 4 years and maintenance is the responsibility of the owner.**



THE CORPORATION OF THE TOWN OF GAWLER

Town Hall, Gawler, South Australia. Box 130, P.O. Gawler, S.A. 5118
Telephone (085) 22 1533 Facsimile (085) 22 3510

DECISION NOTIFICATION FORM

SOUTH AUSTRALIA DEVELOPMENT ACT 1993
Regulations under the Development Act 1993

Regulation 42
Eleventh Schedule

Development Number

Assessment Number

Application Dated

Registered On

To:

W J & N J WORNALD
LOT 128 HILLIER ROAD,
EVANSTON GARDENS 5116

Location of
Proposed
Development

LOT 128, HILLIER RD.
HD MUNNO PARA 1054. Hundred of MUNNO PARA
HD MUNNO PARA 1054. Hundred of MUNNO PARA

Nature of
Proposed
Development

CARPORT

Building Classification:

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent refused	Not Applicable
Provisional Development Plan consent	GRANTED	0		
Land Division				N/A
Land Division (Strata)				N/A
Provisional Building Rules consent	GRANTED	0		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	GRANTED	0		

Details of the approved number of occupants under the Building Code are attached.

..... representation(s) from third parties concerning your category 3 proposal were received.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

.....
Town Clerk, Delegate

Date: 11.2.98

*PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Town of Gawler

LOCAL GOVERNMENT INQUIRY



2022/2023 Rates Declared 28th June 2022

Declared Minimum Rate: \$1,085.00

Certificate Prepared For :
Agon Environmental 224-226 Glen Osmond Road FULLARTON SA 5063
Email: sophie.hambour@agonenviro.com.au

Certificate No :
13252
Certificate Date :
06/03/2023

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of and are a charge against the property described below:

Property Details :	
Assessment No.	57521
Valuer-General's No:	4931269006
Owner/s:	M J BANHAM
Property Details:	52 Hillier Road HILLIER 5116
	SEC: 123 PLN: H105400 CT: 5576/98
Capital Value:	\$830,000.00

Rates and other monies due as known by the Town of Gawler :		
Arrears / Credit brought forward as at 01/07/2022	\$	0.00
<i>PLUS</i> General Rates – Primary Production	\$	3,861.99
<i>PLUS</i> Regional Landscape Levy	\$	66.04
<i>PLUS</i> Waste Management Charge	\$	233.00
<i>PLUS</i> Gawler Business Development Levy	\$	0.00
<i>PLUS</i> Other related property charges	\$	0.00
<i>PLUS</i> Fines and/or Interest to date	\$	0.00
<i>PLUS</i> Adjustments including account rounding, collection/legal costs	\$	-0.03
<i>LESS</i> Rebates/Remissions/Commercial Adjustment ⁴ (if applicable)	\$	0.00
<i>LESS</i> Payments received	\$	-3,121.00
TOTAL AMOUNT OWING AS AT DATE OF THIS CERTIFICATE	\$	1,040.00

2022/2023 Due Dates for Payments :			
Arrears/Overdue	Due: Overdue	\$	0.00
1st Quarter Instalment	Due: 01/09/2022	\$	0.00
2nd Quarter Instalment	Due: 01/12/2022	\$	0.00
3rd Quarter Instalment	Due: 01/03/2023	\$	0.00
4th Quarter Instalment	Due: 01/06/2023	\$	1,040.00
Total Amount Owing		\$	1,040.00

Please Note :

1. Pursuant to Section 181(8) of the Local Government Act 1999, if an instalment of rates is not paid on or before the date on which it falls due the instalment will be regarded as being in arrears and a fine of two percent (2%) of the amount of the instalment is payable. On the expiration of each full month from that date, interest shall be applied at the prescribed percentage on the amount in arrears (including the amount of any previous unpaid and interest from previous months).
2. The following items may apply to the property (if ticked):
 - Direct Debit
 - Payment Arrangement
 - Debt Recovery Action
 - Tenancy Apportioned
 - Gawler East Separate Rates* (see following information)

As such, you are requested to contact the Town of Gawler on (08) 8522 9211 **PRIOR** to settlement occurring to confirm the current amount due and payable on the property.

3. Gawler East Separate Rates - From 1 July 2017, Council has introduced the following Separate Rates on identified properties within the Gawler East Development Area:
 - Gawler East Transport Infrastructure Separate Rate
 - Gawler East Community Infrastructure Separate Rate
 - Gawler East Traffic Interventions Separate Rate

The Separate Rates are intended to act as a financial security mechanism towards securing financial contributions from developers toward the future provision of road/community infrastructure within the Gawler East Development Area (including the Gawler East Link Road). The Separate Rates will be applied and then postponed, pending future development occurring. The postponement of the Separate Rates will only be removed (making the Separate Rates payable) upon development of the property. Consequently, should a property owner elect not to develop their land, then no Separate Rate will be payable.

4. Commercial Adjustment - Initially all Commercial and Industrial properties are levied at the same rate-in-the-dollar and then an adjustment is applied dependent on the property's Valuation. The following adjustments shall apply to the **General Rate** only:



• Valuation Range – 0-499,999	45.53% Reduction
• Valuation Range – 500,000-749,999	40.99% Reduction
• Valuation Range – 750,000-999,999	36.45% Reduction
• Valuation Range – 1,000,000-1,499,999	31.91% Reduction
• Valuation Range – 1,500,000-1,999,999	22.83% Reduction
• Valuation Range – 2,000,000-4,999,999	16.02% Reduction
• Valuation Range – 5,000,000+	No Reduction

Should the adjustment result in the General Rate falling below the Minimum Rate, the Minimum Rate shall apply. The adjustment is applicable to the property not the property owner.

Duncan

SIGNED:

DATE: 06/03/2023

Preferred Payment Options :	
 <p>Biller Code: 36129 Reference No: 57521</p>	<p>Direct Bank Transfer</p>  <p>Bank: National Australia Bank BSB: 085-599 Account: 508 090 190 Reference No: 57521</p>

Development Section :

Please refer to the attached PlanSA Section 7 Report for Development information applicable to this property pursuant to the *Planning, Development and Infrastructure Act 2016*

The following information is provided pursuant to the *Development Act 1993* (repealed)

Is the subject land situated in a designated *State Heritage Area*, or otherwise designated as a place of *State Heritage* value? YES NO

Is the subject land designated as a place of *Local Heritage* value? YES NO

Does the Town of Gawler hold details of any development approvals over the subject land 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*)? YES NO

Is the subject land subject to requirements under Section 50(1) or agreement under section 50(2) of the *Development Act 1993* to vest land in a Council or the Crown to be held as open space. YES NO

Is the land subject to any Land Management Agreement under Section 57 of the *Development Act 1993*? YES NO

If Yes - Dealing Number(s):

Copies of Land Management Agreements are available from Land Services SA at www.sailis.sa.gov.au

Please note that it is the purchaser's responsibility to ensure they understand the terms and obligations set within any Land Management Agreement(s).

Condition (that continues to apply) of an approval or authorisation granted under any of the following repealed Acts:

• *Development Act 1993*
(copies of approvals attached if applicable) 490 124 945 - Shed

• *Building Act 1971*;
• *City of Adelaide Development Control Act 1976*;
• *Planning & Development Act 1966*;
• *Planning Act 1982* Information not available

PARTICULARS OF BUILDING INDEMNITY INSURANCE – SECTION 7 (1) (c)

Note: Building indemnity insurance is not required for:

- Domestic building work for which approval under the *Building Act 1971* or a development authorisation under the *Development Act 1993* was not required; or
- Minor domestic building work (see Section 3 of the *Building Work Contractors Act 1995*); or
- Domestic building work commenced before May 1 1987; or
- Building work in respect of which an exemption for the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 1996*; or
- Building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted by the Minister under Section 45 of that Act.

Building Indemnity Insurance is required for this land: YES NO

A copy of the Certificate of Building Indemnity Insurance is attached: YES NO

Exemption from holding Building Indemnity Insurance:

If particulars of insurance are not given, has the Minister granted an exemption under Section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of this Act? YES NO

SIGNED:



DATE: 01/03/2023

Enforcement Notices and Orders :**Planning, Development and Infrastructure Act 2016**

Section 141 – Order to remove or perform work	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Section 142 – Notice to complete development	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Section 155 – Emergency order	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Section 157 – Fire safety notice	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Part 16 Division 1 – Proceedings	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Section 213 – Enforcement notice	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Development Act 1993	
Enforced Notice under Section 84 or Enforcement Order under Section 85(6), 85(10) or 106, of the <i>Development Act 1993</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Emergency Order under Section 69 of the <i>Development Act 1993</i>	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Building Fire Safety notice under Section 71 of the <i>Development Act 1993</i>	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Order under Section 55 of the <i>Development Act 1993</i> to remove or perform work; or notice or order under Section 56 of the Act to complete development	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Other Acts	
Notice of action required concerning flammable materials on land pursuant to Sections 56 or 105 (F) (or Sections 56 or 83 - repealed) of the <i>Fire and Emergency Services Act 2005</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Notice of action required to prevent outbreak of fire under Section 105F (or Section 56 or 83 – repealed) of the <i>Fire and Emergency Services Act 2005</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Notice, order, declaration, charge, claim or demand given or made under the <i>Local Government Act 1934</i> or <i>Local Government Act 1999</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Notice, condition or maintenance order issued under the repealed <i>Public and Environmental Health Act 1987</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Direction, notice or condition under the <i>South Australian Public Health Act 2011</i> and/or the <i>South Australian Public Health (Wastewater) Regulations 2013</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Improvement Notice pursuant to Section 44 of the <i>Food Act 2001</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Prohibition Order pursuant to Section 46 of the <i>Food Act 2001</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO
Notice or order issued under the <i>Water Industry Act 2012</i> .	<input type="checkbox"/> YES (attached) <input checked="" type="checkbox"/> NO

SIGNED:



DATE: 01/03/2023

Data Extract for Section 7 search purposes

Valuation ID 4931269006

Data Extract Date: 01/03/2023

Parcel ID: H105400 S123

Certificate Title: CT5576/98

Property Address: 52 HILLIER RD HILLIER SA 5116

Zones

Rural (Ru)

Subzones

No

Zoning overlays

Overlays

Defence Aviation Area (All structures over 90 metres)

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

Hazards (Flooding)

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

Hazards (Bushfire - General) (General)

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

Hazards (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

No declared significant trees.

However, please note that a tree may be deemed 'regulated' or 'significant' where it meets the criteria below:

The Planning, Development and Infrastructure Act 2016 and Regulations provide that a '**regulated tree**' is:

- Any tree in metropolitan Adelaide and/or townships in the Adelaide Hills Council or parts of the Mount Barker Council with a trunk circumference of 2.0m or more measured at a point 1.0m above natural ground level (in the case of trees with multiple trunks, it is those with trunks with a total circumference of 2.0m or more and an average circumference of 625mm or more measured at a point 1.0m above natural ground level).

A number of tree species are exempt from regulated tree controls, either through their location or their species.

A '**significant tree**' is a regulated tree that is:

- Any tree in metropolitan Adelaide and/or townships in the Adelaide Hills Council or parts of the Mount Barker Council with a trunk circumference of 3.0m or more measured at a point 1.0m above natural ground level (in the case of trees with multiple trunks, it is those with trunks with a total circumference of 3.0m or more and an average circumference of 625mm or more measured at a point 1.0m above natural ground level).

OR

- Any tree identified as a significant tree in Part 10 of the Planning and Design Code

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

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

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

Land Management Agreement (LMA)

No

IMPORTANT INFORMATION

Swimming Pool Safety Fencing

Whenever an existing property title is being transferred and the property has a swimming pool built before 1 July 1993, it is your responsibility to ensure that all swimming pool barriers are in accordance with the current swimming pool safety requirements (which apply to pools built on or after 1 July 1993). Fencing or barriers may need to be upgraded to meet the current safety requirements.

Further information on swimming pool safety requirements is available on the South Australian Government's website at: <https://www.sa.gov.au/topics/planning-and-property/owning-a-property/pool-and-spa-safety>

Property Zoning

All prospective purchasers are encouraged to familiarise themselves with the zoning provisions and other policies applicable to their property, particularly if they intend to develop their land. This information can be obtained from <https://plan.sa.gov.au/> - Development Applications tab.

State Heritage Places

If your property is a *State Heritage Place* it is subject to additional restrictions enforced by the State Government in respect of the management of, and any development of or within, the property. For further information relating to your obligations as the owner of a State Heritage Place, and for historic information regarding your property, please visit www.environment.sa.gov.au/our-places/Heritage.

Church Hill State Heritage Area

The *Church Hill Management Plan* has been prepared to assist Council and property owners in the future planning for Church Hill State Heritage Area. The purpose of this document is to strengthen the existing policies and requirements, and provide design guidance with respect to signage, fencing, verandah, roofing, dwelling extensions, doors and windows, carports and new infill development within the area. A copy of the Church Hill Management Plan can be found on the Planning and Building section of Council's website at www.gawler.sa.gov.au.

External Painting in Gawler's Main Street Precinct

Please note that external painting of buildings in Gawler's Main Street precinct is classified as "development" pursuant to Section 4 (1) (faa) of the Development Act 1993 and therefore a development application is required before such works can be undertaken, even if the property is not listed as a Heritage Place. For further information please contact Council's Planning Department on 8522 9211.

Smoke Alarms in Dwellings

Unless already installed, dwellings must be fitted with hardwired smoke alarms whenever an existing property title is transferred. The smoke alarms shall be installed within six months of the date of transfer and shall comply with AS 3786 – 1993. That is, they shall be hardwired through the electricity mains and have a battery backup.

The smoke alarms shall be installed in locations that will provide reasonable warning to occupants of bedrooms in the dwelling so that they may safely evacuate in the event of a fire (i.e. adjacent to bedrooms within a safe path of travel to an exit).

Should the smoke alarms not be installed in the dwelling, the owner of the dwelling is guilty of an offence which carries a maximum penalty of \$750.

Recycling and Rubbish Bins

The recycle and rubbish bin(s) must be left with the property upon leaving the premises. All properties will be charged for bins if they are taken from the property.

Septic Systems / Waste Control

Properties located in rural areas are unlikely to be connected to sewer and would rely on waste control systems to dispose of liquid waste from the kitchen, laundry, bathroom & toilet.

Waste control systems may be conventional septic systems that require pumping out at least every four years by a licensed waste contractor, or aerobic systems that are required to be serviced three-monthly and allow the use of the treated waste water for irrigation, in a set area.

If your property has a septic system, a few basic rules will ensure that the system is operating at peak efficiency:

- It is not legal to pump out the tank yourself and if there is an existing pump into the tank this indicates a problem with the system.
- Limit chemical use and ensure that products used are marked as safe for septic systems. Do not use bleach.

If you require any further information please contact Council's Environmental Health Department on 8522 9211.

Access to Mains Water Supply

Some rural properties within the Town of Gawler do not have access to mains water supply. To confirm whether your property has mains water supply please contact SA Water on 1300 650 950. **This area is not serviced by sewer. The property has a septic tank and soakage trench system (unknown size). Septic tanks should be pumped out at least every 4 years and maintenance is the responsibility of the owner.**



THE CORPORATION OF THE TOWN OF GAWLER

Town Hall, Gawler, South Australia. Box 130, P.O. Gawler, S.A. 5118
Telephone (085) 22 1533 Facsimile (085) 22 3510

DECISION NOTIFICATION FORM

SOUTH AUSTRALIA DEVELOPMENT ACT 1993
Regulations under the Development Act 1993

Regulation 42
Eleventh Schedule

Development Number	130/1247840
Assessment Number	1301209006
Application Dated	13/09/94
Registered On	13/09/94

To: J F & K H MCMURRAY
HILLIER RD
EVANSTON GDNS 5116

Location of Proposed Development: LOT 123, HILLIER RD, RD MUNRO PARA 1054, Hundred of MUNRO PARA

Nature of Proposed Development: SHED

Rating Classification:

In respect of this proposed development you are informed that:

Category of Decision	Consent Granted	No. of Conditions	Consent refused	Not Applicable
Provisional Development Plan consent	GRANTED	2		
Land Division				N/A
Land Division (Strata)				N/A
Provisional Building Rules consent	GRANTED	4		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	GRANTED	6		

Details of the approved number of occupants under the Building Code are attached.

0 representation(s) from third parties concerning your category 3 proposal were received.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

S P Hagan
Town Clerk, Delegate

Date: 10/10/94

*PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

CORPORATION OF GAWLER

DECISION NOTIFICATION

APPLICATION NO: 490/124/945

Conditions:

1. 1. The structure shall be maintained to the reasonable satisfaction of Council at all times.
2. That the structure herein approved shall be used in accordance with the Applicants letter dated 29/9/94, submitted in support of this application.
3. Site plan showing the levels of the site and of the floors of the proposed building in relation to any street drainage channel or Council drain shall be submitted to and approved by Council prior to such work being commenced. Reg 15 & Schedule 5.
4. Proposed construction of the drainage system and the position and manner of discharge of the storm water shall be submitted to and approved by Council prior to such work being commenced. BCA-F1.1
5. Roof truss member sizes and connection details and roof truss calculations shall be submitted to and approved by Council prior to such work being commenced. BCA-B1.3

NOTE: I recommend that the person proposing to undertake building work on land (or who is in charge of such work) be warned of their obligation to give the Council notices at stages prescribed in Regulation 74.

Signed: *E. Magan*

Date: *10. 10. 94*

APPENDIX F: SA EPA SECTION 7 SEARCH



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 : 8623 (76951)

Agon Environmental
Unit 3, 224 Glen Osmond Road
FULLARTON SA 5063

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

21 February, 2023

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

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

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

Title Reference CT Volume 5576 Folio 98
Address 52 Hillier Road, HILLIER SA 5116

Summary of land use:
Solid Waste Landfill

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?	YES
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?	YES
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	YES
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? | YES |

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: **EPA/673; D0028**

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

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.

NOTE

This parcel of land was licensed as a solid waste landfill depot by the South Australian Waste Management Commission for the disposal of waste.

Type Of Waste Received

Demolition, Building And Construction Wastes



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

Agon Environmental
Unit 3, 224 Glen Osmond Road
FULLARTON SA 5063

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

21 February, 2023

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

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

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

Title Reference CT Volume 5430 Folio 791
Address 66 Hillier Road, HILLIER SA 5116

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.

APPENDIX G: SA EPA LICENCE RECORDS

ENVIRONMENT PROTECTION AUTHORITY

South Australia

EPA Licence No : 000673
Client Co-ordinator: Keith Bilsborough
Telephone : 8204 2042

Page: 1

Environmental Authorisation under Part 6 of the Environment Protection Act, 1993

Name: JF & KH McMurray
Postal Address: PO Box 1013
GAWLER 5118

is hereby issued a

Licence to undertake a prescribed activity of environmental significance under Section 36 of the Environment Protection Act, 1993.

JF & KH McMurray (the Licensee/s) is authorised to undertake the following activity(s) of environmental significance referred to under Schedule 1 of the Act, subject to the conditions below and the Environment Protection Act, 1993 (the Act).

3(3) Waste Depot

carried on at

Hillier Rd EVANSTON GARDENS (the Premises)

This licence shall commence on 01-May-1996 and remain in force until 30-Apr-1999 unless sooner suspended, cancelled or surrendered. It is subject to the following conditions, which must be complied with no later than the date of commencement of this licence unless provided for on the right hand side of the condition in the column marked compliance date.

Conditions:

Compliance
Date:

- 400-211 If the name and/or address of the Licensee changes, then the Licensee must inform the Environment Protection Authority within one (1) month of the change occurring.
- 400-213 a. The last date for an application for renewal of this licence is 60 days before expiry.
- b. The last date for payment of the licence fee for a renewed licence period is 30 days before expiry.
- 400-214 A copy of this licence is to be displayed on a notice board or other suitable place at each place named as a site on which the licensed activities are to be undertaken.

ENVIRONMENT PROTECTION AUTHORITY

South Australia

EPA Licence No : 000673
Client Co-ordinator: Keith Billsborough
Telephone : 8204 2042

Page: 2

Conditions: (cont.)

67-17 GENERAL CONDITIONS OF LICENCE APPLYING TO
SOLID WASTE DEPOTS

Definition

For the purpose of these conditions Solid Waste Depot, includes the area authorised to operate as the depot and is hereafter referred to as the depot.

1. The Licensee, unless otherwise approved by the Environment Protection Authority, shall:
 - (a) display an approved sign at the depot stating that the depot holds an authorisation under the Environment Protection Act.
 - (b) ensure that depot employees are conversant with the requirements of the conditions of the authorisation.
 - (c) maintain a written record of all complaints concerning the depot.

2. The Licensee, unless otherwise approved by the Environment Protection Authority, shall not permit:
 - (a) the receipt of waste at the depot outside the approved operating hours.
 - (b) the landfilling of waste beyond the confines of the depot.
 - (c) the exposure or removal of previously buried waste at the depot.
 - (d) the disposal of waste into water at the depot.
 - (e) the disposal of waste within 2 metres above the underlying groundwater level beneath the depot.
 - (f) the construction of physical structures or stockpiles at the depot that results in or is likely to result in a nuisance or offensive condition, damage to the environment, or a risk to health or safety.

3. The Licensee, unless otherwise approved by the Environment Protection Authority, shall not permit:
 - (a) the escape of landfill gas or leachate from the depot.
 - (b) the escape of dust or mud from the depot.
 - (c) the escape of odours from the depot.
 - (d) vermin breeding within or entering the depot
 - (e) discharge of liquids from the depot not conforming to quality parameters approved by the Environment Protection Authority.
 - (f) the escape of fire or smoke from the depot.

ENVIRONMENT PROTECTION AUTHORITY

South Australia

EPA Licence No : 000673
Client Co-ordinator: Keith Bilsborough
Telephone : 8204 2042

Page: 3

Conditions: (cont.)

4. The Licensee shall ensure that no Listed Waste, as set out in Schedule 1 - Part B of the Environment Protection Act, is received at the depot unless otherwise approved in writing by the Environment Protection Authority.
5. The Licensee shall ensure that:
 - (a) no litter escapes the boundaries of the depot.
 - (b) litter within the depot is not visible from properties or transport corridors outside the boundaries of the depot.
 - (c) litter is collected and disposed of as often is necessary to maintain a tidy appearance within the depot.
6. The Licensee shall:
 - (a) fence, mark, or otherwise define all hazards within the depot.
 - (b) avoid operations which would compromise the stability of land buildings and structures in or adjacent to the depot.
7. The Licensee, unless otherwise given written approval from the Environment Protection Authority, shall not permit the disposal of whole automotive tyres at the depot.
8. The Licensee shall:
 - (a) not permit burning of wastes within the depot, unless otherwise approved by the Authority.
 - (b) take all reasonable and immediate steps to extinguish any unauthorised fire(s) at the depot.
 - (c) implement all Country or Metropolitan Fire Service requirements (as applicable) at the depot.

67-46 CONDITIONS ATTACHED TO DEPOT LICENCE - J.F. & K.J. McMURRAY

1. Only builders and construction demolition wastes are to be deposited at the landfill depot.
2. All waste deposition areas shall be clay lined.
3. Should successive monthly volumes of waste deposited at the waste depot after August, 1990 increase by more than 100% of the average monthly volumes for the preceding year ended August, 1990 then clay lining of the site will be required prior to June, 1992.

400-204 Waste Depots only :

The Environment Protection Authority may impose or vary conditions during the term of this licence relating to:

- (1) waste which can be received at the depot subject to this licence;

ENVIRONMENT PROTECTION AUTHORITY

South Australia

EPA Licence No : 000673
Client Co-ordinator: Keith Billsborough
Telephone : 8204 2042

Page: 4

Conditions: (cont.)

- (2) waste which can be disposed of at the depot subject to this licence;
- (3) the appropriate methods of handling or disposing of any waste at the depot.

400-208 Waste Depots only :

Liquid waste received at a waste depot must not be placed into, or allowed to enter or form, a pond or lagoon (whether natural or artificial) where it would be subject to evaporation or percolation into the earth.

(This condition does not prevent liquid waste received at a waste depot from being placed in a container pending its treatment and disposal in accordance with the conditions of this licence.)

400-209 Waste Depots only :

A person licensed to operate a waste depot at which liquid waste may be accepted must take reasonable steps to ensure that such waste does not come into direct contact with the earth.

400-215 The Licensee must ensure that every employee, agent or contractor responsible for carrying out any task controlled by this licence is properly advised as to the requirements of this licence and the general environmental duty under Section 25 of the Act that relate to that person's tasks and responsibilities as employee, agent or contractor.

400-212 APPROVAL OF CERTAIN WORKS - PROCESS CHANGE

1. During the term of this licence, the Licensee shall not carry out works for the construction or alteration of a building or structure or the installation or alteration of plant or equipment for use for an activity the subject of this licence where such works or alterations are likely to result in:

- an alteration of the process by which the pollution or waste arising from the activity occurs;

or

- an increased level of, or change in the nature of, the pollution or waste arising from the activity;

or

- a relocation of the point of discharge of pollution or waste at the site the subject of this licence; without application for and subsequent approval from, the Environment Protection Authority.

2. Upon application for the construction, installation or alteration of works the Licensee must provide details to the satisfaction of the Environment Protection

ENVIRONMENT PROTECTION AUTHORITY

South Australia

EPA Licence No : 000673
Client Co-ordinator: Keith Bilsborough
Telephone : 8204 2042

Page: 5

Conditions: (cont.)

Authority, to enable an appropriate assessment of the environmental impact of the proposed works to be made.

400-210 Where a Licensee (or a relevant related entity for a member of a corporate group):

1. has an annual report available to the Australian Securities Commission, shareholders or otherwise publicly available, a copy of this report is to be provided to the Environment Protection Authority within one (1) month of it becoming publicly available;
2. has an environmental policy relating to reporting of incidents, handling public complaints or requirements for environment protection practices relating to pollution and waste, a copy of this policy to be provided to the Environment Protection Authority within one (1) month of being issued unless the Authority agrees that the policy is not required to be provided.

400-201 The Environment Protection Authority may during the term of this licence impose or vary conditions :

1. in relation to testing, monitoring and reporting referred to in Section 52(1)(a) of the Act;
2. which require the Licensee, in accordance with Section 53 of the Act, to prepare a plan of action to be taken in the event of an emergency;
3. which require the Licensee to develop an Environment Improvement Programme as set out in Section 54 of the Act and to comply with the requirements of the Environment Improvement Programme;
4. in relation to any activity the conduct of which has not required a licence relating to protection of the environment prior to the commencement of the Environment Protection Act;
5. which relate to provision of information relating to the Licensee or any agent or contractor operating on behalf of the Licensee;
6. which relate to provision of information relating to the activity subject to the licence including the levels of inputs and outputs and the amounts of pollutants or waste generated by the activity.

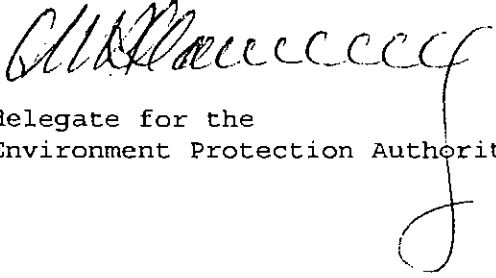
ENVIRONMENT PROTECTION AUTHORITY
South Australia

EPA Licence No : 000673
Client Co-ordinator: Keith Bilsborough
Telephone : 8204 2042

Page: 6

Conditions: (cont.)

This licence is not valid unless signed below.



delegate for the
Environment Protection Authority

For Office use only
Date Issued:16-Jan-1997



Department of Environment and Natural Resources

INVOICE for LICENCE (Environment Protection Act, 1993)

Date Issued: 07-Jan-1997

Telephone Enquiries : 204 2058
Freecall outside 08 : 008 623 445

Page: 1

Name: JF & KH McMurray
Postal Address: PO Box 1013
GAWLER 5118

This invoice relates to licenceable activities carried on at

Hillier Rd EVANSTON GARDENS

Summary of fee charges for period 01-May-1996 to 30-Apr-1997 are as follows

3(3) (ii)	Waste Depot	\$81.62
-----------	-------------	---------

PAYMENT DUE	\$81.62
-------------	---------

If your activities and production rates have altered from last year,
please notify the EPA in writing - addressed to the Senior Licence
Administrator.

Environment Protection Authority
Paying in person
Please present the whole account intact
to level 6, 77 Grenfell Street Adelaide.

Mailing your payment
Please detach this slip and mail it together with your
cheque to Office of the EPA GPO Box 2607 Adelaide SA 5001.

Payment Due
\$81.62

Pay by Date
21-Jan-1997

EPA Licence No
000673

NAME: J.F. & K.M. McMURRAY D0028

VOLUME: CT 3798 FOLIO: 198

PT/SEC?:

SECTION NUMBER: 123 HUNDRED: Munno Parra

STREET NO:
STREET: MILLIER RD
SUBURB: EVANSTON adns. POSTCODE:

OTHER LOCATION IDENTIFIER

DATE FIRST BROUGHT TO COMM. ATTENTION: 1/1/83

DATE PREMISES NO LONGER LICENSED: 1/1

DEPOT TYPE SOLID WASTE LANDFILL

Waste docket SAWM/523/1986 cannot be located - information from blue folder records & IIS ONLY

DEPOT FILE NO.: 523/86

VERIFIED via [signature]

APPENDIX H: ASBESTOS MATERIALS REPORTS

Asbestos Materials Report



52 HILLIER ROAD, HILLIER SA 5116

Date of Inspection: 2nd June 2022

Asbestos Assessor: David Ellis (Licence # 560546)

Contents

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1. Introduction

The purpose of this Asbestos Register and Report is to list all identified (or presumed) Asbestos Containing Materials (ACM's) at the Site. It goes into detail describing the location, type and condition of ACM's present, the risk of exposure to airborne asbestos fibres they may pose and recommendations on actions required for each situation. This document should be referred to prior to any work/maintenance that may disturb any ACM at the workplace.

The Inspection was conducted throughout all accessible areas of the Site by one of Project Asbestos' consultants. It involved locating and identifying ACMs at the site, assessing the current condition and likelihood of further deterioration, as well as the possible risk of exposure to airborne asbestos fibres. During the Inspection samples are generally taken for laboratory analysis to qualify the presence of asbestos. These analysis results and all other findings are recorded in the Asbestos Register in Section 2 of this Report.

No one section or part of a section of this report should be taken as giving an overall idea of this report. This report must be read in its entirety, including its appendices and attachments.

1.1 Inspection Notes

Details of all findings can be found in the Asbestos Register Table in Section 2.

This Asbestos Report should be kept in a prominent location at the Site and readily accessible to any staff, contractors or visitors who may need to refer to it.

All documentation relating to asbestos removal or make safe work should be kept with this Report. This may include Clearance Certificates, Air monitoring Results, Sample Analysis Results, photos or any other documentation pertaining to the asbestos situations on site.

A large, durable asbestos warning sign should be affixed to the main electrical cabinet and / or on the entrance of all buildings containing asbestos.




Site Notes:

- No access was gained generally under all existing floor coverings, flush ceiling areas, cavities, voids, portions of roof spaces, pipe chases in walls, plant and equipment and generally inaccessible areas.
- This survey did not include intrusive investigation. Prior to building work, earthworks, or demolition an intrusive survey is recommended to assess hidden, previously inaccessible, unidentified or unknown materials. Alternatively, all hidden, previously inaccessible, unidentified or unknown materials must be presumed to contain asbestos with appropriate controls in place to minimise significantly the risk of disturbance and possible exposure.

2. Asbestos Materials Register

2.1 Action Ratings

A simple traffic light rating system is provided for hazard management purposes to help prioritise each asbestos containing item. The action rating is based upon visual inspection and consideration of the condition, stability, site activity and accessibility of the asbestos containing material at that time - as well as the experience of the assessor. An assessment of risk is incorporated into this rating system of high, medium or low.

Rating	Interpretation
 A1	<p>This rating indicates some immediate control is required. Options are typically to restrict access, isolate, and remove as soon as practicable.</p> <p><i>This asbestos containing item would be considered to have a high level of risk.</i></p>
 A2	<p>This rating represents a requirement for an immediate to short term action. Often this includes:</p> <ul style="list-style-type: none"> • A measure of isolation to limit access • Making safe an item, and/or • Implementation of an immediate hazard management plan which may identify part or whole remediation depending on various factors. <p>Weathered, worn, unsealed or partially disturbed asbestos containing materials would also take precedence for planned removal over A3 items.</p> <p><i>This asbestos containing item would be considered to have a medium level of risk.</i></p>
 A3	<p>This rating represents items in good condition that may be left in place for the medium to longer term with the ultimate goal for planned removal.</p> <p><i>This asbestos containing item would be considered to have a low level of risk.</i></p>

Items in the register requiring more specific recommendations or comments are detailed on the line item in the Register Table (Section 2) based on the above rating standard.

Recommendations are no substitute for the Person Conducting a Business or Undertaking to implement and review hazard management strategies to ensure compliance.

As a general recommendation, disturbance through physical or mechanical means should be avoided to prevent release of airborne fibre unless, for example, to remove the offending material in accordance with appropriate hazard management controls and legislation.

3. Asbestos Materials Register - Legend

Analysis result symbols and meanings:

CH	Chrysotile Asbestos	UMF	Unidentified Mineral Fibre
CR	Crocidolite Asbestos	NAD	No Asbestos Detected
AM	Amosite Asbestos	NAV	No Asbestos Visible
SMF	Synthetic Mineral Fibre	N/A	Rating not applicable to non-asbestos items

4. Asbestos Materials Register Table

Site Address: 52 Hillier Road, Hillier SA 5116

Item No	Building or Structure	Internal /External	Location of item	Item use	Material Type	Matrix Stability	Sample Ref	Result	Condition	Comments	Action Rating
1	Shed	Ext / Int	Throughout	-	-	-	Visual	No asbestos visible	-	Concrete / Steel / Timber construction throughout. No asbestos visible at time of inspection.	-
2	House	External	Roof, throughout	Cladding	Fibre cement sheet (corrugated)	Bonded	Visual	Presumed to contain asbestos	Moderate	Weathered condition. Unsealed	A2
3	House	Ext / Int	North elevation, infill to window frame	Lining	Fibre cement sheet (flat)	Bonded	Visual	Presumed to contain asbestos	Poor	Unsealed.	A2
4	House	External	North elevation, above veranda, eave	Lining	Fibre cement sheet (flat)	Bonded	Visual	Presumed to contain asbestos	Poor	Sealed with paint.	A3
5	House	External	North veranda, on ground	Debris	Asbestos sheet debris	Bonded	Visual	Presumed to contain asbestos	Poor	Unsealed.	A1
6	House	Internal	Bathroom, throughout	Floor covering	Vinyl sheet	-	Visual	No asbestos visible	-	Plain vinyl sheet without fibre backing.	-
7	House	Internal	Toilet, partition walls	Lining	Fibre cement sheet (flat)	Bonded	Visual	Presumed to contain asbestos	Poor	Sealed with paint.	A3
8	House	Internal	Northern room adj. bathroom, on wall	Electrical backing board	Resin impregnated electrical board	Bonded	Visual	Presumed to contain asbestos	Moderate	Use care during maintenance. Old switches and wiring may contain asbestos insulating materials. Not dismantled for internal inspection.	A2
9	House	Internal	Northern room adj. bathroom and kitchen, throughout	Floor covering	Vinyl sheet (green)	-	Visual	No asbestos visible	-	Old hessian backed thick vinyl. Vinyl of this age and style have been proven to not contain asbestos.	-

Site Address: 52 Hillier Road, Hillier SA 5116

Item No	Building or Structure	Internal /External	Location of item	Item use	Material Type	Matrix Stability	Sample Ref	Result	Condition	Comments	Action Rating
10	Shearer's Quarters	Ext / Int	Roof, throughout	Cladding	Fibre cement sheet (corrugated)	Bonded	Visual	Presumed to contain asbestos	Moderate	Weathered condition. Unsealed	A2
11	Shearer's Quarters	External	North side of building, on ground	Stored materials	Various fibre cement products	Bonded	Visual	Presumed to contain asbestos	Poor	Asbestos cement pipes, thick sheet and roof capping, stockpiled on ground. All items unsealed.	A1
12	Shearer's Quarters	Internal	South room, ceiling	Lining	Fibre cement sheet (flat)	Bonded	Visual	Presumed to contain asbestos	Poor	Sealed with paint.	A3

5. Photographs



Item 1 – Shed, No asbestos visible



Item 2 – House, roof



Item 3 – House, infills (internal)



Item 3 – House, infills (internal)



Item 3 – House, infills (external)



Item 4 – House, eave lining



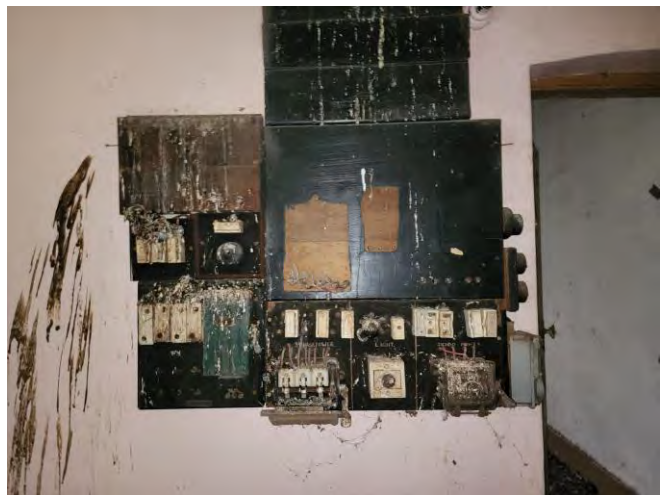
Item 5 – House, debris



Item 6 – House, bathroom vinyl sheet
(No asbestos visible)



Item 7 – House, toilet walls



Item 8 – House, electrical board



Item 10 – Shearer's Quarters, roof



Item 11 – Shearer's Quarters, stored materials



Item 12 – Shearer's Quarters, stored materials



Item 13 – Shearer's Quarters, south room, ceiling

6. Health Risks and General Information

6.1 Asbestos Related Diseases

Asbestos is a known carcinogen. The inhalation of asbestos fibres is known to cause asbestosis, mesothelioma and lung cancer.

Asbestosis is a form of lung disease (pneumoconiosis) directly caused by inhaling asbestos fibres, causing scarring (fibrous) of the lung tissue, which decreases the ability of the lungs to transfer oxygen to the blood. The latency period of asbestosis is generally between 15 and 25 years.

Malignant mesothelioma is a cancer of the outer covering of the lung (the pleura) or the abdominal cavity (the peritoneum). It is usually fatal. Mesothelioma is caused by the inhalation of microscopic fibres deep into the lungs where they can damage mesothelial cells, potentially resulting in cancer. The latency period varies and may be between 10 and 40 years, and the disease is very difficult to detect prior to the onset of illness. Mesothelioma was once rare, but its incidence is increased throughout the industrial world as a result of past exposures to asbestos. Australia has the highest incidence rate in the world.

Lung cancer symptoms are rarely felt until the disease has developed to an advanced stage can be related to exposure to asbestos fibres. Lung cancer is a general cancer of the lung and can be difficult to differentiate from other causes (e.g. smoking – the likelihood of development of lung cancer from exposure to asbestos by a smoker is multiplicatively greater). The average latency period of the disease, from the first exposure to asbestos, ranges from 20 to 30 years.

Research into the health effects is currently ongoing with other asbestos related disease noted such as Pleural plaques. These are small areas of thickening or scarring of the lining of the lung, which in itself may not necessarily be fatal, but it usually seen as an indicator of exposure to asbestos and can also be a precursor of other asbestos related diseases.

6.2 Exposure

Asbestos poses a risk to health by inhalation whenever asbestos fibres become airborne and people are exposed to these fibres.

Asbestos containing materials (ACMs) can release asbestos fibres into the air if they are in poor condition, disturbed and especially during the following activities:

- Any direct action on ACM, such as drilling, boring, cutting, filing, brushing, grinding, sanding, breaking, smashing or blowing with compressed air.
- Inspections or removal of ACM from workplaces (including vehicles, plant and equipment).
- Maintenance or servicing of materials from vehicles, plant, equipment or workplaces.
- Renovation or demolition of buildings containing ACM.

Non friable ACM that has been subject to extensive weathering or deterioration also has

a higher potential to release asbestos fibres into the air.

The exact process and links from exposure to asbestos fibres to development of asbestos related illnesses is not fully understood and is dependent upon a combination of factors. It is generally accepted that cumulative high exposure over a long time increases the likeliness of contraction.

Risk of exposure to airborne asbestos fibres is not confined to those personnel who work or have worked directly with asbestos related products. Exposure may also be significant to personnel in the vicinity of asbestos containing materials (particularly in poor condition), maintenance personnel, and the like, whose tasks may involve accessing these areas containing ACMs or accidentally disturbing them when safe work practices are not enforced.

Various factors determine how exposure to asbestos affects an individual including:

- Propensity to disease (genetic make-up),
- Exposure concentration, duration, frequency, and
- Size, shape and chemical makeup of asbestos fibres.

6.3 Asbestos Containing Materials

Asbestos is the general name given to certain mineral silicates which are found occurring as natural mineral deposits within the ground. The natural occurring minerals have been subsequently mined in various countries including Australia and are categorised into two groups:

Serpentine group: ➤ CHRYSOTILE (white asbestos)

➤ CROCIDOLITE (blue asbestos)

➤ AMOSITE (brown asbestos)

Amphibole group: ➤ ANTHOPHYLLITE

➤ ACTINOLITE

➤ TREMOLITE

Chrysotile, Crocidolite and Amosite are common types of occurring asbestos, with the other amphiboles occurring rarely or as contaminants within other asbestos or mineral deposits, and often incorporated into materials to give advantageous properties due to the properties of the asbestos.

The physical and chemical properties of asbestos have determined its uses and commercial value.

- The fine fibres of chrysotile and crocidolite are ideal for textile products.
- The thermal stability of asbestos minerals made them particularly suitable in friction products.
- The low thermal conductivity of asbestos has led to the materials being extensively used as an insulation material.

Asbestos cements consisting mainly of chrysotile and cement binders are high quality products because of the chemical bonding of the lime with the surface of the asbestos fibres.

Asbestos fibre has been historically cheap to mine with minimum process to incorporate into products. It has been exploited commercially due to its useful properties:

- Flexibility
- High tensile strength
- Incombustibility
- Resistance to chemical attack
- Water resistance

6.4 Removal Requirements

All asbestos removal works must be carried out in accordance with relevant state notification requirements (e.g. Safework SA), Work Health and Safety Act and Regulations, Codes of Practice and asbestos licensing requirements for removal/remediation.

There are two asbestos removal licence types in Australia:

- "A" Class (unrestricted) asbestos licence – for removal of all asbestos containing materials including non-friable, friable and asbestos containing dust (either pre-existing or generated from the removal).
- "B" Class (restricted) licence – for removal of non-friable asbestos containing material and asbestos containing dust generating from the removal process.

All licensed asbestos removal work is required to be independently inspected by a licensed Asbestos Assessor for clearance to occupy purposes. Air monitoring is required for all licensed removal work and clearance purposes in Australia. Assessor licensing in Australia follows, in general, the same licencing class system.

6.5 Methodology

An asbestos survey is the process of gathering information primarily through a visual inspection of the site. The Assessor considers factors, such as, the age, type and use of suspect materials, sampling and interpretation. Sampling of suspect asbestos containing materials and having them analysed at a NATA Accredited Laboratory is the accepted way of confirming asbestos content. The assessor, if instructed or where safe access is not available, may presume a material is asbestos containing. Representative sampling where materials are alike may be conducted unless directed otherwise.

Any other relevant sources may be used by the Assessor to compile accurate information for the Asbestos Register. These could be building plans, site history and any other information available in the public domain.

Appendix A

Glossary of Terms

Material Friability:

Friable:

Non bonded asbestos fabric or material, is in a powder form or can be crumbled, pulverised or reduced to powder by hand pressure when dry.

Non-Friable (bonded):

Material which the asbestos fibres are bonded by cement, vinyl, resin or other similar material.

Non-Friable (Semi-bonded)

Material which is generally bonded but exhibits signs of deterioration or weathering, generally on the outer surface.

Material Condition:

Good

Showing no, or very minor, signs of damage and/or deterioration of material.

Medium

Showing small amounts of damage and/or deterioration of material.

Poor

Showing a large amount of damage or deterioration or that material is redundant and unserviceable for its intended use.

Risk Rating:

Low

Left undisturbed, under normal occupational circumstances, it is unlikely to generate airborne asbestos fibres.

Medium

Left undisturbed, under normal occupational circumstances, it may generate airborne asbestos fibres.

High

Left undisturbed, under normal occupational circumstances, it is likely to generate airborne asbestos fibres.

Appendix B

Certificates of Analysis

No samples were required during the inspection. Treat all presumed asbestos containing materials, as asbestos, unless proven otherwise by individual sample analysis.

Appendix C

Terms & Conditions

Special Conditions to Project Asbestos Standard Terms and Conditions (Asbestos Assessments)

1. General

This report and associated services performed by Project Asbestos are in accordance with the scope of services set out in the contract and discussions between Project Asbestos and the Client. The scope of work was defined by the time and budgetary constraints imposed by the client. The data, findings, observations, conclusions and recommendations in the report are based solely upon the state of the site at the time of the investigation. The passage of time, manifestation of latent conditions or impacts of future events (i.e. changes in legislation scientific knowledge, land uses, etc) may render the report inaccurate. In circumstances such as this, Project Asbestos shall not be liable for any loss or damage that may be occasioned directly or indirectly through the use of or reliance on the contents of this report.

- a) In addition to the Project Asbestos Standard Terms and the terms of any Proposal, these special conditions (Special Conditions) to the Terms of Engagement apply where the Client has engaged Project Asbestos to provide Services that include:
 - (i) undertaking an asbestos assessment (Asbestos Assessment); and
 - (ii) preparing verbal or written advice, reports, data, laboratory test results, general findings or recommendations relating to any Asbestos Assessment (Asbestos Related Services).
- b) Capitalised terms appearing in this document not otherwise defined in these Special Conditions have the meaning given to them in the Standard Terms or the Proposal (as the case may be).

2. Special Conditions

2.1 Scope of Asbestos Assessment and Asbestos Related Services

The Client acknowledges and agrees that any Asbestos Assessment carried out, or any Asbestos Related Services provided by Project Asbestos:

- a) Will be carried out or provided (as the case may be) under and in accordance with:
 - (i) the Terms of Engagement (including these Special Conditions); and
 - (ii) the terms and conditions of:
 - any licence granted to, and held by, Project Asbestos and any of its employees, agents, contractors and sub-contractors (as the case may be) from time to time for the purposes of undertaking any asbestos assessments, or handling, removing, disposing, storing or transporting any asbestos or ACM;
- b) Will not, subject to clause 2.1(c) of these Special Conditions, include Services that involve or require the removal, disposal, transportation or handling (by any means) by Project Asbestos or its employees of any asbestos or asbestos containing material (ACM); and
- c) May require, or result in, Project Asbestos removing small samples of materials containing, or suspected of containing, asbestos or ACM for the purposes of further testing.

2.2 Qualifications to Asbestos Assessments and Asbestos Related Services

The Client acknowledges and agrees that:

- a) Any Asbestos Assessment will be conducted by Project Asbestos on the basis of the presence and condition of the site materials at the time of inspection.
- b) No Asbestos Assessment can be regarded as absolute in locating all instances of asbestos or ACM on site. Accordingly, the outcome and results of any Asbestos Assessment and Asbestos Related Services undertaken by Project Asbestos and any resulting report prepared by Project Asbestos is not (and is not to be considered, read or construed as) final confirmation of:
 - (i) the presence or absence of asbestos and/or ACM; or
 - (ii) all locations or locations of any asbestos and/or ACM.
- c) It may not be possible for Project Asbestos to locate all asbestos or ACM due to physical constraints and restrictions on site access.
- d) As there is a need to avoid damage to the Client's property (e.g. through sample taking), as well as minimising disruption (e.g. dismantling equipment) and inconvenience during an inspection, no destruction or demolition of finishes or structures (walls, fixtures, plant or other equipment) will be carried out by Project Asbestos unless the Client specifically requests, or the Proposal indicates otherwise.
- e) No specific Asbestos Assessment and inspection will be conducted under-floor spaces or under existing floor coverings, and the Asbestos Assessment is limited to those ceilings spaces that are (in Project Asbestos's opinion) reasonably accessible.
- f) Assessment of the presence of asbestos or ACM in soil is expressly excluded from any Asbestos Assessment or Asbestos Related Services unless soil assessments are specifically included as part of the scope of work set out in the Proposal.
- g) Integral parts of plant/equipment will not be inspected unless requested by the Client and those items of plant and/or equipment are specifically de-energised, isolated, deactivated or otherwise rendered inert and safe, prior to any inspection. Where no inspection of items of plant and equipment is carried out, a presumption of the presence of asbestos or ACM may still be documented.
- h) Asbestos or ACM may be located/ or identified in inaccessible areas such as (but not limited to) wall cavities, lift shafts, under floor slabs, along pipework and shrouds, within boilers, heater banks, ductwork, live electrical installations, within pipe chases, and the like. Buried fibre cement pipes, insulation, or pits may also be discovered during excavation.
- i) The presence of Client or tenant plant/equipment, furniture or stock may (either partially or entirely) limit, impinge or obstruct Project Asbestos from conducting a full visual assessment.
- j) Project Asbestos surveyors may collect samples at any known or suspected asbestos or ACM locations. Where no asbestos is detected (NAD), the samples and laboratory results will still be listed in Project Asbestos's final report so as to provide information for use during future assessments and inspections.
- k) Representative sampling is sometimes undertaken where similar or identical materials are recognized in similar locations or situations within the same building or

structure (Similar Materials). This sample extrapolation is used only when a laboratory result confirms the presence of asbestos or ACM in one instance of the Similar Material, so that the positive asbestos/ACM result may be applied to any other instances of Similar Material. Other instances of the Similar Material will be presumed to contain asbestos or ACM until otherwise qualified by further sample collection and laboratory analysis.

- l) Successful laboratory analysis of any asbestos or ACM may be affected or compromised in instances where the material has been heat-affected, as heat may alter the morphology of the fibrous material.
- m) The Asbestos Materials Register is to be read in conjunction with the whole of any Client report prepared by Project Asbestos. Project Asbestos can offer advice, upon request from the Client, on required Asbestos Management Plans for controlling asbestos or other hazards, however such advice is separate from, and does not constitute part of, the Services provided under the initial Terms of Engagement.
- n) Any report that is or may be prepared by Project Asbestos following an Asbestos Assessment or as part of any Asbestos Related Services:
 - (i) is prepared specifically for the Client and Project Asbestos accepts no liability or responsibility for any loss or damage suffered by any other person or organisation in relation to any matter contained within this report; and
 - (ii) may not, in whole or in part, be used or referred to for any other purpose or provided to, or relied on by, any other person, without the express written consent of Project Asbestos, and then only in accordance with the provisions of that report and the terms of such consent.
- o) All measurements or quantities stated or referred to in any report prepared by Project Asbestos for the Client are approximations only and should not be relied upon for estimation of asbestos or ACM removal costs or as a basis for contracts for such removal.

2.3 Recommendations

The Client acknowledges that Project Asbestos makes the following recommendations regarding asbestos-related inspections generally:

- a) An intrusive asbestos inspection is recommended by Project Asbestos prior to all building upgrade work or demolition, in accordance with applicable regulatory requirements, to mitigate the risk of uncovering previously unidentified/hidden asbestos or ACM.
- b) With some bulk material containing asbestos or ACM, it can be very difficult (or even impossible) to detect the presence of asbestos or ACM using the polarised light microscopy analytical method, even after ashing/disintegration of the sample. Similarly, some products and materials found may have material inconsistency and, consequently, a small sample taken and analysed may not accurately represent the material as a whole. Project Asbestos recommends that a continuous asbestos sampling program be maintained, with samples taken prior to commencement of any disturbance work (unless, as a precautionary measure, the relevant materials, plant or equipment are assumed to be or contain asbestos or ACM).

Appendix D

Asbestos Register Access Log

This Log is for the purpose of recording details of all personnel who read this asbestos register.

Date	Name	Nature of Work	Signature	Owner / Occupier's Signature

Appendix E

Asbestos Maintenance Log

This Maintenance Log is to be used to record details of any asbestos works undertaken including make safe's, removals, partial removals and maintenance.

Date		Company		Order No	
Time		Company's Supervisor			
Nature of Work Carried Out					
Company's Supervisor Signature:			Owner / Occupier Signature:		

Date		Company		Order No	
Time		Company's Supervisor			
Nature of Work Carried Out					
Company's Supervisor Signature:			Owner / Occupier Signature:		

Date		Company		Order No	
Time		Company's Supervisor			
Nature of Work Carried Out					
Company's Supervisor Signature:			Owner / Occupier Signature:		

Date		Company		Order No	
Time		Company's Supervisor			
Nature of Work Carried Out					
Company's Supervisor Signature:			Owner / Occupier Signature:		

Date		Company		Order No	
Time		Company's Supervisor			
Nature of Work Carried Out					
Company's Supervisor Signature:			Owner / Occupier Signature:		

Asbestos Materials Report



66 HILLIER ROAD, HILLIER SA 5116

Date of Inspection: 27th May 2022

Asbestos Assessor: David Ellis (Licence # 560546)

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1. Introduction

The purpose of this Asbestos Register and Report is to list all identified (or presumed) Asbestos Containing Materials (ACM's) at the Site. It goes into detail describing the location, type and condition of ACM's present, the risk of exposure to airborne asbestos fibres they may pose and recommendations on actions required for each situation. This document should be referred to prior to any work/maintenance that may disturb any ACM at the workplace.

The Inspection was conducted throughout all accessible areas of the Site by one of Project Asbestos' consultants. It involved locating and identifying ACMs at the site, assessing the current condition and likelihood of further deterioration, as well as the possible risk of exposure to airborne asbestos fibres. During the Inspection samples are generally taken for laboratory analysis to qualify the presence of asbestos. These analysis results and all other findings are recorded in the Asbestos Register in Section 2 of this Report.

No one section or part of a section of this report should be taken as giving an overall idea of this report. This report must be read in its entirety, including its appendices and attachments.

1.1 Inspection Notes

Details of all findings can be found in the Asbestos Register Table in Section 2.

This Asbestos Report should be kept in a prominent location at the Site and readily accessible to any staff, contractors or visitors who may need to refer to it.

All documentation relating to asbestos removal or make safe work should be kept with this Report. This may include Clearance Certificates, Air monitoring Results, Sample Analysis Results, photos or any other documentation pertaining to the asbestos situations on site.

A large, durable asbestos warning sign should be affixed to the main electrical cabinet and / or on the entrance of all buildings containing asbestos.




Site Notes:

- Asbestos debris was located on the ground throughout the southern half of the property. Areas around the Chicken Sheds had a high concentration of visible asbestos, presumably from a historical asbestos removal. It is recommended, that the southern half of the Property be classed as asbestos contaminated due to the high level of asbestos debris in varying forms located during this inspection.
- No access was gained generally under all existing floor coverings, flush ceiling areas, cavities, voids, portions of roof spaces, pipe chases in walls, plant and equipment and generally inaccessible areas.
- No access was gained inside the Central and Western Chicken Sheds as the structures were in a dilapidated condition and unsafe to enter.
- This survey did not include intrusive investigation. Prior to building work, earthworks, or demolition an intrusive survey is recommended to assess hidden, previously inaccessible, unidentified or unknown materials. Alternatively, all hidden, previously inaccessible, unidentified or unknown materials must be presumed to contain asbestos with appropriate controls in place to minimise significantly the risk of disturbance and possible exposure.

2. Asbestos Materials Register

2.1 Action Ratings

A simple traffic light rating system is provided for hazard management purposes to help prioritise each asbestos containing item. The action rating is based upon visual inspection and consideration of the condition, stability, site activity and accessibility of the asbestos containing material at that time - as well as the experience of the assessor. An assessment of risk is incorporated into this rating system of high, medium or low.

Rating	Interpretation
 A1	<p>This rating indicates some immediate control is required. Options are typically to restrict access, isolate, and remove as soon as practicable.</p> <p><i>This asbestos containing item would be considered to have a high level of risk.</i></p>
 A2	<p>This rating represents a requirement for an immediate to short term action. Often this includes:</p> <ul style="list-style-type: none"> • A measure of isolation to limit access • Making safe an item, and/or • Implementation of an immediate hazard management plan which may identify part or whole remediation depending on various factors. <p>Weathered, worn, unsealed or partially disturbed asbestos containing materials would also take precedence for planned removal over A3 items.</p> <p><i>This asbestos containing item would be considered to have a medium level of risk.</i></p>
 A3	<p>This rating represents items in good condition that may be left in place for the medium to longer term with the ultimate goal for planned removal.</p> <p><i>This asbestos containing item would be considered to have a low level of risk.</i></p>

Items in the register requiring more specific recommendations or comments are detailed on the line item in the Register Table (Section 2) based on the above rating standard.

Recommendations are no substitute for the Person Conducting a Business or Undertaking to implement and review hazard management strategies to ensure compliance.

As a general recommendation, disturbance through physical or mechanical means should be avoided to prevent release of airborne fibre unless, for example, to remove the offending material in accordance with appropriate hazard management controls and legislation.

3. Asbestos Materials Register - Legend

Analysis result symbols and meanings:

CH	Chrysotile Asbestos	UMF	Unidentified Mineral Fibre
CR	Crocidolite Asbestos	NAD	No Asbestos Detected
AM	Amosite Asbestos	NAV	No Asbestos Visible
SMF	Synthetic Mineral Fibre	N/A	Rating not applicable to non-asbestos items

4. Asbestos Materials Register Table

Site Address: 66 Hillier Road, Hillier SA 5116

Item No	Building or Structure	Internal /External	Location of item	Item use	Material Type	Matrix Stability	Sample Ref	Result	Condition	Comments	Action Rating
1	Yard	External	Throughout	Debris	Asbestos sheet debris	Bonded	Visual	Presumed to contain asbestos	Poor	Asbestos cement sheet debris located on ground throughout the property. See Section 5 – Photos for locations.	A1
2	Yard	External	Throughout	Buried debris	Asbestos sheet debris	Bonded	Visual	Presumed to contain asbestos	Poor	Asbestos cement sheet debris located partly buried throughout. High probability of unseen asbestos debris being present in at least the topsoil of the ground throughout. Use caution if excavating.	A1
3	Yard	External	Stockpiles throughout property	Debris / Stored material	Asbestos sheet debris	Bonded	Visual	Presumed to contain asbestos	Poor	Asbestos cement sheet stockpiles located around the property. See Section 5 – Photos for locations.	A1
4	Yard	External	Between eastern and central chicken sheds, depreciation in ground	Debris / Stored material	Asbestos sheet debris	Bonded	Visual	Presumed to contain asbestos	Poor	Evidence that the area was used as a dump site. Limited access due to overgrown, grass / weeds. Potential for buried asbestos throughout. See Section 5 – Photos for locations.	A1
5	House	External	Roof, throughout	Cladding	Fibre cement sheet (corrugated)	Bonded	Visual	Presumed to contain asbestos	Moderate	Weathered condition. Unsealed	A2
6	House	Internal	Laundry, on wall	Electrical backing board	Resin impregnated electrical board	Bonded	Visual	Presumed to contain asbestos	Moderate	Use care during maintenance. Old switches may contain asbestos insulating materials. Not dismantled for internal inspection.	A2

Site Address: 66 Hillier Road, Hillier SA 5116

Item No	Building or Structure	Internal /External	Location of item	Item use	Material Type	Matrix Stability	Sample Ref	Result	Condition	Comments	Action Rating
7	Small Shed	External	Roof, throughout	Cladding	Fibre cement sheet (corrugated)	Bonded	Visual	Presumed to contain asbestos	Moderate	Weathered condition and damaged in sections. Unsealed.	A2
8	Small Shed	External	Beneath veranda, type of storage container, internal and external walls	Lining	Fibre cement sheet (flat)	Bonded	Visual	Presumed to contain asbestos	Good	Painted.	A3
9	Small Shed	Internal	Adjacent internal mesh door, infill	Lining	Fibre cement sheet (flat)	-	EN09000	NAD	-		-
10	Small Shed	Internal	Behind Fumigator, on floor	Lining	Fibre cement sheet (flat)	Bonded	Visual	Presumed to contain asbestos	Poor	Sheeting lining floor. Damaged	A1
11	Eastern Chicken Shed	External	Low level walls, east and west elevations	Cladding	Fibre cement sheet (corrugated)	Bonded	Visual	Presumed to contain asbestos	Moderate	Weathered condition and damaged in sections. Unsealed.	A2
12	Eastern Chicken Shed	Internal	Ceiling, throughout	Insulating membrane	Foam / Mastic insulation	-	EN08999	NAD	-		-
13	Eastern Chicken Shed	Internal	On ground, throughout	Debris	Asbestos sheet debris	Bonded	Visual	Presumed to contain asbestos	Poor	Asbestos cement sheet debris located scattered throughout shed.	A1
14	Central Chicken Shed	External	Roof, throughout (partly removed at northern end)	Cladding	Fibre cement sheet (corrugated)	Bonded	Visual	Presumed to contain asbestos	Moderate	Weathered condition and damaged in sections. Unsafe structure. Unsealed.	A1
15	Central Chicken Shed	External	Low level walls, east and west elevations	Cladding	Fibre cement sheet (corrugated)	Bonded	Visual	Presumed to contain asbestos	Moderate	Weathered condition and damaged in sections. Unsealed.	A2
16	Central Chicken Shed	Internal	-	-	-	-	-	-	-	Unsafe structure. No safe internal access. Presume asbestos debris is present unless safely accessed and proven otherwise.	
17	Western Chicken Shed	External	Low level walls, east and west elevations	Cladding	Fibre cement sheet (corrugated)	Bonded	Visual	Presumed to contain asbestos	Moderate	Weathered condition and damaged in sections. Unsealed.	A2

Site Address: 66 Hillier Road, Hillier SA 5116

Item No	Building or Structure	Internal /External	Location of item	Item use	Material Type	Matrix Stability	Sample Ref	Result	Condition	Comments	Action Rating
18	Western Chicken Shed	Internal	-	-	-	-	-	-	-	Unsafe structure. No safe internal access. Presume asbestos debris is present unless safely accessed and proven otherwise.	-

5. Photographs



66 Hillier Road, Hillier (south end of property)

The above image indicates the locations of the major stockpiles and evidence of buried asbestos on the site. They are not the only locations asbestos debris was found. The entire southern half of the Property has asbestos debris at varying levels throughout.



Item 1 – Driveway – Debris throughout



Item 1 – Driveway – Debris throughout



Item 2 – Debris throughout dirt mounds – Located north of Eastern Chicken Shed



Item 3 - Stockpiles



Item 3 - Stockpiles



Item 4 – Potential dump site



Item 5 – House, roof cladding



Item 6 – House, electrical board and switches



Item 7 – Small Shed roof (external)



Item 7 – Small Shed roof (internal)



Item 8 – Storage container (external)



Item 8 – Storage container (internal)



Item 9 – Small Shed, infill panel (No Asbestos Detected)



Item 10 – Small Shed, floor (overview)



Item 10 – Small Shed, floor (close up)



Item 11 – Eastern Chicken Shed, low wall cladding



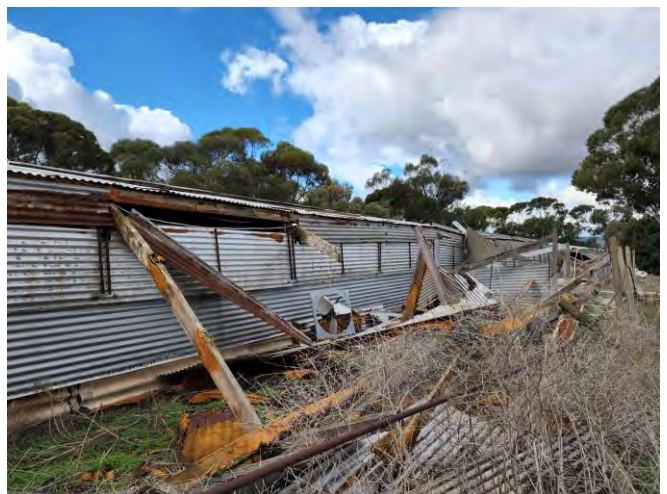
Item 12 – Eastern Chicken Shed, ceiling insulating membrane (No Asbestos Detected)



Item 13 – Eastern Chicken Shed – Debris throughout



Item 14 & 15 – Central Chicken Shed, roof and low-level walls



Item 17 – Western Chicken Shed, low-level walls

6. Health Risks and General Information

6.1 Asbestos Related Diseases

Asbestos is a known carcinogen. The inhalation of asbestos fibres is known to cause asbestosis, mesothelioma and lung cancer.

Asbestosis is a form of lung disease (pneumoconiosis) directly caused by inhaling asbestos fibres, causing scarring (fibrous) of the lung tissue, which decreases the ability of the lungs to transfer oxygen to the blood. The latency period of asbestosis is generally between 15 and 25 years.

Malignant mesothelioma is a cancer of the outer covering of the lung (the pleura) or the abdominal cavity (the peritoneum). It is usually fatal. Mesothelioma is caused by the inhalation of microscopic fibres deep into the lungs where they can damage mesothelial cells, potentially resulting in cancer. The latency period varies and may be between 10 and 40 years, and the disease is very difficult to detect prior to the onset of illness. Mesothelioma was once rare, but its incidence is increased throughout the industrial world as a result of past exposures to asbestos. Australia has the highest incidence rate in the world.

Lung cancer symptoms are rarely felt until the disease has developed to an advanced stage can be related to exposure to asbestos fibres. Lung cancer is a general cancer of the lung and can be difficult to differentiate from other causes (e.g. smoking – the likelihood of development of lung cancer from exposure to asbestos by a smoker is multiplicatively greater). The average latency period of the disease, from the first exposure to asbestos, ranges from 20 to 30 years.

Research into the health effects is currently ongoing with other asbestos related disease noted such as Pleural plaques. These are small areas of thickening or scarring of the lining of the lung, which in itself may not necessarily be fatal, but it usually seen as an indicator of exposure to asbestos and can also be a precursor of other asbestos related diseases.

6.2 Exposure

Asbestos poses a risk to health by inhalation whenever asbestos fibres become airborne and people are exposed to these fibres.

Asbestos containing materials (ACMs) can release asbestos fibres into the air if they are in poor condition, disturbed and especially during the following activities:

- Any direct action on ACM, such as drilling, boring, cutting, filing, brushing, grinding, sanding, breaking, smashing or blowing with compressed air.
- Inspections or removal of ACM from workplaces (including vehicles, plant and equipment).
- Maintenance or servicing of materials from vehicles, plant, equipment or workplaces.
- Renovation or demolition of buildings containing ACM.

Non friable ACM that has been subject to extensive weathering or deterioration also has

a higher potential to release asbestos fibres into the air.

The exact process and links from exposure to asbestos fibres to development of asbestos related illnesses is not fully understood and is dependent upon a combination of factors. It is generally accepted that cumulative high exposure over a long time increases the likeliness of contraction.

Risk of exposure to airborne asbestos fibres is not confined to those personnel who work or have worked directly with asbestos related products. Exposure may also be significant to personnel in the vicinity of asbestos containing materials (particularly in poor condition), maintenance personnel, and the like, whose tasks may involve accessing these areas containing ACMs or accidentally disturbing them when safe work practices are not enforced.

Various factors determine how exposure to asbestos affects an individual including:

- Propensity to disease (genetic make-up),
- Exposure concentration, duration, frequency, and
- Size, shape and chemical makeup of asbestos fibres.

6.3 Asbestos Containing Materials

Asbestos is the general name given to certain mineral silicates which are found occurring as natural mineral deposits within the ground. The natural occurring minerals have been subsequently mined in various countries including Australia and are categorised into two groups:

Serpentine group: ➤ CHRYSOTILE (white asbestos)

➤ CROCIDOLITE (blue asbestos)

➤ AMOSITE (brown asbestos)

Amphibole group: ➤ ANTHOPHYLLITE

➤ ACTINOLITE

➤ TREMOLITE

Chrysotile, Crocidolite and Amosite are common types of occurring asbestos, with the other amphiboles occurring rarely or as contaminants within other asbestos or mineral deposits, and often incorporated into materials to give advantageous properties due to the properties of the asbestos.

The physical and chemical properties of asbestos have determined its uses and commercial value.

- The fine fibres of chrysotile and crocidolite are ideal for textile products.
- The thermal stability of asbestos minerals made them particularly suitable in friction products.
- The low thermal conductivity of asbestos has led to the materials being extensively used as an insulation material.

Asbestos cements consisting mainly of chrysotile and cement binders are high quality products because of the chemical bonding of the lime with the surface of the asbestos fibres.

Asbestos fibre has been historically cheap to mine with minimum process to incorporate into products. It has been exploited commercially due to its useful properties:

- Flexibility
- High tensile strength
- Incombustibility
- Resistance to chemical attack
- Water resistance

6.4 Removal Requirements

All asbestos removal works must be carried out in accordance with relevant state notification requirements (e.g. Safework SA), Work Health and Safety Act and Regulations, Codes of Practice and asbestos licensing requirements for removal/remediation.

There are two asbestos removal licence types in Australia:

- **"A" Class (unrestricted)** asbestos licence – for removal of all asbestos containing materials including non-friable, friable and asbestos containing dust (either pre-existing or generated from the removal).
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All licensed asbestos removal work is required to be independently inspected by a licensed Asbestos Assessor for clearance to occupy purposes. Air monitoring is required for all licensed removal work and clearance purposes in Australia. Assessor licensing in Australia follows, in general, the same licencing class system.

6.5 Methodology

An asbestos survey is the process of gathering information primarily through a visual inspection of the site. The Assessor considers factors, such as, the age, type and use of suspect materials, sampling and interpretation. Sampling of suspect asbestos containing materials and having them analysed at a NATA Accredited Laboratory is the accepted way of confirming asbestos content. The assessor, if instructed or where safe access is not available, may presume a material is asbestos containing. Representative sampling where materials are alike may be conducted unless directed otherwise.

Any other relevant sources may be used by the Assessor to compile accurate information for the Asbestos Register. These could be building plans, site history and any other information available in the public domain.

Appendix A

Glossary of Terms

Material Friability:

Friable:

Non bonded asbestos fabric or material, is in a powder form or can be crumbled, pulverised or reduced to powder by hand pressure when dry.

Non-Friable (bonded):

Material which the asbestos fibres are bonded by cement, vinyl, resin or other similar material.

Non-Friable (Semi-bonded)

Material which is generally bonded but exhibits signs of deterioration or weathering, generally on the outer surface.

Material Condition:

Good

Showing no, or very minor, signs of damage and/or deterioration of material.

Medium

Showing small amounts of damage and/or deterioration of material.

Poor

Showing a large amount of damage or deterioration or that material is redundant and unserviceable for its intended use.

Risk Rating:

Low

Left undisturbed, under normal occupational circumstances, it is unlikely to generate airborne asbestos fibres.

Medium

Left undisturbed, under normal occupational circumstances, it may generate airborne asbestos fibres.

High

Left undisturbed, under normal occupational circumstances, it is likely to generate airborne asbestos fibres.

Appendix B

Certificates of Analysis



Accredited for compliance with ISO/IEC 17025 - Testing.
Accreditation No. 5450, Site No. 18611 Adelaide Laboratory.
This document shall not be reproduced, except in full.

GREENCAP
Going Further In Managing Risk

Greencap Pty Ltd
ABN: 76 006 318 010
12 Greenhill Road
Wayville SA 5034 Australia
T: 08 8299 9955

Asbestos Identification Report No: 49343

CLIENT:	Asbestos SA	CLIENT CONTACT:	0429 986 637
ATTENTION:	Dave Ellis	RECEIVED IN LAB:	31 May 2022
JOB NO:	DE-310522-02	DATE ANALYSED:	31 May 2022
LOCALITY:	66 Hillier Road, Hillier	SAMPLED BY:	Dave Ellis

All sample analysis was performed using polarised light microscopy, including dispersion staining, in our Adelaide Laboratory by the method of Australian Standard AS 4964-2004 and supplementary work instruction in-house method LAB04 Asbestos Identification by PLM.

Client ID	Sample Description	Asbestos Detected	Other Result
EN08999	Eastern Chicken Shed, sprayed insulation	No	
EN09000	Eastern Shed, infill, fcs	No	Organic fibres

Michael Till
Approved Identifier and Signatory

Please note that the results contained in this report relate only to the sample(s) submitted for testing, and are for the sole use by the client.

Information above the method, with the exception of date received and date analysed, is provided by the client. Sample Size (EN08999 is 30x30x7mm, EN-09000 is 10x5x5mm) and Descriptions are approximate only. Synthetic Mineral Fibre (SMF) is commonly known as glass fibre. Organic Fibre (OF) includes natural fibres and synthetic organic fibre.

A blank in the Other Result column or the absence of this column implies not detected.

49343-ID 66 Hillier Road, Hillier 2022-05-31

Report Date: 31 May 2022

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Any and all services carried out by Greencap for the Client are subject to the Terms and Conditions listed on the Greencap website

<https://www.greencap.com.au/terms-conditions> and are governed by our statements of limitation available at <https://www.greencap.com.au/statements-limitation>.

[greencap.com.au](https://www.greencap.com.au)

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Appendix C

Terms & Conditions

Special Conditions to Project Asbestos Standard Terms and Conditions (Asbestos Assessments)

1. General

This report and associated services performed by Project Asbestos are in accordance with the scope of services set out in the contract and discussions between Project Asbestos and the Client. The scope of work was defined by the time and budgetary constraints imposed by the client. The data, findings, observations, conclusions and recommendations in the report are based solely upon the state of the site at the time of the investigation. The passage of time, manifestation of latent conditions or impacts of future events (i.e. changes in legislation scientific knowledge, land uses, etc) may render the report inaccurate. In circumstances such as this, Project Asbestos shall not be liable for any loss or damage that may be occasioned directly or indirectly through the use of or reliance on the contents of this report.

- a) In addition to the Project Asbestos Standard Terms and the terms of any Proposal, these special conditions (Special Conditions) to the Terms of Engagement apply where the Client has engaged Project Asbestos to provide Services that include:
 - (i) undertaking an asbestos assessment (Asbestos Assessment); and
 - (ii) preparing verbal or written advice, reports, data, laboratory test results, general findings or recommendations relating to any Asbestos Assessment (Asbestos Related Services).
- b) Capitalised terms appearing in this document not otherwise defined in these Special Conditions have the meaning given to them in the Standard Terms or the Proposal (as the case may be).

2. Special Conditions

2.1 Scope of Asbestos Assessment and Asbestos Related Services

The Client acknowledges and agrees that any Asbestos Assessment carried out, or any Asbestos Related Services provided by Project Asbestos:

- a) Will be carried out or provided (as the case may be) under and in accordance with:
 - (i) the Terms of Engagement (including these Special Conditions); and
 - (ii) the terms and conditions of:
 - any licence granted to, and held by, Project Asbestos and any of its employees, agents, contractors and sub-contractors (as the case may be) from time to time for the purposes of undertaking any asbestos assessments, or handling, removing, disposing, storing or transporting any asbestos or ACM;
- b) Will not, subject to clause 2.1(c) of these Special Conditions, include Services that involve or require the removal, disposal, transportation or handling (by any means) by Project Asbestos or its employees of any asbestos or asbestos containing material (ACM); and
- c) May require, or result in, Project Asbestos removing small samples of materials containing, or suspected of containing, asbestos or ACM for the purposes of further testing.

2.2 Qualifications to Asbestos Assessments and Asbestos Related Services

The Client acknowledges and agrees that:

- a) Any Asbestos Assessment will be conducted by Project Asbestos on the basis of the presence and condition of the site materials at the time of inspection.
- b) No Asbestos Assessment can be regarded as absolute in locating all instances of asbestos or ACM on site. Accordingly, the outcome and results of any Asbestos Assessment and Asbestos Related Services undertaken by Project Asbestos and any resulting report prepared by Project Asbestos is not (and is not to be considered, read or construed as) final confirmation of:
 - (i) the presence or absence of asbestos and/or ACM; or
 - (ii) all locations or locations of any asbestos and/or ACM.
- c) It may not be possible for Project Asbestos to locate all asbestos or ACM due to physical constraints and restrictions on site access.
- d) As there is a need to avoid **damage to the Client's** property (e.g. through sample taking), as well as minimising disruption (e.g. dismantling equipment) and inconvenience during an inspection, no destruction or demolition of finishes or structures (walls, fixtures, plant or other equipment) will be carried out by Project Asbestos unless the Client specifically requests, or the Proposal indicates otherwise.
- e) No specific Asbestos Assessment and inspection will be conducted under-floor spaces or under existing floor coverings, and the Asbestos Assessment is limited to those ceilings spaces that are (in Project Asbestos's opinion) reasonably accessible.
- f) Assessment of the presence of asbestos or ACM in soil is expressly excluded from any Asbestos Assessment or Asbestos Related Services unless soil assessments are specifically included as part of the scope of work set out in the Proposal.
- g) Integral parts of plant/equipment will not be inspected unless requested by the Client and those items of plant and/or equipment are specifically de-energised, isolated, deactivated or otherwise rendered inert and safe, prior to any inspection. Where no inspection of items of plant and equipment is carried out, a presumption of the presence of asbestos or ACM may still be documented.
- h) Asbestos or ACM may be located/ or identified in inaccessible areas such as (but not limited to) wall cavities, lift shafts, under floor slabs, along pipework and shrouds, within boilers, heater banks, ductwork, live electrical installations, within pipe chases, and the like. Buried fibre cement pipes, insulation, or pits may also be discovered during excavation.
- i) The presence of Client or tenant plant/equipment, furniture or stock may (either partially or entirely) limit, impinge or obstruct Project Asbestos from conducting a full visual assessment.
- j) Project Asbestos surveyors may collect samples at any known or suspected asbestos or ACM locations. Where no asbestos is detected (NAD), the samples and laboratory results will still be listed in Project Asbestos's final report so as to provide information for use during future assessments and inspections.
- k) Representative sampling is sometimes undertaken where similar or identical materials are recognized in similar locations or situations within the same building or

structure (Similar Materials). This sample extrapolation is used only when a laboratory result confirms the presence of asbestos or ACM in one instance of the Similar Material, so that the positive asbestos/ACM result may be applied to any other instances of Similar Material. Other instances of the Similar Material will be presumed to contain asbestos or ACM until otherwise qualified by further sample collection and laboratory analysis.

- l) Successful laboratory analysis of any asbestos or ACM may be affected or compromised in instances where the material has been heat-affected, as heat may alter the morphology of the fibrous material.
- m) The Asbestos Materials Register is to be read in conjunction with the whole of any Client report prepared by Project Asbestos. Project Asbestos can offer advice, upon request from the Client, on required Asbestos Management Plans for controlling asbestos or other hazards, however such advice is separate from, and does not constitute part of, the Services provided under the initial Terms of Engagement.
- n) Any report that is or may be prepared by Project Asbestos following an Asbestos Assessment or as part of any Asbestos Related Services:
 - (i) is prepared specifically for the Client and Project Asbestos accepts no liability or responsibility for any loss or damage suffered by any other person or organisation in relation to any matter contained within this report; and
 - (ii) may not, in whole or in part, be used or referred to for any other purpose or provided to, or relied on by, any other person, without the express written consent of Project Asbestos, and then only in accordance with the provisions of that report and the terms of such consent.
- o) All measurements or quantities stated or referred to in any report prepared by Project Asbestos for the Client are approximations only and should not be relied upon for estimation of asbestos or ACM removal costs or as a basis for contracts for such removal.

2.3 Recommendations

The Client acknowledges that Project Asbestos makes the following recommendations regarding asbestos-related inspections generally:

- a) An intrusive asbestos inspection is recommended by Project Asbestos prior to all building upgrade work or demolition, in accordance with applicable regulatory requirements, to mitigate the risk of uncovering previously unidentified/hidden asbestos or ACM.
- b) With some bulk material containing asbestos or ACM, it can be very difficult (or even impossible) to detect the presence of asbestos or ACM using the polarised light microscopy analytical method, even after ashing/disintegration of the sample. Similarly, some products and materials found may have material inconsistency and, consequently, a small sample taken and analysed may not accurately represent the material as a whole. Project Asbestos recommends that a continuous asbestos sampling program be maintained, with samples taken prior to commencement of any disturbance work (unless, as a precautionary measure, the relevant materials, plant or equipment are assumed to be or contain asbestos or ACM).

Appendix D

Asbestos Register Access Log

This Log is for the purpose of recording details of all personnel who read this asbestos register.

Date	Name	Nature of Work	Signature	Owner / Occupier's Signature

Appendix E

Asbestos Maintenance Log

This Maintenance Log is to be used to record details of any asbestos works undertaken including make safe's, removals, partial removals and maintenance.

Date		Company		Order No	
Time		Company's Supervisor			
Nature of Work Carried Out					
Company's Supervisor Signature:			Owner / Occupier Signature:		

Date		Company		Order No	
Time		Company's Supervisor			
Nature of Work Carried Out					
Company's Supervisor Signature:			Owner / Occupier Signature:		

Date		Company		Order No	
Time		Company's Supervisor			
Nature of Work Carried Out					
Company's Supervisor Signature:			Owner / Occupier Signature:		

Date		Company		Order No	
Time		Company's Supervisor			
Nature of Work Carried Out					
Company's Supervisor Signature:			Owner / Occupier Signature:		

Date		Company		Order No	
Time		Company's Supervisor			
Nature of Work Carried Out					
Company's Supervisor Signature:			Owner / Occupier Signature:		