



APPLICATION ON NOTIFICATION – CATEGORY 3

Applicant:	Reginald Fiora
Development Number:	473/D044/15
Nature of Development:	Land Division (1 into 2 allotments) and Boundary Realignment (3 into 2 allotments)
Subject Land:	various land parcels at Onkaparinga Road, Grivell Road, Beaumont Road, Gallasch Road and Ambulance Road, Verdun
Development Plan:	Adelaide Hills Council Plan Consolidated 9 January 2014
Zone / Policy Area:	Watershed (Primary Production) Zone, Onkaparinga Slopes Policy Area 11
Contact Officer:	Laura Kerber
Phone Number:	7109 7073
Consultation Start Date:	Wednesday 3 October 2018
Consultation Close Date:	Wednesday 17 October 2018

During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, Adelaide, during normal business hours. Application documentation may also be viewed during normal business hours at the local Council office (if identified on the public notice).

Written representations must be received by the close date (indicated above) and can either be posted, hand-delivered, faxed or emailed to the State Commission Assessment Panel (SCAP). A representation form is provided as part of this pdf document.

Any representations received after the close date will not be considered.

Postal Address:

The Secretary
State Commission Assessment Panel
GPO Box 1815
ADELAIDE SA 5001

Street Address:

Development Division
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street
ADELAIDE

Email Address: scapreps@sa.gov.au

Fax Number: (08) 8303 0753



DEVELOPMENT ACT 1993

CATEGORY 3 DEVELOPMENT

NOTICE OF APPLICATION FOR CONSENT TO DEVELOPMENT

Notice is hereby given that an application has been made by **Reginald Fiora** for consent for a Land Division (1 into 2 allotments) and Boundary Realignment (3 into 2 allotments) **Development Number: 473/D044/15.**

The subject land is situated at Onkaparinga Road, Grivell Road, Beaumont Road, Gallasch Road and Ambulance Road, Verdun and comprises various land parcels identified as A1, DP18164 [CT5701/727]; A1, FP129455 [CT5274/987]; A4, FP129458 [CT5809/663]; A101, DP77335 [CT6020/59]; A10, FP129464 [CT5809/533]; A45, FP129499 [CT5465/524]; A42, FP217949 [CT5885/776]; S505, HP105600 [CT5666/31].

The development site is located within the Watershed (Primary Production) Zone, Onkaparinga Slopes Policy Area 11 of the Adelaide Hills Council Development Plan (Consolidated 9 January 2014).

The application may be examined during normal office hours at the office of the State Commission Assessment Panel (SCAP), Level 5, 50 Flinders Street and at the office of Adelaide Hills Council (Stirling, Woodside and Gumeracha Customer Service Centres). Application documentation may also be viewed on the SCAP website http://www.saplanningcommission.sa.gov.au/scap/public_notices.

Any person or body who desires to do so may make representations concerning the application by notice in writing delivered to the Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001 **NOT LATER THAN WEDNESDAY 17 OCTOBER 2018.** Submissions may also be emailed to: scapreps@sa.gov.au

Each person or body making a representation should state the reason for the representation and whether that person or body wishes to be given the opportunity to appear before the SCAP to further explain the representation.

Submissions may be made available for public inspection.

If you have any questions relating to this matter please contact **Laura Kerber** of this office on telephone **7109 7073** or email Laura.Kerber@sa.gov.au.

Alison Gill
SECRETARY
STATE COMMISSION ASSESSMENT PANEL

**South Australian
DEVELOPMENT ACT, 1993
REPRESENTATION ON APPLICATION – CATEGORY 3**

Applicant: Reginald Fiora
Development Number: 473/D044/15
Nature of Development: Land Division (1 into 2 allotments) and
Boundary Realignment (3 into 2 allotments)
Zone / Policy Area: Watershed (Primary Production) Zone, Onkaparinga Slopes Policy Area 11
Subject Land: Various land parcels at Onkaparinga Road, Grivell Road, Beaumont Road,
Gallasch Road and Ambulance Road, Verdun
Contact Officer: Laura Kerber
Phone Number: 7109 7073
Close Date: **WEDNESDAY 17 OCTOBER 2018**

My phone number:

My Name: _____

Primary method(s) of contact: _____ Email: _____
Postal Address: _____ Postcode: _____

You may be contacted via your nominated PRIMARY METHOD(s) OF CONTACT if you indicate below that you wish to be heard by the State Commission Assessment Panel in support of your submission.

- My interests are:
(please tick one)
- owner of local property
 - occupier of local property
 - a representative of a company/other organisation affected by the proposal
 - a private citizen

The address of the property affected is: _____
Postcode: _____

- My interests are:
(please tick one)
- I support the development
 - I support the development with some concerns
 - I oppose the development

The specific aspects of the application to which I make comment on are: _____

- I:**
- wish to be heard in support of my submission
 - do not wish to be heard in support of my submission
- (please tick one) (Please tick one)

- By:**
- appearing personally
 - being represented by the following person
- (please tick one) (Please tick one)

Signature: _____

Date: _____

**Return Address: The Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide, SA 5001 /or
Email: scapreps@sa.gov.au**

PURPOSE:	DIVISION	AREA NAME:	VERDUN	APPROVED:	
MAP REF:	6628/48/N, 6627/03/D	COUNCIL:	ADELAIDE HILLS COUNCIL	DEPOSITED/FILED:	
LAST PLAN:		DEVELOPMENT NO:	473/D044/15/001		SHEET 1 OF 4
					49643_text_01_v01

AGENT DETAILS:	FYFE PTY LTD LEVEL 1, 124 SOUTH TERRACE ADELAIDE SA 5000 PH: 82019600 FAX:	SURVEYORS CERTIFICATION:
AGENT CODE:	ALRF	
REFERENCE:	27405/3/1 DU1-R1	

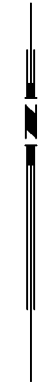
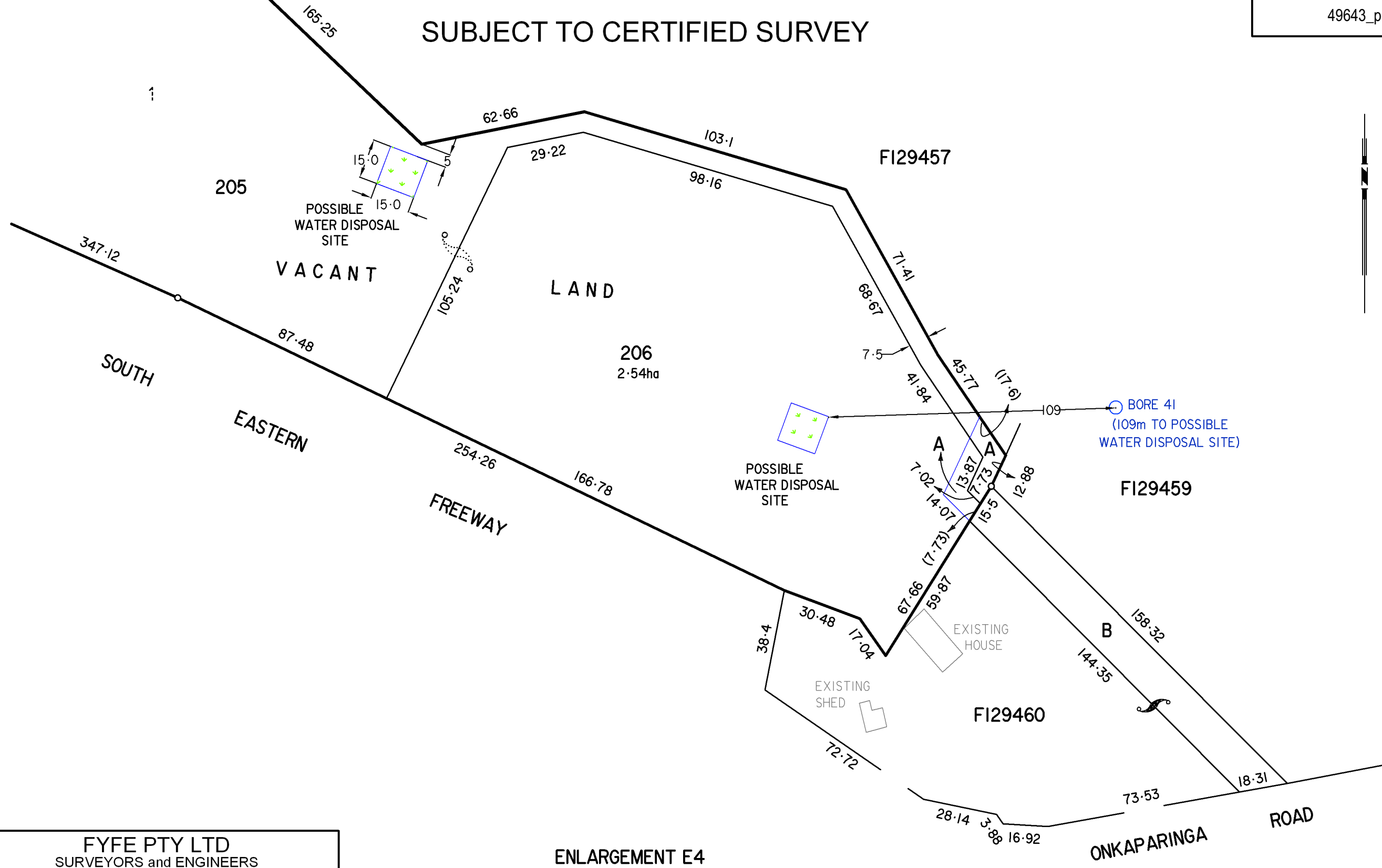
SUBJECT TITLE DETAILS:										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5465	524		ALLOTMENT(S)	45	F	129499	ONKAPARINGA		
CT	6020	59		ALLOTMENT(S)	101	D	77335	ONKAPARINGA		
CT	5666	31		SECTION(S)	505			ONKAPARINGA		
CT	5885	776		ALLOTMENT(S)	42	F	217949	ONKAPARINGA		
CT	5809	533		ALLOTMENT(S)	10	F	129464	ONKAPARINGA		
CT	5274	987		ALLOTMENT(S)	1	F	129455	ONKAPARINGA		
CT	5809	663		ALLOTMENT(S)	4	F	129458	ONKAPARINGA		
CT	5701	727		ALLOTMENT(S)	1	D	18164	ONKAPARINGA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION			
EXISTING		LONG	EASEMENT(S)	C IN D77335		200 MARKED W	RT 6935605			
EXISTING	205.206	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	A						
EXISTING		SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	B		205.206				

ANNOTATIONS: ALLOTMENT(S) 201 TO 204 INCLUSIVE (CT 5666/31, CT 5885/776, CT 5809/533, CT 5809/663) DO NOT FORM PART OF THIS DIVISION.

SUBJECT TO CERTIFIED SURVEY



FYFE PTY LTD
 SURVEYORS and ENGINEERS
 LEVEL 1, 124 SOUTH TERRACE, ADELAIDE SA 5000
 PHONE (08) 8201 9600 EMAIL lto.correspondence@fyfe.com.au
 www.fyfe.com.au ABN 57 008 116 130
 Reference 27405/3/1 Dwg No. 27405DU1-R1
 QA REV 1 DATE 07/08/2018 DR KGH SVY



STATEMENT OF EFFECT

PROPOSED:

**LAND DIVISIONS IN THE FORM OF
BOUNDARY REALIGNMENT AND
CREATION OF ADDITIONAL ALLOTMENT**

AT:

**BEAUMONT ROAD AND ONKAPARINGA
ROAD, VERDUN**

APPLICANT:

RM & M FIORA

COUNCIL AREA:

ADELAIDE HILLS COUNCIL

APPLICATION:

473/D044/15





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APPENDIX 1 CERTIFICATES OF TITLE

APPENDIX 2 PLAN OF DIVISION

APPENDIX 3 PLAN FOR LOT 1 IN FILED PLAN 129499

APPENDIX 4 WASTE DISPOSAL ASSESSMENT

APPENDIX 5 SITE HISTORY REPORT

APPENDIX 6 BUSHFIRE PROTECTION DETAILS



1. Details of Application

1.1 Site Details

Property Description	<p>Lot 45 in F.P. 129499</p> <p>Lot 101 in D.P. 77335</p> <p>Section 505 Hundred of Onkaparinga</p> <p>Lot 42 in F.P. 217949</p> <p>Lot 10 in F.P. 129464</p> <p>Lot 4 in F.P. 129458</p> <p>Lot 1 in F.P. 129455</p> <p>Lot 1 in D.P. 18164</p>
Certificate of Title <i>Refer Appendix 1</i>	<p>Volume 5465 Folio 524</p> <p>Volume 6020 Folio 59</p> <p>Volume 5666 Folio 31</p> <p>Volume 5885 Folio 776</p> <p>Volume 5809 Folio 533</p> <p>Volume 5809 Folio 663</p> <p>Volume 5274 Folio 987</p> <p>Volume 5701 Folio 727</p>
Area	Total – Approx 86.81ha
Owner	RM & M Fiora
Existing Use	Rural Living
Local Government Authority	Adelaide Hills Council
Development Plan Zoning and Policy Area Designation	<ul style="list-style-type: none"> ▪ Watershed (Primary Production) Zone ▪ Onkaparinga Slopes Policy Area

1.2 Application Details

Development Type	Land division (Boundary Realignment)
Level of Assessment	Merit
Applicant	RM & M Fiora
Applicant's Representative	<p>Planning Chambers Pty Ltd</p> <p>PO Box 6196</p> <p>Halifax Street SA 5000</p> <p>Telephone: (08) 8212 9776</p> <p>Facsimile: (08) 8212 5979</p>
Relevant Plan(s) <i>Refer Appendix 2</i>	<p>Plans prepared by</p> <p>Fyfe</p> <p>Planning Chambers Pty Ltd</p>



2. Background

2.1 Overview

This Assessment Report has been prepared for Mr RM Fiora, the applicant for the Division of land in the form of a boundary realignment at Beaumont Road and Onkaparinga Road, Verdun and creation of an additional allotment at Onkaparinga Road, Verdun as outlined in Application 473/D044/15.

The application plan is presented as a single plan of division even though the Commission has previously determined the application to comprise two applications, one in the form of a boundary re-alignment and the other in the form of division to create an additional allotment.

Further explanation is provided in section 4 of this report.



3. Subject Land and Locality

3.1 Subject Land

- Legal Description

The land is described in eight Certificates of Title, as identified in the tabulation below. A Location Plan and Copies of the Certificates of Title are included in **Appendix 1**.

Certificates of Title		Description	Location	Area (Ha)
Volume	Folio			
5465	524	Lot 45 in F.P. 129499	Gallasch Rd, Verdun	0.0946
6020	59	Lot 101 in D.P. 77335	Gallasch Rd, Verdun	30.7
5701	727	Lot 1 in D.P. 18164	Beaumont Road, Verdun	5.0
5666	31	Section 505 Hundred of Onkaparinga	34 Ambulance Rd, Verdun	23.88
5885	776	Lot 42 in F.P. 217949	Beaumont Rd, Verdun	2.022
5809	533	Lot 10 in F.P. 129464	39 Grivell Rd, Verdun	3.765
5809	663	Lot 4 in F.P. 129458	19 Grivell Rd, Verdun	12.14
5274	987	Lot 1 in F.P. 129455	Princes Highway, Verdun	9.25

Note: Parcels identified in bold text will be directly affected by the proposed divisions. Other parcels are part of the division but will not be directly affected by the development.

This proposal anticipates division both in the form of a boundary realignment and creation of a new allotment but is presented in the form of a re-distribution of allotment boundaries. The plan of division is in a form acceptable to the Land Titles Office. This form of division will ensure that no additional allotments are created in the zone, even though assessment of the application by the State Planning Assessment Commission (SPAC) has concluded the application is for two types of division. It is only the first three allotments (Lot 45 in Filed Plan 129499, Lot 101 in Deposited Plan 77335 and lot 1 in D.P. 18164) and the last allotment (Lot 1 in Filed Plan 129455) that are materially affected. The physical form of intervening allotments will not alter in any way save, that they will be given a new legal descriptor which will in time be incorporated into the Certificate of Title.

- Physical Description - Existing Allotments 45, 101, and 1 (northern end).

Allotment 45 in Filed Plan 129499 has an approximate area of 946m² and a 38.42 metre long frontage to the Adelaide to Melbourne railway line. This allotment does not have direct access to a public road and is essentially, land locked.



Even though that is the case, access via a Right of Way (R.o.W.) the grant of which the adjacent land owner has agreed, will be available. The grant of access in this way does not constitute development.

Lot 101 in Deposited Plan 77335 has an approximate area of 30.7 hectares and a 289 metre long frontage to Beaumont Road. (lot 1 in D.P. 18164). Two creeks pass through the northern portion of allotment 101, one creek to the west and one creek to the east of Lot 45.

The two creeks join over the central portion of Lot 101 and then drain southeast towards a neighbouring allotment (lot 1 in D.P. 18164) and then under Beaumont Road towards the Onkaparinga River.

The land is undulating and rises from an elevation of about 326 metres AHD near the southern corner of Lot 101 to 400 metres AHD near the southwest corner of Lot 101.

A dwelling and implement sheds are located on Lot 101, directly south of the railway line and to the west of Beaumont Road.

Allotment 1 in D.P. 18164 has an approximate area of 5ha. The land has frontages to Beaumont Road and Ambulance Road. A creek that passes through the north eastern corner of the land is described above. Another creek separates the northern portion of the allotment from the southern portion of the allotment. That creek joins the northern creek at the Beaumont Road boundary of the land. There is a dwelling on elevated land situated near the Ambulance Road frontage.

- Existing Allotment 1 (Southern End)

Allotment 1 in Filed Plan 129455 has an approximate area of 9.25 hectares, a frontage of approximately 300 metres to the South Eastern Freeway. The allotment has 'together with' rights of access across a 15 metre wide R.o.W. over Allotment 6 in Filed Plan 129460. This R.o.W. provides access to Onkaparinga Road.

A 15.1 wide R.o.W. is also located over the far eastern corner of Lot 1. It allows access across Allotment 1 by Allotment 3 in Filed Plan 129457, (adjacent land to the north) to the R.o.W. over Lot 6 (to the southeast) and then to Onkaparinga Road.

A creek passes through Allotment 1 from the South Eastern Freeway, through the western portion of the allotment and north to join another creek which passes through the adjoining allotment to the north, and the northern portion of Allotment 1.

The land is undulating and rises from an elevation of about 350 metres AHD near the southeast corner to an elevation of 395 metres AHD near the western boundary adjacent to the rail corridor.

There are no buildings constructed upon the land and a rehabilitated quarry is located near the western boundary.



Some native vegetation is located on the land, although there is none in the area of the former quarry site and towards the southeast corner.

3.2 Locality

Primary production in the form of grazing and some horticulture are the main activities conducted on the larger allotments in the northern division.

The southern division surrounding Lot 1 in F.P. 129455 has a number of smaller allotments which are occupied by detached dwellings.

The smaller allotments in the locality appear to be used for either country living or rural living purposes. It is equally possible some of the larger land holdings in the north may also be used for rural living purposes, and highly likely that only one or two allotments in the area affected by the two divisions are actively used for primary production purposes.

The land form in the locality is undulating with drainage lines generally grading down toward the Onkaparinga River to the east.

The locality has a predominant rural and rural living character.



4. Proposal

4.1 Land Use & Built Form Elements

The proposal as set out on the Plan of Division dated 13th October 2015, included in **Appendix 2**. It anticipates three allotments (Lots 45 and 101 and lot 1 in D.P. 18164) will have boundaries adjusted to form two allotments (proposed Lot 199 and 200).

Even though it is a separate division this process will facilitate the division of Allotment 1 in Filed Plan 129455 at the south end into two separate allotments (proposed Lots 205 and 206), without increasing the total number of allotments in the zone.

The existing parcels of land between proposed Lot 200 and proposed allotments 205 and 206 will not be physically altered, the only change to them being they will in time be allocated new legal identifiers.

Existing Allotments 45, 10 and 1 in D.P. 18164 (north)

The proposed boundary adjustment affecting Lots 45, 101, and 1 (north) will create two allotments (Lot 199 & 200) with areas of about 30.7 hectares and 4.46ha respectively. An existing dwelling and implement sheds are located on Lot 101. Lot 45 will be used in conjunction with the existing Lot 101 and the improvements thereon. Proposed lot 200 will be used in the same way as Lot 101 is currently used.

Proposed allotment 199 will have its area reduced from 5ha to 4.46ha. it will continue to function primarily as a rural living allotment in much the same way it has for many years.

Existing Allotment 1 in F.P. 129455 (south)

Existing Lot 1 is proposed to be divided into two allotments. The allotment has a frontage to the South Eastern Freeway but does not obtain access therefrom. Vehicular access to the land however is provided via a R.o.W. across an adjoining allotment to the southeast, and then to Onkaparinga Road. No buildings are located on Allotment 1.

The proposal seeks to divide the southeast portion of the land from the remainder of the allotment to create allotments 205 and 206.

Proposed Lot 205 will have an approximate area of 6.71 hectares and proposed Lot 206 will have an area of 2.54 hectares.



4.2 Relevant Issues

Similar but slightly different applications for division of land in this locality have previously been considered by Development Assessment Commission (DAC).

Previous applications were determined to be for a non-complying development as the effect of the “development” (as opposed to the application) was to amalgamate Lot 45 with Lot 101 and the Development Regulations exempt from the definition of development the amalgamation of contiguous allotments. However in this instance whilst Lot 45 is to be incorporated into Lot 101, that is not the only change to Lot 101. Part of the adjoining land - existing Lot 1 to the South South East of Lot 101 is to be incorporated into Lot 101 so as to create a new Lot 200. The new Lot 200 therefore is the “end result” of the incorporation of Lot 45 with Lot 101 together with the incorporation of part of Lot 1. This results in a slight reduction in the area of lot 1 and creates the new lot 199.

In any event a previous application (473/D064/10) generated requests for further information which are likely to arise in respect of this application and hence they are addressed below and in the attachments hereto.

- a) In relation to the existing allotment 45 in Filed Plan 129499
 - To demonstrate capacity to develop the land with a dwelling sited to comply with the requirements set out in Table AdHi/5 and
- b) In relation to the existing allotment 1 in Filed Plan 129455 (proposed allotments 205 and 206)
 - Waste water disposal and compliance with the requirements set out in Table AdHi/5 and the location of bores in proximity to the proposed allotments.
 - A site history report addressing possible site contamination from operation of the former quarry on the land.
 - CFS requirements.

In relation to these matters the following information, together with plans and details included in the corresponding Appendices to this report, constitute the relevant documents for this application. The matters are discussed in more detail below.

a) Existing Allotment 45 in Filed Plan 129499

This allotment has a triangular shape and an area of about 946m². Access to the land is secured over a track maintained by the owner of existing allotment 101 in Deposited Plan 77335. The access from Beaumont Road can be formalised by grant of right of way over allotment 101 if required.

The plan in **Appendix 3** shows:

- The indicative right of way.



- Access and vehicle turning can be accommodated for a CFS vehicle
- A dwelling can be constructed on the land
- An effluent drainage area can be accommodated in accordance with requirements of Table AdHi/5.

b) Allotment 1 in Filed Plan 129455.

This allotment is to be divided to create 2 allotments. It is the land occupied formerly by a quarry.

It has access to Onkaparinga Road via a Right of Way.

i) Waste Water Disposal

The plan enclosed in **Appendix 4** shows the location of proposed house sites, waste disposal sites, the nearest watercourse and identifies the distance of the effluent disposal area from the nearest bores. The appendix also includes the drainage report prepared by FMG Engineers.

ii) Site History Report

Mott MacDonald were engaged to prepare a site history report in response to a request from the Environment Protection Agency (EPA)

A copy of the report is included in **Appendix 5**.

It is understood the EPA was satisfied, the subject land did not require further contamination assessment.

iii) Bushfire Requirements

The Country Fire Service (CFS) provided commentary on the previous application. A copy of their advice is included in **Appendix 6**.

In response to the CFS requirements an additional plan was included in the application documents. The plan demonstrates the location of passing lanes to be constructed as part of the land division.



5. Development Assessment

5.1 Development Plan Provisions

The Land Division Application 473/D044/15 was lodged with the Development Assessment Commission (DAC) on 9th October 2015.

I have undertaken an assessment of the proposal against the relevant provisions of the Development Plan, Adelaide Hills Council, consolidated 9th January 2014.

Maps AdHi/3 and AdHi/31 show the subject land as being within the Watershed (Primary Production) Zone. Maps AdHi/42 and AdHi/75 show the subject land is located in the Onkaparinga Valley Slopes Policy Area.

There are a number of Council Wide provisions of the Plan that will be applicable to the assessment of this application, but the provisions of the Plan of relevance to an assessment of the proposal are;

Zone Provisions

Watershed (Primary Production) Zone

Objectives: 1-5

Principles of Development Control (PDC): 1-4, 9-11, 14-22, 42-44, 70

Policy Area Provisions

Onkaparinga Slopes Policy Area

Objective: 1

Council Wide Provisions

Form of Development

Objectives: 1, 5, 6

PDC's: 1-3, 9, 10, 13-15

Land Division

Objective: 10

PDC's: 28-32, 36-38

Transportation (Movement of People and Goods)

Objectives: 20, 21

PDC's: 41-43, 58, 59

Public Utilities

Objective: 22

Rural Development

Objectives: 61, 62

PDC: 174



Appearance of Land and Buildings
Objectives: 87, 89, 90
PDC's 228-231, 234

Watershed Protection
Objectives: 103-105
PDC's: 296, 297, 299

Bushfire Protection:
Objectives: 106, 107
PDC's 300, 305-307
Figure AdHi (BPA)/8

There is a clear emphasis in these provisions upon protection of the Watershed protection of property from bushfire impact, maintenance of rural productivity and maintenance of rural character. I provide the following commentary on the most relevant of those provisions identified above.

5.2 Assessment

Zone Provisions

Watershed (Primary Production) Zone

PDC 70

This PDC sets out those forms of division that are classified as being of a non-complying kind. It nominates land division, but excludes those forms of division that:

- Do not create any additional allotments, and
- Do not result in a greater risk of pollution than would the development of the existing allotments, and
- Which contain a dwelling site meeting the requirements set out in Table AdHi/5.

Commentary

The PDC does not distinguish between boundary realignments of various types, but rather focuses attention on the characteristics of the allotments as a key determinant of the suitability of a proposed land division to avoid the non-complying classification.

It is apparent that the Plan makes no distinction between a major or minor boundary re-alignment, in respect to its consistency with the non-complying classification.



More importantly in my view the emphasis is upon the availability of a suitable dwelling site. This emphasis suggests that the intent of development control policy for the division of land is for the purpose of controlling the siting of a dwelling, and control of its establishment in a manner that will not contribute to pollution of the catchment.

Neither Lot 45 in F.P. 129499 nor Lot 1 in F.P. 129455 have dwellings constructed upon them. However as shown in the plans included in **Appendices 3 and 4**, existing allotment 45 and proposed allotments 205 & 206 each have the capacity to accommodate a dwelling that would satisfy the siting requirements of Table AdHi/5 as follows:

- Not located on land subject to flooding as shown on Figures AdHi FPA/1 to 19;
- Can have on-site waste water treatment and disposal which complies with the South Australian Health Commission requirements;
- Not have any part of the waste water irrigation area within 50 metres of a watercourse identified on a 1:50,000 Government Standard topographic map;
- Not have the waste water irrigation area located on land with a slope greater than 20 percent (1 in 5), or depth to bedrock or seasonal water table less than 1.2 metres;
- Not have a septic tank located on land likely to be inundated by a 10 year return period flood event; and
- Can be sited at least 25 metres from the nearest watercourse identified on a current series 1:50,000 Government standard topographic map.

The Courts have determined the proposal comprises two separate land division applications, one of which is a consent application and one which is of a non complying kind.

The form of division that is proposed in this single application will result in the number of allotments in the zone remaining unchanged.

Council staff have suggested the division should take this form rather than being considered as two separate applications so that there is no increase in the number of allotments. The alternative approach, i.e. treating the development as two separate, unrelated applications would essentially increase the number of allotments in the zone.

Ultimately the Commission has determined the division to be of a non complying kind.



PDC's 14-17

PDC's 14-17 inclusive comment on preservation of the natural and rural landscape character, ensuring primary production is not prejudiced, and land which is particularly suitable for primary production, continues to be used for that purpose.

Commentary

For reasons set out in the following discussion on the land division provisions, the proposed land division will not remove productive land from primary production, nor will it prejudice continuation of primary production on the land.

The purpose of the two divisions is to transfer an allotment from an area to the northwest of the railway crossing at Beaumont Road, where it is no longer required, to an allotment near the South Eastern Freeway.

The existing Allotment 45 will then be used in conjunction with the adjacent Lot 101 for primary production. Proposed Allotments 205 and 206 upon which the former quarry activities were conducted, and which have limited capacity for grazing can continue in use for grazing purposes to the same extent as they do currently.

PDC 18

This PDC requires a land division to provide a suitable dwelling site.

Commentary

A dwelling and implement sheds are located on Lot 101. Lot 45 is used in conjunction with farming activities conducted on Lot 101. Proposed Lot 200 is to remain in use for grazing and horticultural purposes. Proposed allotment 199 will continue in use as a rural living allotment.

There are no dwellings located on Lot 1 (D.P. 18164). However the plans included in **Appendix 4** demonstrate that proposed Lots 205 and 206 each have sufficient area to accommodate a dwelling and associated effluent drainage areas.

There are numerous potential dwelling sites that meet the criteria nominated in Table AdHi/5 on proposed Lots 205 and 206. However no dwellings are proposed to be constructed on the allotments as part of this land division application.

PDC 19

This PDC comments on the avoidance of pollution and retention of land suitable for primary production.

Commentary

The proposed division will allow for the continuation of primary production activity on proposed Lot 200. Proposed Lots 205 and 206 are densely vegetated with native vegetation.



Lots 205 and 206 are not suitable for primary production purposes other than in the form of low intensity grazing as the allotments would have to be almost entirely cleared of native vegetation for substantive primary production activity, to occur.

The continuation of primary production on proposed Lot 200 and the possible future construction of dwellings on proposed Lots 205 and 206 will not increase the risk of pollution since dwellings can be constructed on all the allotments in accordance with the requirements of Table AdHi/5.

Land that is suitable for, and which is currently used for agriculture and horticulture primary production, will continue to be used for those purposes.

PDC 20

This PDC comments on land division indicating that division may be undertaken where no additional allotments are to be created (my emphasis). In a sense it seeks to limit division to the “*minor re-adjustment of allotment boundaries to correct an anomaly with respect to existing buildings...*” and to “*improve the management of the land for the purposes of primary production...and/or the conservation of its natural features*”.

Commentary

The Development Plan does not describe what constitutes a minor readjustment of allotment boundaries nor does it explain the distinction between an adjustment and a re-adjustment of allotment boundaries.

The qualifications set out in subclauses a) and b) would effectively preclude any form of land division involving a boundary adjustment if a literal interpretation is to be applied to the provision, because the division of land would have to relate to;

- An anomaly with respect to existing buildings **and**
- Improved management of the land for the purposes of primary production
- **And/or** conservation of its natural features

Such a strict reading of this provision would require all boundary adjustments to relate to existing buildings and improved management of the land for the purposes of primary production and/or conservation of its natural features.

Furthermore if it is the intent that boundary adjustment (or readjustment) is to occur in the extremely limited and most unlikely circumstances identified in parts (a) and (b) of the PDC, and not in any other circumstances, then one would reasonably expect the extreme limitations to be reflected in the non-complying criteria set out in Zone PDC 70. The fact that PDC 70 does not contain these restrictions suggests that PDC 20 is a policy that can be interpreted and applied with greater flexibility as the circumstances dictate.

Clearly as a policy statement it is not mandatory, but obviously has to be considered in the assessment of an application for land division.

Zone PDC 20 is an expression of policy.



If an application for division is proposed that has little or nothing to do with the placement of buildings in the vicinity of a property boundary, the weight to be applied to this particular policy is to be measured having regard to the capacity of the proposed division to improve land management efficiency, in conjunction with all the remaining provisions of the Plan that are relevant in the circumstances. It cannot in the circumstances, be weighted more heavily than the policy intent set out in PDC's 18, 19, 21 or 22.

In this case the division will retain land that is suitable for primary production (proposed Lot 200) and will allow the potential construction of dwellings on proposed Lots 205 and 206 (land which is generally unsuitable for primary production) whilst still permitting the current use of Lot 1 to continue. The creation of Lot 200 will remove an allotment that could potentially have a dwelling constructed upon it and will instead ensure this land is used for primary production purposes in the future.

The division of Lot 1 (D.P. 18164) into two allotments will facilitate the retention and conservation of the majority of the native vegetation on this land in accordance with the requirements of Zone PDC 20.

The natural features of the land are unlikely to be compromised since the access and possible dwelling sites are located in areas where the natural features have already been disturbed.

The provision is tied to Zone PDC 70 in so far as PDC 70 nominates the creation of an additional allotment in the Zone as a non-complying kind of development, and PDC 20 qualifies the circumstance under which division may be acceptable, by reference to the limitation of "*no additional allotment or allotments...*" being created.

The proposal does not create an additional allotment in the Zone and so does not offend either PDC 70 or PDC 20. In short as a result of what is proposed in this application there are 3 allotments to be reconfigured into 2 allotments at the northern end of the area affected by the application and one allotment to be divided into two at the southern end. Looked at "collectively" there are 4 allotments currently and after the division there will be 4 allotments. On either view *no additional allotment or allotments...* will be created

PDC 21

This PDC expresses almost the same policy intent as is expressed in PDC 20 but using positive rather than negative expression. Importantly it is not limited to circumstances where no additional allotments are to be created.

Commentary

As mentioned previously the proposed division will not result in loss of land having capacity for primary production use nor will it have a greater potential to pollute surface or underground waters that does the existing use of the land. It is apparent that the proposal does not offend this provision of the Plan.



PDC 22

This provision seeks to maintain consistency in the size of allotments in any particular locality.

Commentary

It is presumed the reference to 'allotment size' is a reference to land area, but it may also pertain to the shape and proportion of land holdings.

If the reference is to the area of an allotment, then the creation of a single allotment (proposed Lot 200) having an area of about 30 hectares for primary production is a land area consistent with others in the locality currently being used for that purpose. Existing Lot 1 (9.25 hectares in area) will be divided into two separate allotments. Proposed Lot 205 will have an area of 6.71 hectares and proposed Lot 206 will have an area of 2.54 hectares.

Existing allotments in the locality of proposed Lots 205 and 206 abutting Onkaparinga Road, are of similar area but slightly different proportions to the proposed Lots.

Most importantly the impact of the changes will have a positive impact upon the productive capacity of proposed Lot 200 as existing Lot 45 which could accommodate a dwelling will no longer exist and will be incorporated into a new larger allotment as part of an application that involves other boundary adjustments so as to create Lot 200.

It is my opinion that the proposed division does not offend PDC 22.

PDC's 42, 43, 44

These provisions comment on the retention of land for primary production purposes, sustainable use of land, and there being no diminution in the productive capacity of rural land.

Commentary

The combination of divisions in this application will:

- Continue the use of land for primary production at the northern end and
- Maintain the capacity of land at the southern end to be used for grazing purposes



Policy Area Provisions

Onkaparinga Slopes Policy Area

Objective 1

This Objective envisages retention of low density rural development by the exclusion of rural living areas or uses which would require division of land into smaller holdings.

Commentary

The currently undeveloped allotment (Lot 45) will no longer exist and the “right” to that allotment will be transferred south to create two allotments in a locality that already exhibits rural living characteristics and has a large area of native vegetation.

Council Wide Provisions

Land Division

Objective 10 & PDC’s 28 & 32

This objective seeks land in appropriate localities to be divided in an orderly and economic manner. Land should not be divided if the size, shape and location of the slope and nature of the land contained in each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used.

Commentary

The land is most suitable for the intended purpose. Proposed Lot 205 has a dwelling site available on cleared land formerly used for quarrying. The quarry has been rehabilitated. The backfill has been benched to create a levelled dwelling site and suitable drainage area that will comply with the requirements of Table AdHi/5. Lot 206 can likewise readily accommodate a dwelling

PDC’s 29 & 31

These provisions seek to ensure that each allotment resulting from the division should be provided with safe and convenient access to a carriageway. No allotment should be solely dependent upon a private road, or right of way for access. Provision should also be made for the disposal of waste water and water resources should not be exploited or polluted.

Commentary

The proposed allotments 205 & 206 will each have access to Onkaparinga Road. The R.o.W. exists and serves a number of dwellings. Since the land already has access by R.o.W., use of the R.o.W. by an additional allotment will mean that the R.o.W. will be upgraded to current CFS standards for access.



It is a more desirable outcome than leaving the access arrangements as they are currently. It will improve the safety of the existing “rural living” allotments in the area adjacent to Lot 1. The proposed allotments will have areas suitable for wastewater disposal.

PDC’s 36, 37 & 38

PDC’s 36 and 37 provide design parameters specifically about the creation of additional allotments in the form of a conventional multi allotment division whereas PDC 38 comments on circumstances where the allotment contains two existing dwellings, and the application is being assessed as a non complying development.

Commentary

PDC’s 36 and 37 broadly refer to a division where a number of allotments, roadways and infrastructure are to be provided. In my view these provisions appear to relate strongly to PDC 35 which comments on land division in a Country Township. I consider little weight should be given to these provisions.

The majority of the content of PDC 38 appears to be directed to controlling development where two dwellings are asserted to exist so it is my opinion the provision is seeking to control development in circumstances where there are “two existing dwellings” on the allotment.

The provision is of minor relevance to this development proposal because there are no dwellings on existing allotment 45 or proposed allotments 205 and 206.

Transportation

The Objectives and PDC’s are directed towards the maintenance of safety in respect to traffic movements and the design of access and parking arrangements.

Commentary

The proposed land divisions will not result in any changes to access for the northern division and will result in a minor increase in the number of vehicular movements along the private road link to Onkaparinga Road at the southern division. It will improve accessibility for fire fighting vehicles by providing ‘passing bays’. It is unlikely there will be any decrease in traffic safety as a consequence of the development.



Rural Development

The Objectives comment on the protection of existing primary production activities and retention of land for that purpose.

Commentary

The proposed divisions will maintain land in primary production and will allow an existing modest level of grazing activity to continue on the land affected by the southern division.

Appearance of Land and Buildings

These provisions seek to ensure the siting and design of buildings does not impact upon the amenity of the locality within which they are to be situated.

There is an expressed desire in the provisions to ensure buildings will not be visible from the South Eastern Freeway and that land will not be subject to excessive earthworks.

Commentary

Neither of the dwelling sites identified on the plan for the proposed allotments 205 and 206 will be visible from the freeway. The dwelling sites have been identified in areas that will not require excessive cut and fill. In the case of proposed allotment 205, the dwelling site is identified on a benched platform, created by the former quarry works.

Watershed Protection

The provisions of the Plan have a strong emphasis on protection of the watershed. These requirements include maintenance of isolation distances from bores and drainage lines connecting ultimately to the Onkaparinga River or the River Torrens.

Commentary

The proposal complies with the siting criteria nominated in the Plan.

Bushfire Protection

The subject land is located in an area of high bushfire risk. Development of the land is required to satisfy the Minister's Code: Undertaking Development in Bushfire Prone Areas.

Comment

The proposal envisages installation of passing bays on access roads. The access bays will be created prior to the making of application for Section 51 Clearances for the division.



6. Social, Economic and Environmental Effects

Regulation 17 (5) (d) requires a Statement of Effect to include commentary on the Social, Economic and Environmental effect of a non complying kind of development.

In this case the proposed divisions will have minimal social effects.

In an economic sense the maintenance of primary production on land currently used for that purpose will have a minor but positive impact on the use of that land. Use of the former quarry for residential purposes, and grazing will likely have improved environmental effects, by removal of the residue of quarrying activity and removal of weed species.



7. Additional Information

Regulation 17 (5) (e) identifies circumstances whereby additional information should be provided with the Statement of Effect.

The State Planning Assessment Commission has not nominated a requirement for additional information to be provided.



8. Conclusion

8.1 Summary

The proposal will involve a land division where by the boundaries of the subject land are redistributed. Only allotment 44 in Filed Plan 129499, allotment 101 in Deposited Plan 77335 and allotment 1 in Filed Plan 129455 and allotment 1 in D.P. 18164 are materially affected by the alteration of allotment boundaries. The physical form of the remainder of the allotments will not alter in any way save that they will be given a new legal descriptor which will in time be incorporated onto the Certificate of Title.

The proposed land division will entrench the current primary production use of Lot 45 and will remove the opportunity for that land to be developed with a dwelling.

In my opinion the proposed development will not prejudice the attainment of the Objectives and Principles of Development Control for the area. The proposal in my opinion is not seriously at variance with the relevant provisions of the Development Plan, when all the provisions of the Plan are considered in context with the existing development of land in this locality.

As mentioned throughout this assessment, the proposal demonstrates an appropriate degree of consistency with the relevant provisions of the Development Plan.

8.2 Consistency with Relevant Provisions

Having regard to the existing use of the land, the proposed development is considered to either be consistent, or have the capacity to result in consistency with, the following provisions of the Development Plan:

Zone Provisions

Watershed (Primary Production) Zone

Objective: 3

Principles of Development Control: 15, 16, 17, 18, 19, 20, 21 and 22

Council Wide

Form of Development

Objectives: 1, 6

Principles of Development Control: 1, 2, 3, 9

Land Division

Objective: 10

Principles of Development Control: 30, 32, 36



Transportation (Movement of People and Goods)
Objective: 20, 21
Principle of Development Control: 41-43

Rural Development
Objective: 61

Appearance of Land and Buildings
Objectives: 87, 88
Principles of Development Control: 228-230

Watershed Protection
Objectives: 103-105
Principles of Development Control: 296, 297, 299

Bushfire Protection
Objectives: 106
Principles of Development Control: 305-307

In summary, it is my opinion the proposed development is not seriously at variance with the requirements of the Development Plan. The proposal demonstrates consistency with the relevant provisions of the Development Plan to an extent that the application warrants the grant of consent, and the concurrence of the Adelaide Hills Council.

Yours sincerely

Planning Chambers Pty Ltd

Jeff Smith

Director

MPIA

September 2018

APPENDIX 1

CERTIFICATES OF TITLE

Volume 5465 Folio 524

Volume 6020 Folio 59

Volume 5666 Folio 31

Volume 5885 Folio 776

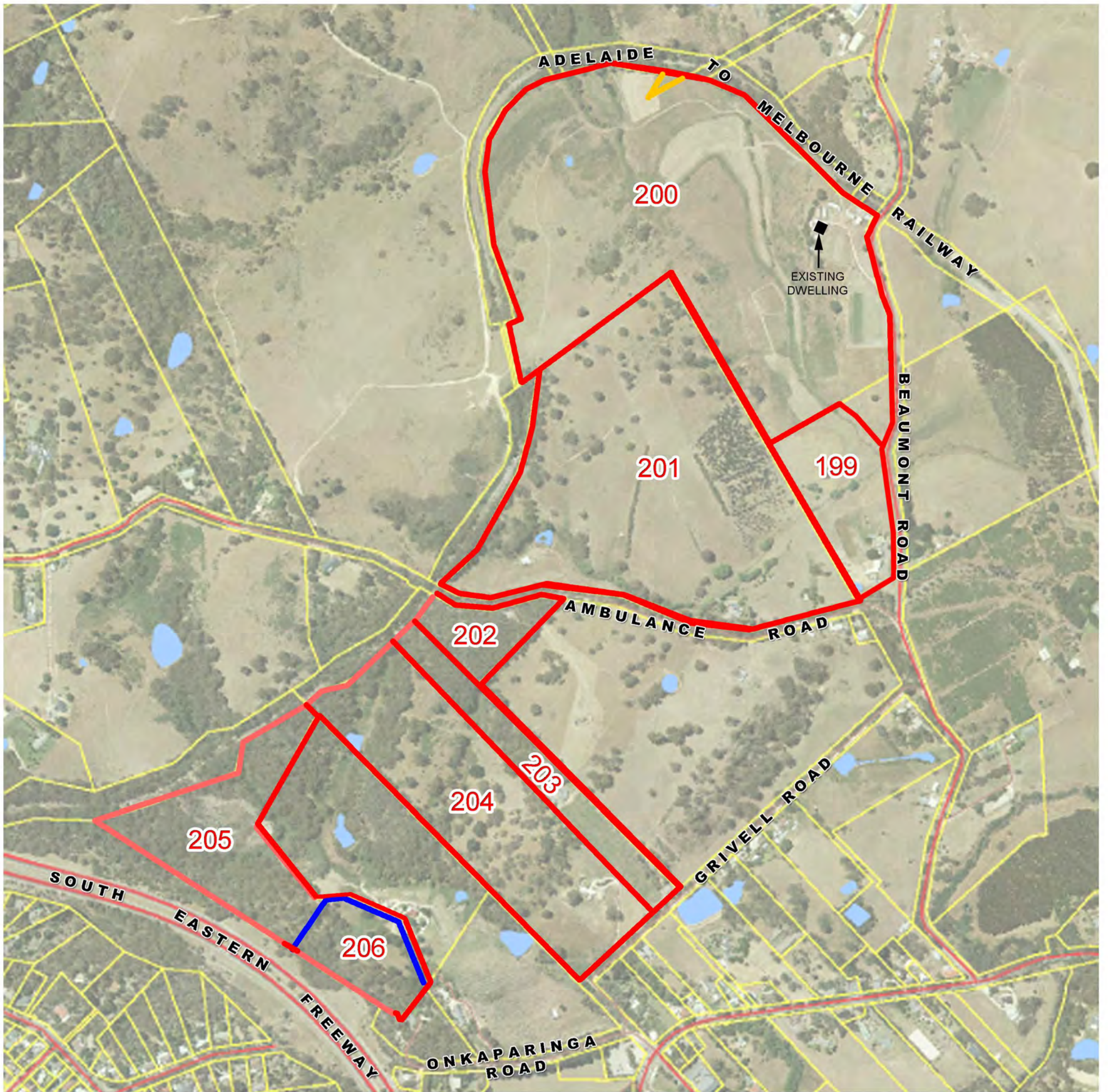
Volume 5809 Folio 533

Volume 5809 Folio 663

Volume 5274 Folio 987

Volume 5701 Folio 727

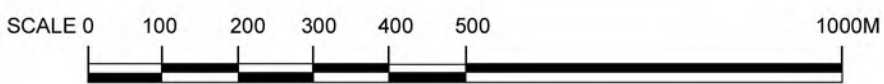
and Location Plan



BASE IMAGE SOURCE: NATUREMAPS 2014

LEGEND

- BOUNDARIES OF ALLOTMENTS AFFECTED BY LAND DIVISON
- NEW ALLOTMENT BOUNDARY
- REMOVE ALLOTMENT BOUNDARY



LOCATION PLAN

**BOUNDARY REALIGNMENT
AT BEAUMONT & ONKAPARINGA ROADS
FOR MR REDGE FIORA**



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

Issued pursuant to the Real Property Act 1886

LAND TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5465 FOLIO 524 *

COST	: \$15.50 (GST exempt)	PARENT TITLE	: CT 4027/99
REGION	: EMAIL	AUTHORITY	: CONVERTED TITLE
AGENT	: LVS1 BOX NO : 368	DATE OF ISSUE	: 31/10/1997
SEARCHED ON	: 11/11/2005 AT : 10:24:50	EDITION	: 3
CLIENT REF	5213		

REGISTERED PROPRIETOR IN FEE SIMPLE

CLAIRE FIORA OF PO BOX 158 BALHANNAH SA 5242

DESCRIPTION OF LAND

ALLOTMENT 45 FILED PLAN 129499
IN THE AREA NAMED VERDUN
HUNDRED OF ONKAPARINGA

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

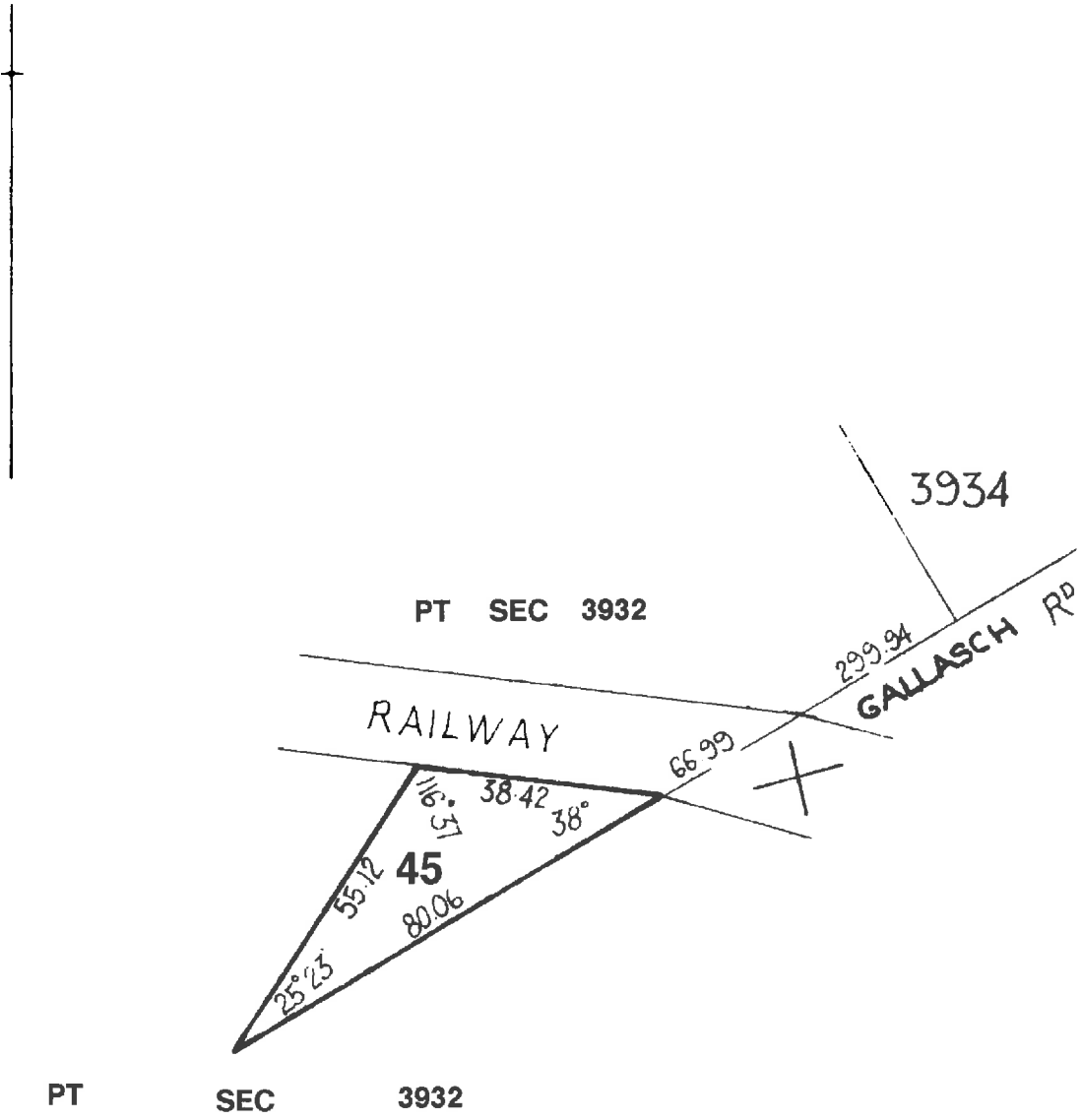
REGISTRAR-GENERAL'S NOTES

NIL

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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5465 FOLIO 524
SEARCH DATE : 11/11/2005 TIME: 10:24:50

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4027/99



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 6020 FOLIO 59 *

COST : \$18.00 (GST exempt)	PARENT TITLE : CT 5678/193
REGION : EMAIL	AUTHORITY : RTC 10982530
AGENT : LVS1 BOX NO : 368	DATE OF ISSUE : 09/10/2008
SEARCHED ON : 08/04/2010 AT : 12:50:12	EDITION : 1
CLIENT REF 5213	

REGISTERED PROPRIETOR IN FEE SIMPLE

RAY CHARLES GALLASCH OF BEAUMONT ROAD VERDUN SA 5245

DESCRIPTION OF LAND

ALLOTMENT 101 DEPOSITED PLAN 77335
IN THE AREA NAMED VERDUN
HUNDRED OF ONKAPARINGA

EASEMENTS

TOGETHER WITH A RIGHT OF WAY OVER THE LAND MARKED C APPURTENANT ONLY TO
THE LAND MARKED W (RT 6935605)

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

NIL

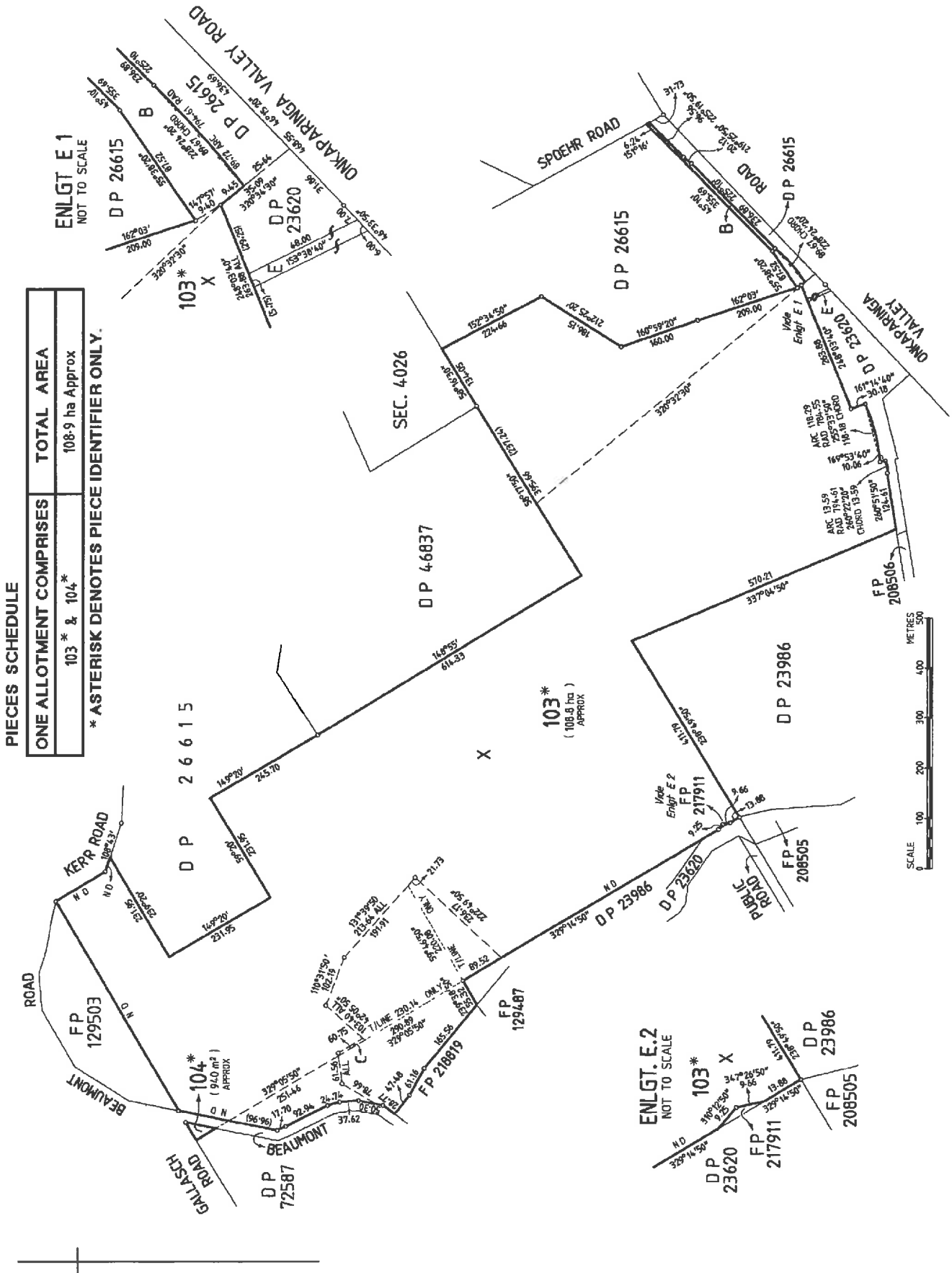
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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 6020 FOLIO 59

SEARCH DATE : 08/04/2010 TIME: 12:50:12



ONE ALLOTMENT COMPRISES	TOTAL AREA
103* & 104*	108.9 ha Approx

* ASTERISK DENOTES PIECE IDENTIFIER ONLY.

PIECES SCHEDULE

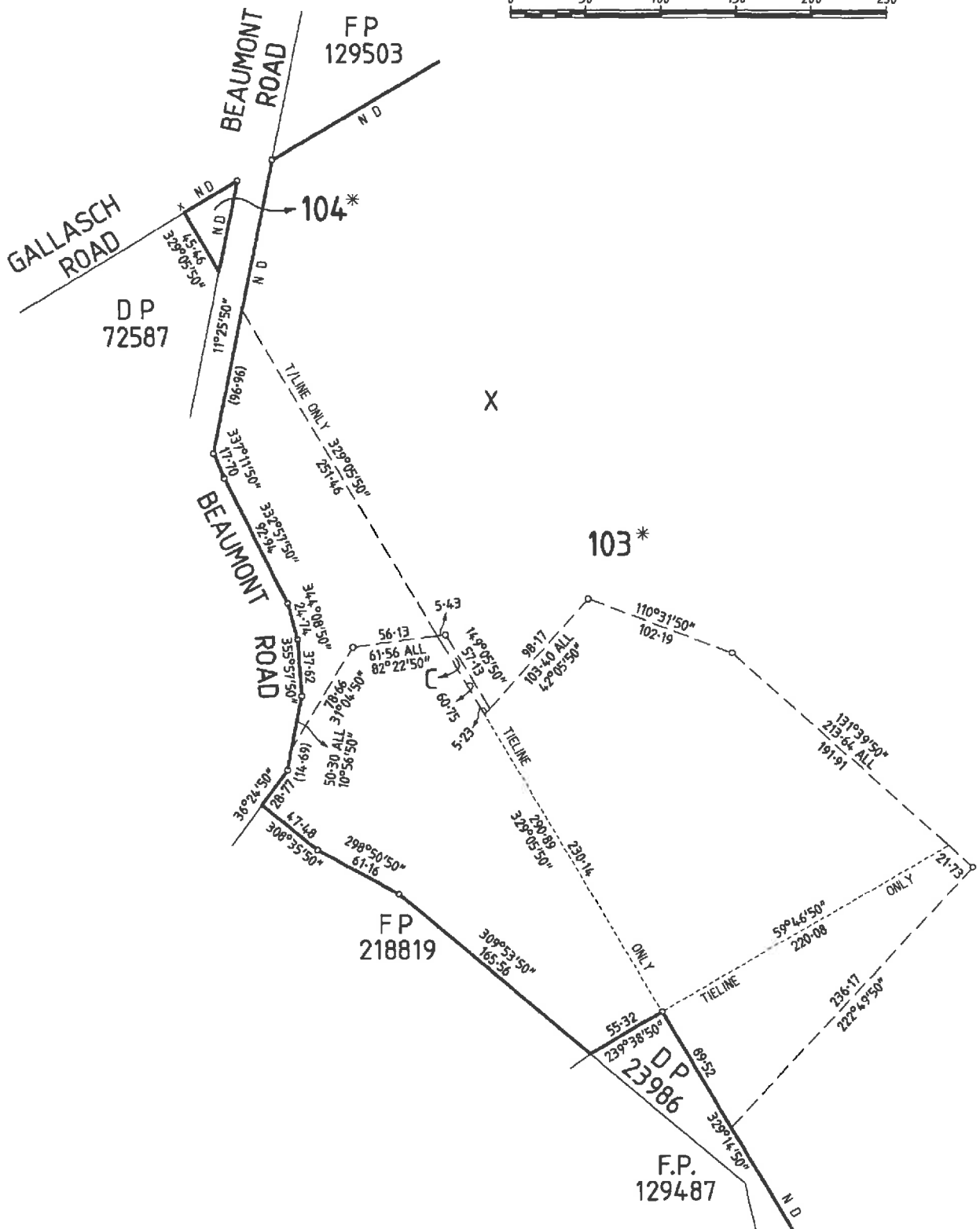
ENLGT E 1
NOT TO SCALE

ENLGT. E.2
NOT TO SCALE

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
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 SEARCH DATE : 08/04/2010 TIME: 12:50:12

* ASTERISK DENOTES PIECE IDENTIFIER ONLY.

ENLARGEMENT E.3





Title Register Search

LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5666 FOLIO 31 *

COST : \$18.70 (GST exempt) PARENT TITLE : CT 3158/200
REGION : EMAIL AUTHORITY : CONVERTED TITLE
AGENT : LVS1 BOX NO : 368 DATE OF ISSUE : 25/06/1999
SEARCHED ON : 13/12/2010 AT : 12:19:26 EDITION : 1
CLIENT REF 5213

REGISTERED PROPRIETORS IN FEE SIMPLE

JANIS KALNINS AND VERA KALNINS BOTH OF 47 CHURCH TERRACE WALKERVILLE SA
5081 AS JOINT TENANTS

DESCRIPTION OF LAND

SECTION 505
HUNDRED OF ONKAPARINGA
IN THE AREA NAMED VERDUN

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

CONVERTED TITLE-WITH NEXT DEALING LODGE CT 3158/200

END OF TEXT .





Title Register Search

LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5885 FOLIO 776 *

COST : \$18.70 (GST exempt) PARENT TITLE : CT 1915/71
REGION : EMAIL AUTHORITY : CONVERTED TITLE
AGENT : LVS1 BOX NO : 368 DATE OF ISSUE : 19/12/2002
SEARCHED ON : 13/12/2010 AT : 12:20:00 EDITION : 2
CLIENT REF 5213

REGISTERED PROPRIETOR IN FEE SIMPLE

AUSTRALIAN RAIL TRACK CORPORATION LTD. OF OFF SIR DONALD BRADMAN DRIVE
MILE END SA 5031

DESCRIPTION OF LAND

ALLOTMENT 42 FILED PLAN 217949
IN THE AREA NAMED VERDUN
HUNDRED OF ONKAPARINGA

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

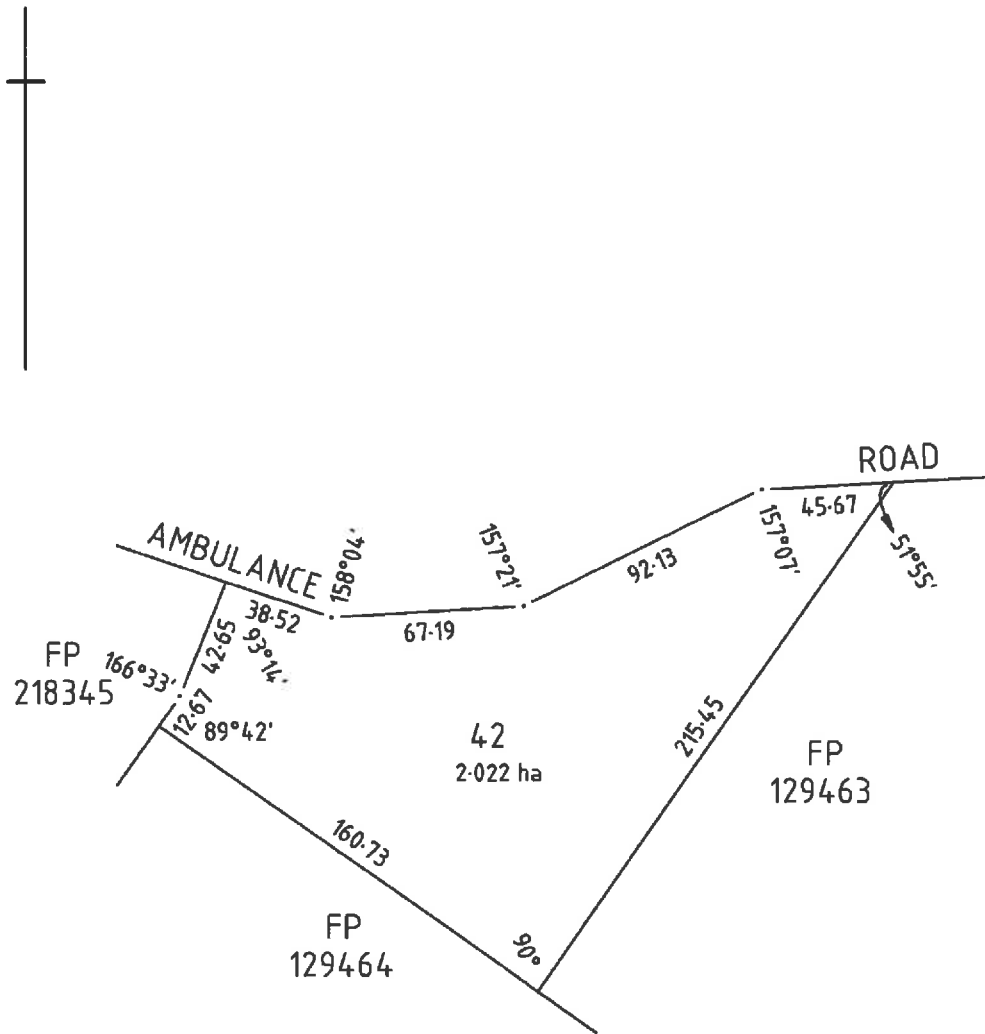
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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5885 FOLIO 776
SEARCH DATE : 13/12/2010 TIME: 12:20:00

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1915/71



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5809 FOLIO 533 *

COST : \$18.70 (GST exempt)	PARENT TITLE : CT 1597/124
REGION : EMAIL	AUTHORITY : CONVERTED TITLE
AGENT : LVS1 BOX NO : 368	DATE OF ISSUE : 22/09/2000
SEARCHED ON : 13/12/2010 AT : 12:20:28	EDITION : 2
CLIENT REF 5213	

REGISTERED PROPRIETOR IN FEE SIMPLE

ROGER STEWART BURBIDGE OF 21 KURLA ROAD BALHANNAH SA 5242

DESCRIPTION OF LAND

ALLOTMENT 10 FILED PLAN 129464
IN THE AREA NAMED VERDUN
HUNDRED OF ONKAPARINGA

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

9010443 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

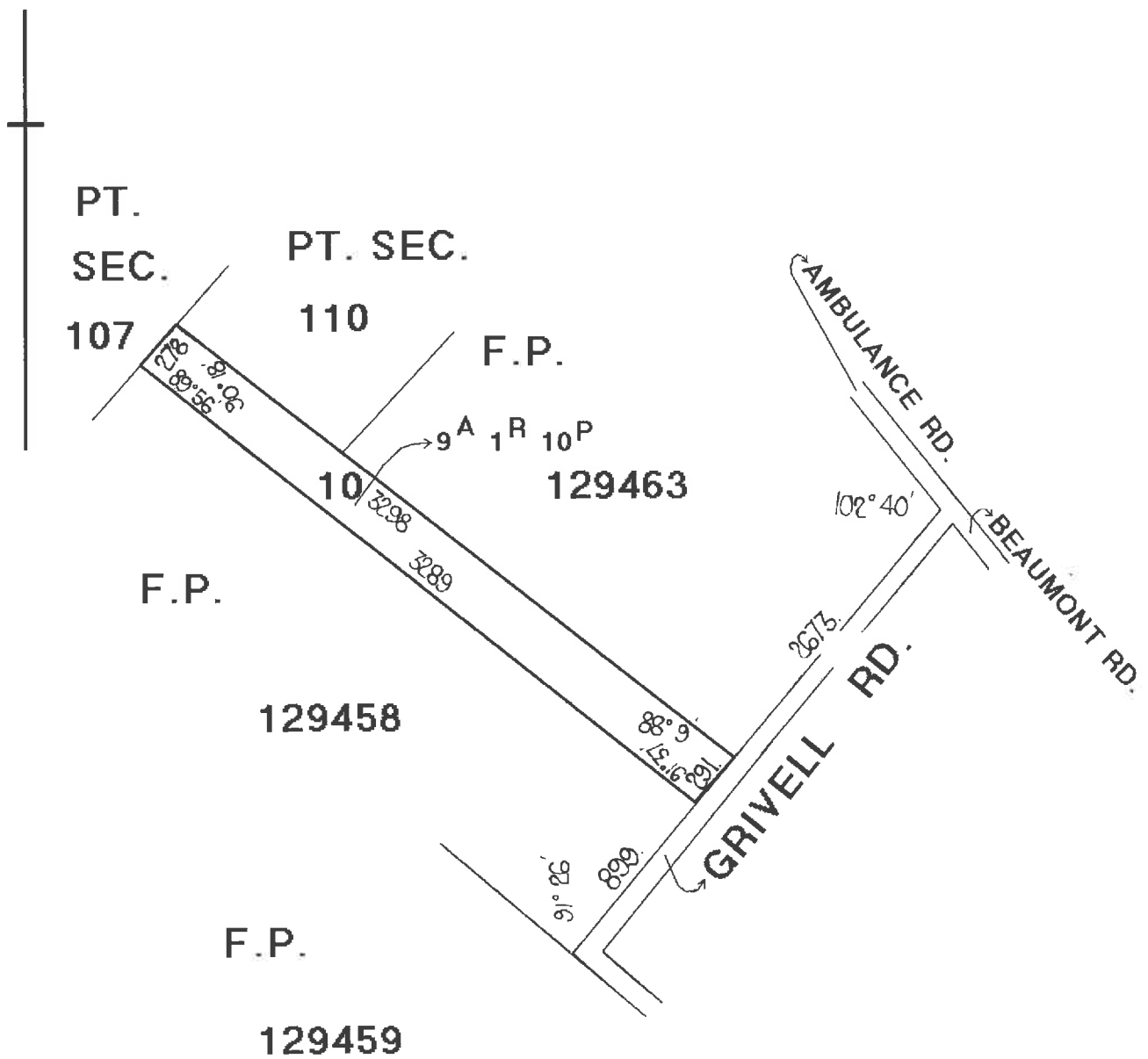
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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
 DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5809 FOLIO 533
 SEARCH DATE : 13/12/2010 TIME: 12:20:28

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1597/124



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

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5809 FOLIO 663 *

COST : \$18.70 (GST exempt) PARENT TITLE : CT 1597/123
REGION : EMAIL AUTHORITY : CONVERTED TITLE
AGENT : LVS1 BOX NO : 368 DATE OF ISSUE : 22/09/2000
SEARCHED ON : 13/12/2010 AT : 12:20:50 EDITION : 3
CLIENT REF 5213

REGISTERED PROPRIETORS IN FEE SIMPLE

JOEL ADAM SCANLON AND NICOLA HELEN DANBY BOTH OF 4 GRIVELL ROAD VERDUN SA
5245 AS JOINT TENANTS

DESCRIPTION OF LAND

ALLOTMENT 4 FILED PLAN 129458
IN THE AREA NAMED VERDUN
HUNDRED OF ONKAPARINGA

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

9093481 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.
10304565 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (SINGLE COPY ONLY)

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

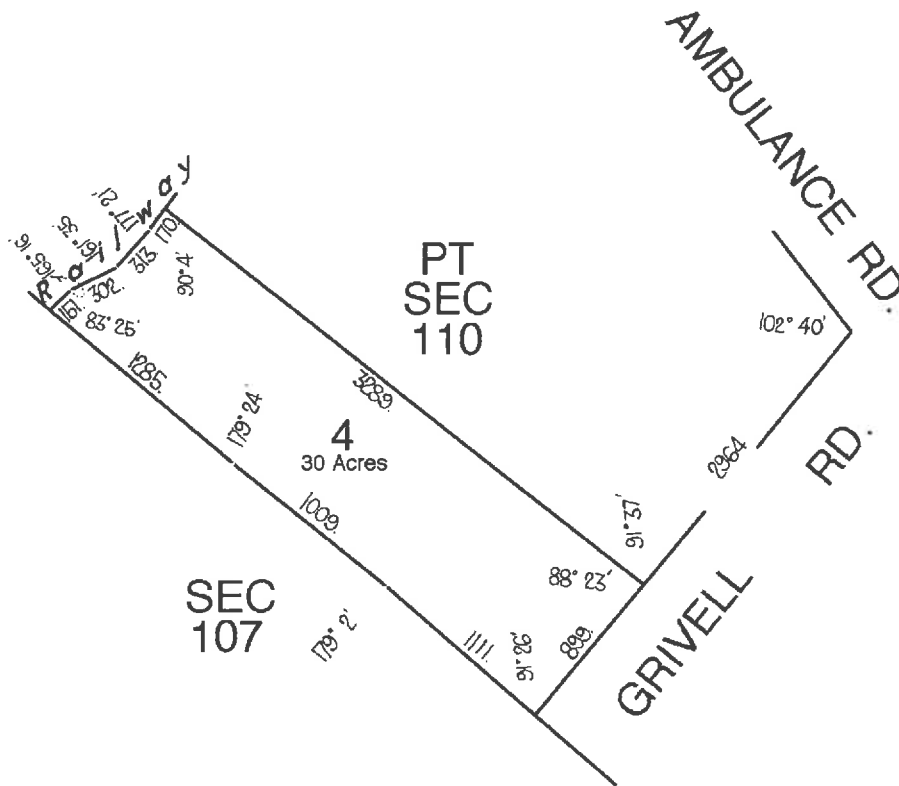
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LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
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THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1597/123



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

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

Issued pursuant to the Real Property Act 1886

LAND TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5274 FOLIO 987 *

COST : \$15.50 (GST exempt)	PARENT TITLE : CT 3814/192
REGION : EMAIL	AUTHORITY : CONVERTED TITLE
AGENT : LVS1 BOX NO : 368	DATE OF ISSUE : 26/06/1995
SEARCHED ON : 11/11/2005 AT : 10:21:54	EDITION : 2
CLIENT REF 5213	

REGISTERED PROPRIETORS IN FEE SIMPLE

REGINALD MORRIS FIORA AND CLAIRE FIORA BOTH OF 6 HAMPTON ROAD MOUNT BARKER
SA 5251 AS JOINT TENANTS

DESCRIPTION OF LAND

ALLOTMENT 1 FILED PLAN 129455
IN THE AREA NAMED VERDUN
HUNDRED OF ONKAPARINGA

EASEMENTS

SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED A
TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED B

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

CONTROLLED ACCESS ROAD VIDE PLAN 57

END OF TEXT.

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



Registrar-General

Certificate of Title - Volume 5701 Folio 727

Parent Title(s) CT 4272/532
Dealing(s) Creating Title CONVERTED TITLE
Title Issued 19/10/1999
Edition 3
Edition Issued 26/09/2013



Estate Type

FEE SIMPLE

Registered Proprietor

TREVOR JOHN ADAMS
KENNETH ALFRED ADAMS
OF 1 PINE DRIVE ABERFOYLE PARK SA 5159
AS JOINT TENANTS

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 18164
IN THE AREA NAMED VERDUN
HUNDRED OF ONKAPARINGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
10307498	MORTGAGE TO BENDIGO & ADELAIDE BANK LTD.
12003990	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

Notations

Dealings Affecting Title

NIL



Priority Notices

NIL

Notations on Plan

NIL

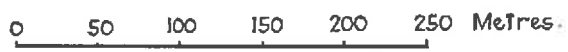
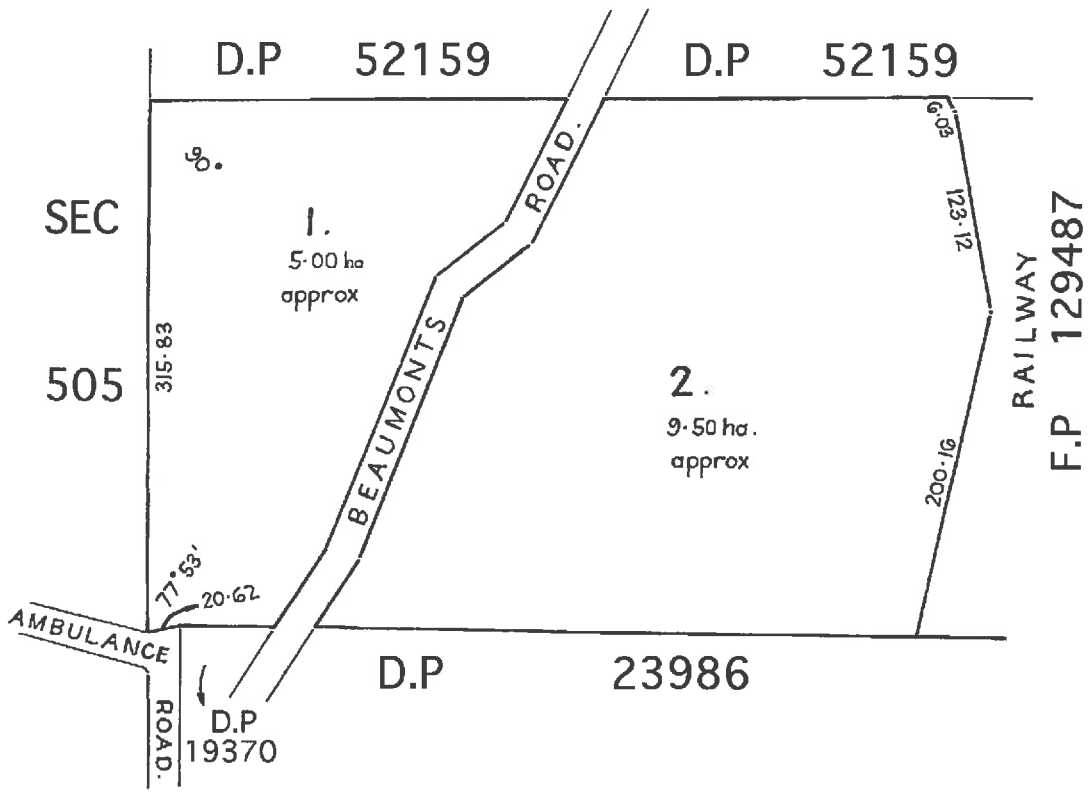
Registrar-General's Notes

NIL

Administrative Interests

NIL

* Denotes the dealing has been re-lodged.



APPENDIX 2

PLAN OF DIVISION

473/D044/15

PURPOSE:	DIVISION	AREA NAME:	VERDUN	APPROVED:	
MAP REF:	6628/48/N, 6627/03/D	COUNCIL:	ADELAIDE HILLS COUNCIL	DEPOSITED/FILED:	
LAST PLAN:		DEVELOPMENT NO:	473/D044/15/001		SHEET 1 OF 4
					49643_text_01_v01

AGENT DETAILS:	FYFE PTY LTD LEVEL 3, 80 FLINDERS STREET ADELAIDE SA 5000 PH: 82019600 FAX: 82019650	SURVEYORS CERTIFICATION:	
AGENT CODE:	ALRF		
REFERENCE:	27405/3/1 DU1-R0		

SUBJECT TITLE DETAILS:										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5465	524		ALLOTMENT(S)	45	F	129499	ONKAPARINGA		
CT	6020	59		ALLOTMENT(S)	101	D	77335	ONKAPARINGA		
CT	5666	31		SECTION(S)	505			ONKAPARINGA		
CT	5885	776		ALLOTMENT(S)	42	F	217949	ONKAPARINGA		
CT	5809	533		ALLOTMENT(S)	10	F	129464	ONKAPARINGA		
CT	5274	987		ALLOTMENT(S)	1	F	129455	ONKAPARINGA		
CT	5809	663		ALLOTMENT(S)	4	F	129458	ONKAPARINGA		
CT	5701	727		ALLOTMENT(S)	1	D	18164	ONKAPARINGA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION			
EXISTING		LONG	EASEMENT(S)	C IN D77335		200 MARKED W	RT 6935605			
EXISTING	205.206	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	A						
EXISTING		SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	B		205.206				

ANNOTATIONS: ALLOTMENT(S) 201 TO 204 INCLUSIVE (CT 5666/31, CT 5885/776, CT 5809/533, CT 5809/663) DO NOT FORM PART OF THIS DIVISION.

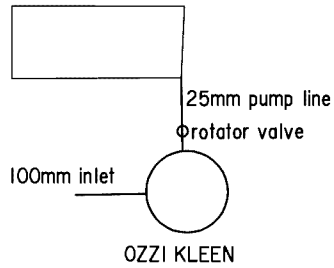
SUBJECT TO CERTIFIED SURVEY

WASTE WATER DISPOSAL NOTES

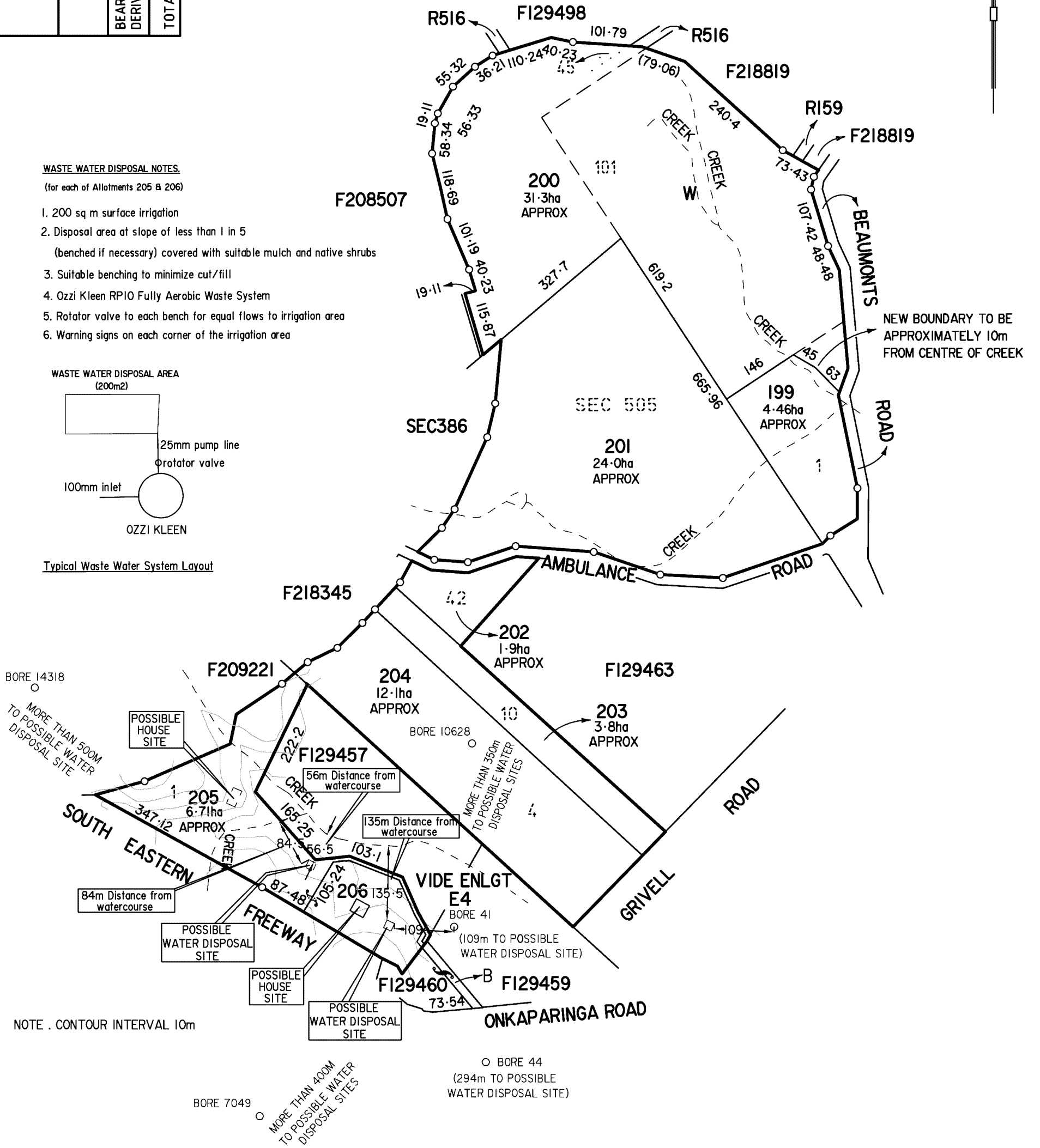
(for each of Allotments 205 & 206)

1. 200 sq m surface irrigation
2. Disposal area at slope of less than 1 in 5
(benched if necessary) covered with suitable mulch and native shrubs
3. Suitable benching to minimize cut/fill
4. Ozzi Kleen RPI0 Fully Aerobic Waste System
5. Rotator valve to each bench for equal flows to irrigation area
6. Warning signs on each corner of the irrigation area

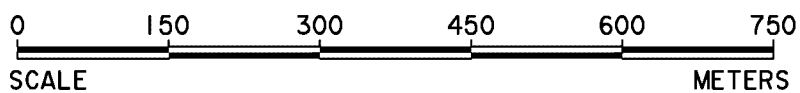
WASTE WATER DISPOSAL AREA (200m²)



Typical Waste Water System Layout



NOTE . CONTOUR INTERVAL 10m

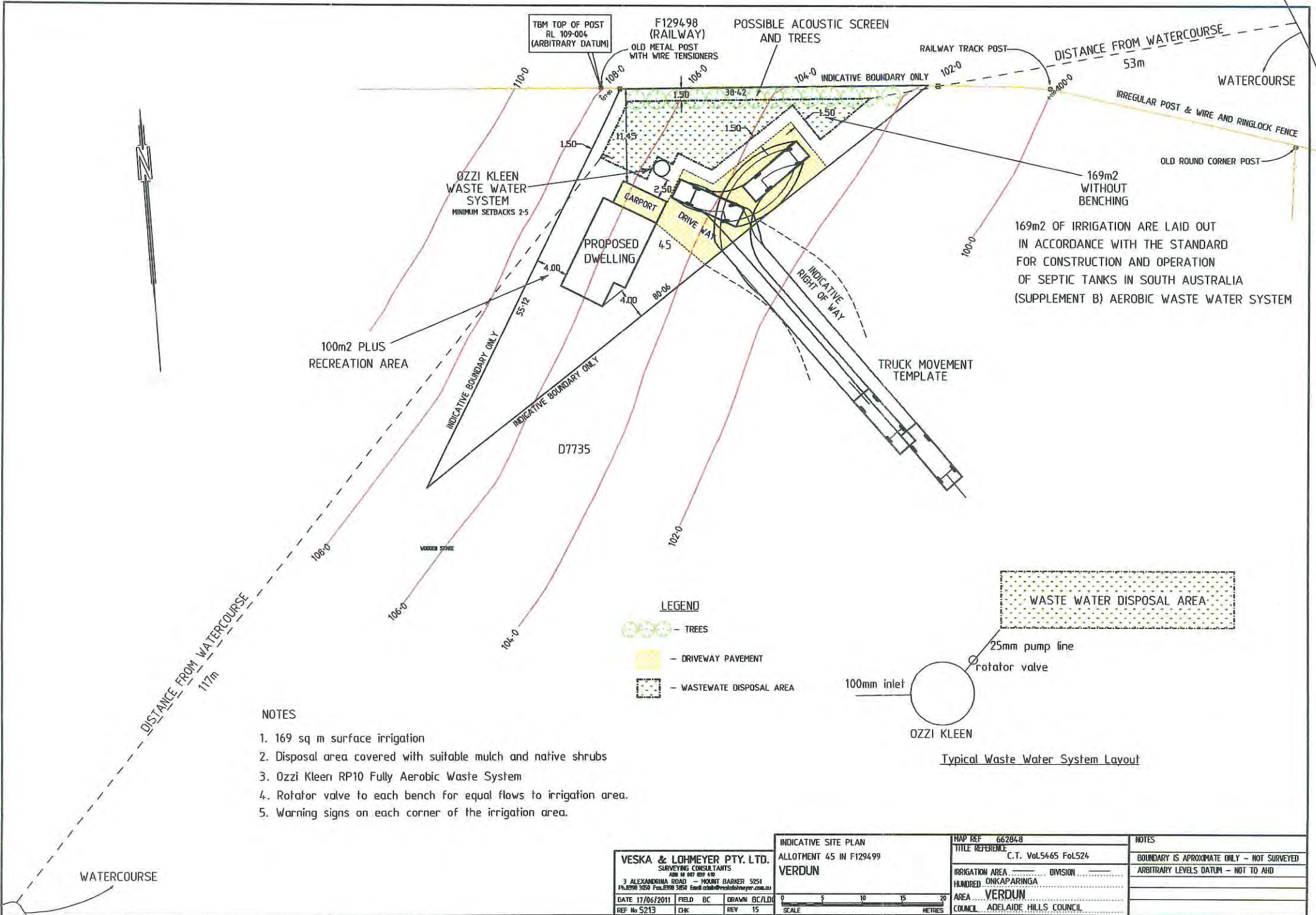


FYFE PTY LTD
SURVEYORS and ENGINEERS
80 FLINDERS STREET ADELAIDE SA 5000
PHONE (08) 8201 9600 FAX (08) 8201 9660
www.fyfe.com.au ABN 57 008 116 130
Reference 27405/3/1 Dwg No. 27405DU1-R0
QA REV 0 DATE 13/10/2015 DR KGH SVY

APPENDIX 3

PLAN OF DEVELOPMENT

Allotment 1 in Filed Plan 129499



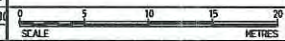
- NOTES**
1. 169 sq m surface irrigation
 2. Disposal area covered with suitable mulch and native shrubs
 3. Ozzi Kleen RP10 Fully Aerobic Waste System
 4. Rotator valve to each bench for equal flows to irrigation area.
 5. Warning signs on each corner of the irrigation area.

VESKA & LOHMEYER PTY. LTD.
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 3 ALEXANDRIA ROAD - MOUNT BARKER 5251
 PHONE 08 937 029 428
 FAX 08 937 3650 Email: veska@veskaandlohmeier.com.au

INDICATIVE SITE PLAN
 ALLOTMENT 45 IN F129499
VERDUN

MAP REF 66284.8
 TITLE REFERENCE C.T. Vol.5465 Fol.524
 IRRIGATION AREA DIVISION
 HUNDRED ONKAPARINGA
 AREA VERDUN
 COUNCIL ADELAIDE HILLS COUNCIL

NOTES
 BOUNDARY IS APPROXIMATE ONLY - NOT SURVEYED
 ARBITRARY LEVELS DATUM - NOT TO AHD



APPENDIX 4

WASTE DISPOSAL ASSESSMENT AND WASTE DISPOSAL PLAN FOR PROPOSED ALLOTMENTS 205 & 206

Report by FMG Engineers



PO Box 707
Kent Town SA 5071
42 Fullarton Rd
Norwood SA 5067
P 08 8363 0222
F 08 8363 1555
ABN 58 083 071 185
fmgengineering.com.au

Our ref. 108044

10 June 2011

Michael Lohmeyer
3 Alexander Road
Mount Barker SA 5251

Dear Michael

**Re: Report on Potential On Site Wastewater Systems for land division
DA473/D064/10 for Mr Redge Fiora**

We confirm your instructions to consider the impact of the potential installation of wastewater systems on certain land near Verdun being existing allotment 45 and proposed allotments 205 and 206. It is proposed to re-subdivide all of the land such that Lot 45 will be amalgamated into another allotment and it is then proposed to transfer that title for the benefit of the existing allotment 101 so as to create allotments 205 and 206. In considering the land division application it is necessary to consider whether such wastewater systems can be installed in accordance with the current on-site wastewater codes of the Department of Health "The Standard for the Construction, Installation and Operation of Septic Tanks in South Australia (including Supplement "A and B.") and also Table AdHi/5 of the Adelaide Hills Development Plan. In particular you asked us to consider whether by the installation of wastewater systems.

- 1) *the development of the proposed allotments does not result in a greater risk of pollution of surface or underground waters than would the development of the existing allotments, and*
- 2) *provided a suitable site for a detached dwelling is available such that the site and the dwelling would comply with the criteria in Table AdHi/5*

An inspection was carried out on 19 May 2011 of lot 45 and existing lot 101. Soil bore logs were taken on lot 45, effectively one each on proposed allotments 205 and 206.

Please find enclosed the results of borehole logging conducted on the above allotments on 19/05/2011. Borelogs were conducted by Geodrill and processed at FMG Engineering's Research House laboratory.

Existing allotment 45 had two bore holes drilled with the results and location defined in Attachment ("A"). The results confirm that there is no bedrock or a water table within 1.2 metres of surface level. The slope of the allotment and the area where the wastewater system can be installed is less than 1 in 5. Details of the location and siting of a potential dwelling and wastewater system are shown on plan (Attachment "B").

Confirmation of development potential of proposed allotments 205 and 206 can be demonstrated in bore logs 3 and 5 which also confirm that there is no bedrock or a water table within 1.2 metres of surface level. The slope of the ground at both borelog sites is less than 1 in 5 ie the area where the wastewater systems can be installed.



Water courses are shown on the survey plan and the proposals comply with setback requirements.

For existing allotment 45 and proposed allotments 205 and 206 it has been demonstrated that construction of dwellings and on-site wastewater disposal systems can be achieved. It should be noted for the proposed dwellings for 205 and 206 that they can be sited independently of the wastewater fields which can be serviced by rising mains to the sites of borehole location with acceptable soil conditions.

In my opinion the installation of wastewater systems on certain land near Verdun being existing allotment 45 and proposed allotments 205 and 206 will comply with both the current on-site wastewater codes of the Department of Health "The Standard for the Construction, Installation and Operation of Septic Tanks in South Australia (including Supplement "A and B") and also Table AdHi/5 of the Adelaide Hills Development Plan (copy attached). Furthermore the development of proposed allotments 205 and 206 (or one of them) does not result in a greater risk of pollution of surface or underground waters for an approved wastewater system than would the development of the existing allotment 45 having regarded to:

1. the soil conditions
2. the slope of each of (the three) allotments
3. the slope of a suitable and likely area for an on-site wastewater disposal systems
4. likely dwelling sites each of (the three) allotments

Yours faithfully



Steve Clarke, CPEng, MIE Australia.
Civil Manager
FMG Engineering

Enclosed: Appendix A - Borehole logs
 Appendix B - Layout plan
 Appendix C - Amended Survey Plan: Veska and Lohmeyer
 Appendix D – Wastewater Layout Plan for Lot 45

VERDUN SITE (C)

FREEWAY

Fence

LAT -35° 00' 77.2d.
LONG 138° 78' 16.6d.

EMU
↓

BH3

3.2m

North
↑

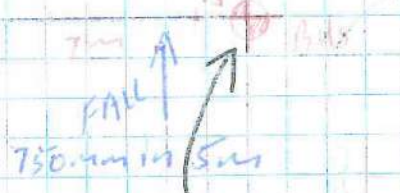
Out gate

Fence

VERTICAL SITE (3)



↑
NO
APPROX.



LAT - 35.00686d.
LONG 138.78003d.

↑
SITE (2)

FREEWAY.

SHEET 2 OF 3

V01

BEARING DATUM: MGA 94 ZONE 54
DERIVATION: xxxx/xxxx TO xxxx/xxxx
TOTAL AREA: 82 ha APPROX

ALL DATA IS APPROX. ONLY SUBJECT TO SURVEY

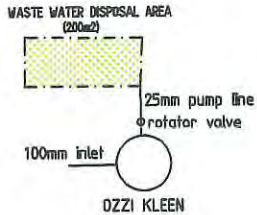
THIS PLAN HAS BEEN PREPARED FOR A PLANNING APPLICATION AND
UNLESS WRITTEN PERMISSION HAS BEEN GRANTED BY VESKA & LOHMEYER SURVEYORS
IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE ESPECIALLY CONTRACTS

AMENDED PLAN

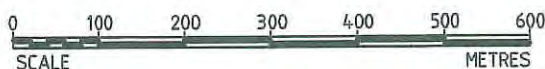
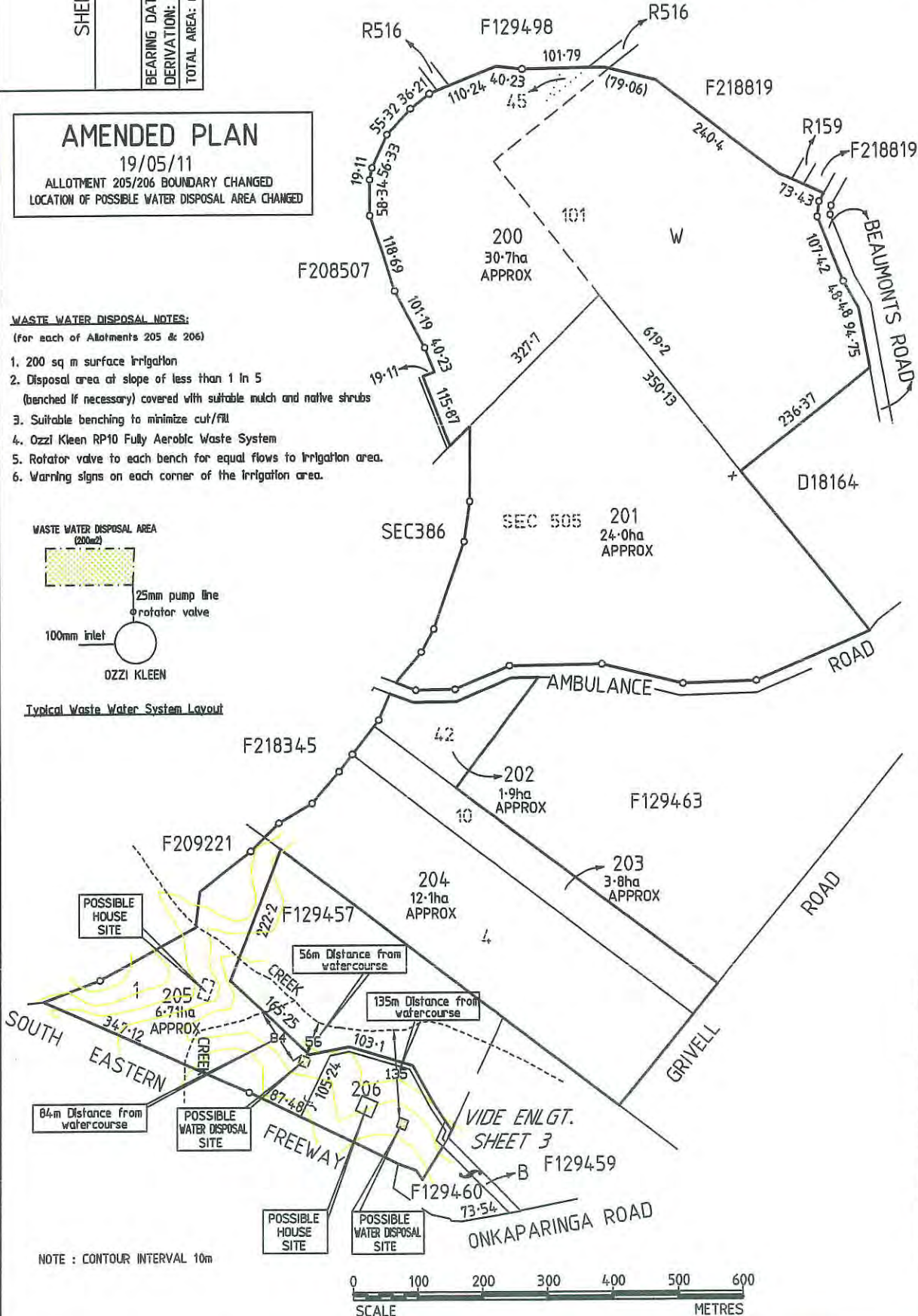
19/05/11
ALLOTMENT 205/206 BOUNDARY CHANGED
LOCATION OF POSSIBLE WATER DISPOSAL AREA CHANGED

WASTE WATER DISPOSAL NOTES: (for each of Allotments 205 & 206)

1. 200 sq m surface irrigation
2. Disposal area at slope of less than 1 in 5
(benched if necessary) covered with suitable mulch and native shrubs
3. Suitable benching to minimize cut/fill
4. Ozzi Kleen RP10 Fully Aerobic Waste System
5. Rotator valve to each bench for equal flows to irrigation area.
6. Warning signs on each corner of the irrigation area.



Typical Waste Water System Layout



VESKA & LOHMEYER PTY. LTD. SURVEYING CONSULTANTS 3 ALEXANDRINA ROAD - MOUNT BARKER 5251 Ph: 8398 3050 Fax: 8398 3850 ABN: 18 007 839 410 Email: admin@veskalohmeyer.com.au			
DATE	19/05/2011	FLD	-
DRN	KH	CHK	KH
REV	02	REF	No 5213
5213AP R02.dwg			

APPENDIX "B"

FMG ENGINEERING

SURFACE SOIL BORE LOG

Job : 108044
 Sample Date : 19/05/11
 Sample Method : RMPT

Site : Ambulance Road
 VERDUN SA 5245

APPENDIX "A"

Horizon	Hole 1 Depth (mm)	Hole 2 Depth (mm)	Hole 3 Depth (mm)	Hole 4 Depth (mm)	Hole 5 Depth (mm)	Description	U/Symb	Moisture	Strength	Est Ipt	Av Ipt
A	0 - 200	0 - 100	0 - 100		0 - 200	SILTY SAND - grey brown to light grey brown. Some gravels and fine roots.	SM	Damp to moist	Low	0.000	0.000
B	200 - 350	100 - 300	100 - 250			SILTY SANDY CLAY - yellow light orange brown. Some gravels. Medium plasticity.	CI	Moist	Medium	0.010	0.010
B1	350 - 750		250 - 700			SILTY CLAY - yellow light orange. Trace of sand. Medium plasticity.	CI	Moist	Medium	0.010 - 0.015	0.013
B2	750 - 1100	300 - 1050	700 - 900			SANDY SILTY CLAY CLAYEY SAND - orange yellow brown. Trace of sand.	CI	Moist	Medium	0.005	0.005
B3					200 - 1500	SILTY SAND SANDY SILT - creamy grey white. Non plastic.	SM - ML	Damp	Low	0.000	0.000
B4/C	1100 - 1400	1050 - 1100			1500 - 1700	WEATHERED SILTSTONE/STANDSTONE - creamy yellow grey blue. Silty clay in seams. Very low plasticity.	-	Damp	-	0.000 - 0.005	0.003
C	1400 - 2000	1100 - 2000	900 - 2000	0 - 250	1700 - 1950	SILTSTONE/SANDSTONE - grey white light yellow. Sand naturally cemented. Fragmented pieces.	-	Damp	Medium to high	0.000	0.000
Ys	9	6	9	0	0	Ys = Characteristic surface movement (mm)					

Ground water not encountered

Surface Suction Change : 1.2 pF

Depth of Suction Change : 4.0 m



LOT 205



LOT 205.

LOT 45



Lot 206.

PURPOSE:	DIVISION	AREA NAME:	VERDUN	APPROVED:	SHEET 1 OF 3 23056_text_01_v01
MAP REF:	6627/03/D, 6628/48/N	COUNCIL:	ADELAIDE HILLS COUNCIL	DEPOSITED/FILED:	
LAST PLAN:		DEVELOPMENT NO:			

AGENT DETAILS:	VESKA & LOHMEYER PTY LTD 3 ALEXANDRINA ROAD MOUNT BARKER SA 5251 PH: 08 8398 3050 FAX: 08 8398 3850	SURVEYORS CERTIFICATION:
AGENT CODE:	LVS1	
REFERENCE:	5213	

SUBJECT TITLE DETAILS:										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER	
CT	5465	524		ALLOTMENT(S)	45	F	129499 ONKAPARINGA			
CT	6020	59		ALLOTMENT(S)	101	D	77335 ONKAPARINGA			
CT	5666	31		SECTION(S)	505		ONKAPARINGA			
CT	5885	776		ALLOTMENT(S)	42	F	217949 ONKAPARINGA			
CT	5809	533		ALLOTMENT(S)	10	F	129464 ONKAPARINGA			
CT	5274	987		ALLOTMENT(S)	1	F	129455 ONKAPARINGA			
CT	5809	663		ALLOTMENT(S)	4	F	129458 ONKAPARINGA			

OTHER TITLES AFFECTED:

EASEMENT DETAILS:							
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXISTING	200	LONG	RIGHT(S) OF WAY	C IN D77335		200 MARKED W	RT 6935605
EXISTING	206.205	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	A			
EXISTING		SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	B		205.206	

ANNOTATIONS: ALLOTMENT(S) 201 TO 204 INCLUSIVE (CT 5666/31, CT 5885/776, CT 5809/533, CT 5809/663) DO NOT FORM PART OF THIS DIVISION.

ALL DATA IS APPROX. ONLY
SUBJECT TO SURVEY

THIS PLAN HAS BEEN PREPARED FOR A PLANNING APPLICATION AND
 UNLESS WRITTEN PERMISSION HAS BEEN GRANTED BY VESKA & LOHMEYER SURVEYORS
 IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE ESPECIALLY CONTRACTS

AMENDED PLAN

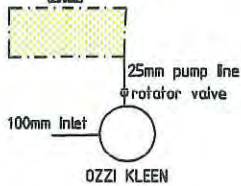
19/05/11
 ALLOTMENT 205/206 BOUNDARY CHANGED
 LOCATION OF POSSIBLE WATER DISPOSAL AREA CHANGED

WASTE WATER DISPOSAL NOTES:

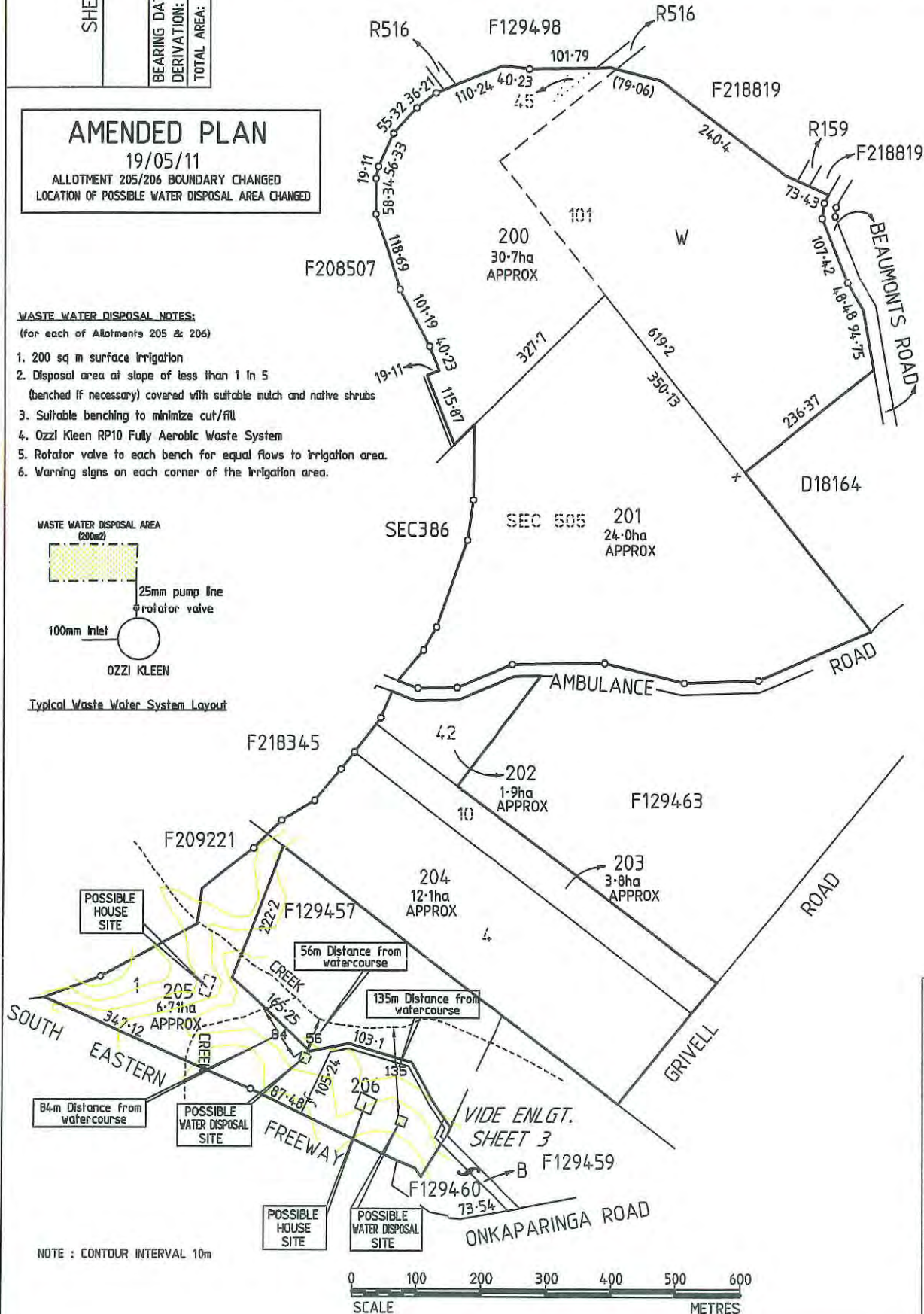
(for each of Allotments 205 & 206)

1. 200 sq m surface irrigation
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(benched if necessary) covered with suitable mulch and native shrubs
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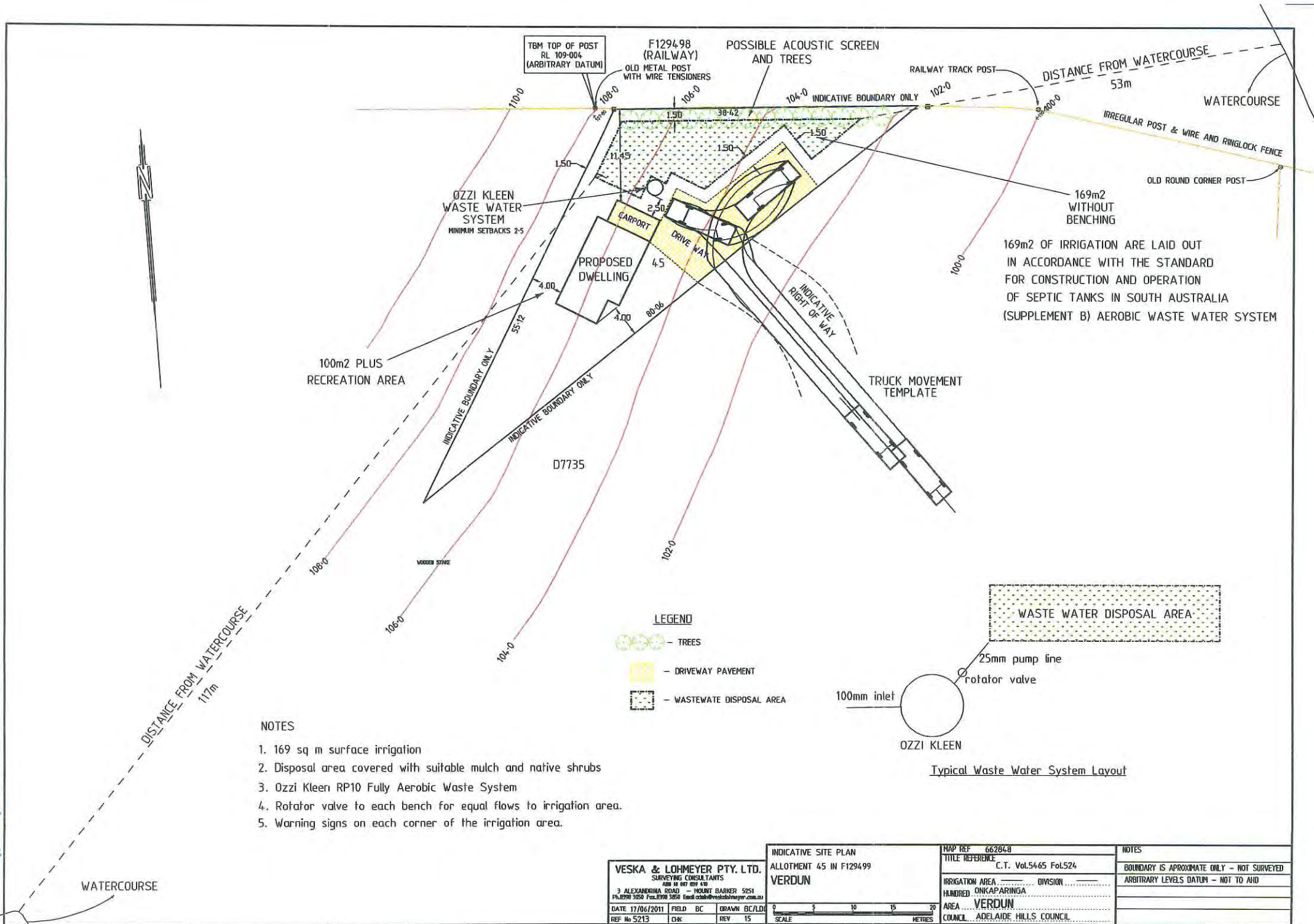
WASTE WATER DISPOSAL AREA (200m²)



Typical Waste Water System Layout



VESKA & LOHMEYER PTY. LTD. SURVEYING CONSULTANTS 3 ALEXANDRIA ROAD - MOUNT BARKER 5251 Ph: 8398 3050 Fax: 8398 3850 ABN: 18 007 839 410 Email: admin@veskalohmeyer.com.au			
DATE 19/05/2011	FLD	DRN KH	REV 02
REF No 5213	CHK KH	5213AP R02.dwg	



- NOTES**
1. 169 sq m surface irrigation
 2. Disposal area covered with suitable mulch and native shrubs
 3. Ozzi Kleen RP10 Fully Aerobic Waste System
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VESKA & LOHMEYER PTY. LTD.
 SURVEYING CONSULTANTS
 3 ALEXANDRIA ROAD - MOUNT BARKER 5251
 Ph: 08 857 029 428 Fax: 08 857 3650 Email: vlad@veskaandlohmeier.com.au
 DATE 17/06/2011 FIELD BC DRAWN BC/LD REF No 5213 CHK REV 15

INDICATIVE SITE PLAN
 ALLOTMENT 45 IN F129499
VERDUIN
 0 5 10 15 20 METRES

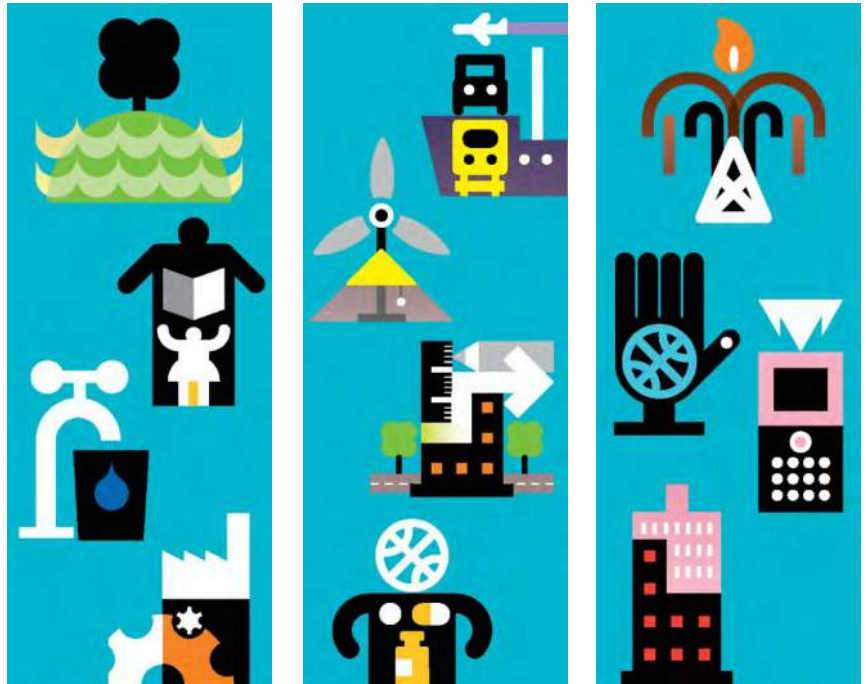
MAP REF 662848
 TITLE REFERENCE C.T. Vol.5465 Fol.524
 IRRIGATION AREA DIVISION
 HUNDRED ONKAPARINGA
 AREA VERDUIN
 COUNCIL ADELAIDE HILLS COUNCIL

NOTES
 BOUNDARY IS APPROXIMATE ONLY - NOT SURVEYED
 ARBITRARY LEVELS DATUM - NOT TO AHD

APPENDIX 5

SITE HISTORY REPORT

Prepared by Mott MacDonald



Environmental Site History Assessment

CT5274/987, FP 129455, Lot 1
Onkaparinga Road, Verdun, South Australia

3 November 2014

Littlehampton Brick

Environmental Site History Assessment

CT5274/987, FP 129455, Lot 1 Onkaparinga
Road, Verdun, South Australia

3 November 2014

Littlehampton Brick

Issue and revision record

Revision	Date	Originator	Checker	Approver	Description	Secure
A	24/10/14	RL	AM	AM	Draft for client review	
0	3/11/14	RL	AM	AM	Final	

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1.2	Scope of work _____	3
2	Regulatory and Assessment Framework	4
2.1	Site contamination _____	4
2.2	Environment Protection Act, 1993 _____	4
2.3	Assessment Guidelines _____	5
3	Site Description	6
3.1	Site definition _____	6
3.2	Site walkover and photographs _____	6
3.3	Surrounding land use _____	7
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1 Introduction

1.1 Background

Mott MacDonald Australia Pty Ltd (Mott MacDonald) was engaged by Littlehampton Brick to conduct an Environmental Site History Assessment for FP 129455, Certificate of Title (CT) 5274/987 ('the site') at Lot 1 Onkaparinga Road, Verdun, South Australia.

The context of the site is shown in Figure 1.1 and an aerial photograph showing the approximate CT boundary is shown in Figure 1.2.

We understand that the proposed development would comprise the construction of residential houses at two potential locations at the site. The proposed development plan showing the two development locations is presented in Figure 1.3.

The aim of the work was to assess the potential for gross or widespread soil contamination to exist as a result of current or previous land uses at the site that would be likely to preclude such proposed use.

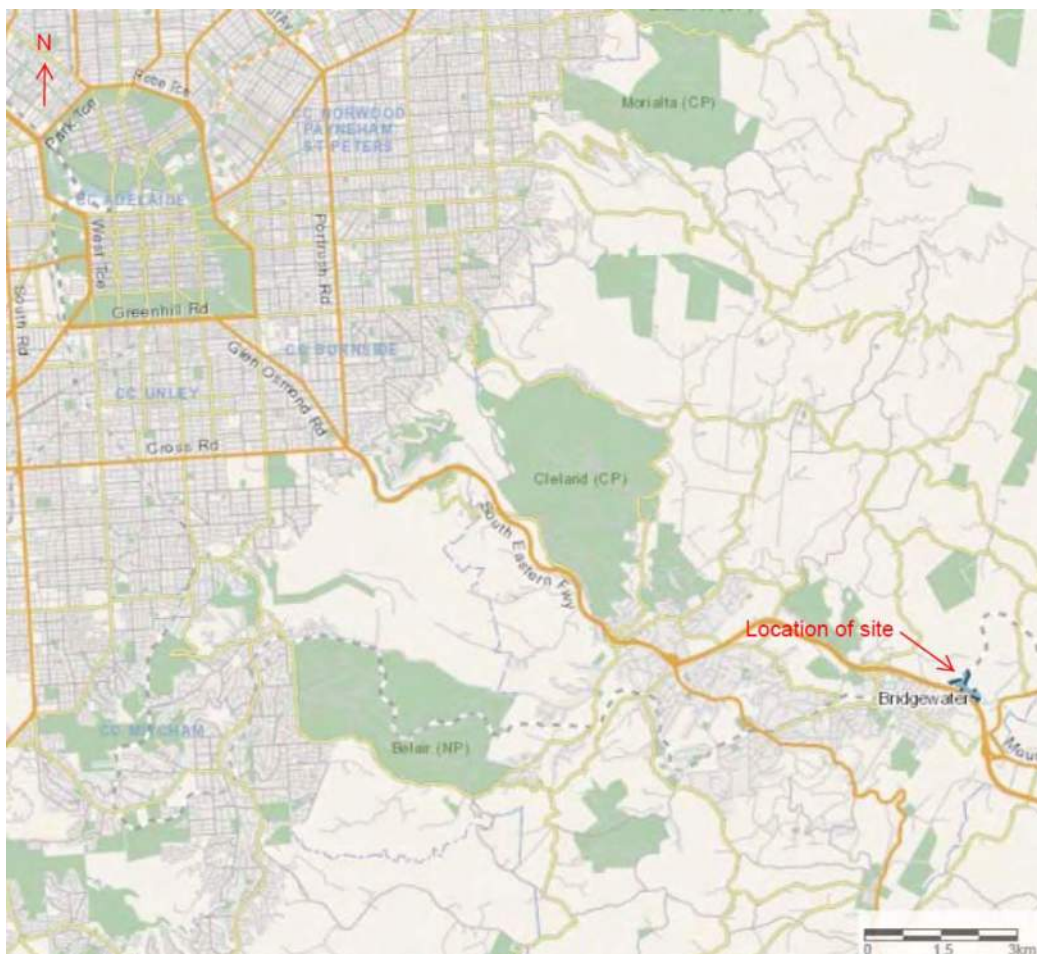


Figure 1.1: Map showing the approximate location of the site (FP 129455, Lot 1 Onkaparinga Road, Verdun, South Australia) (source: <http://maps.sa.gov.au>)



Figure 1.2: Aerial image showing the approximate boundary of CT 5274/987 at FP 129455, Lot 1 Onkapinga Road, Verdun, South Australia (source: <http://maps.sa.gov.au>)

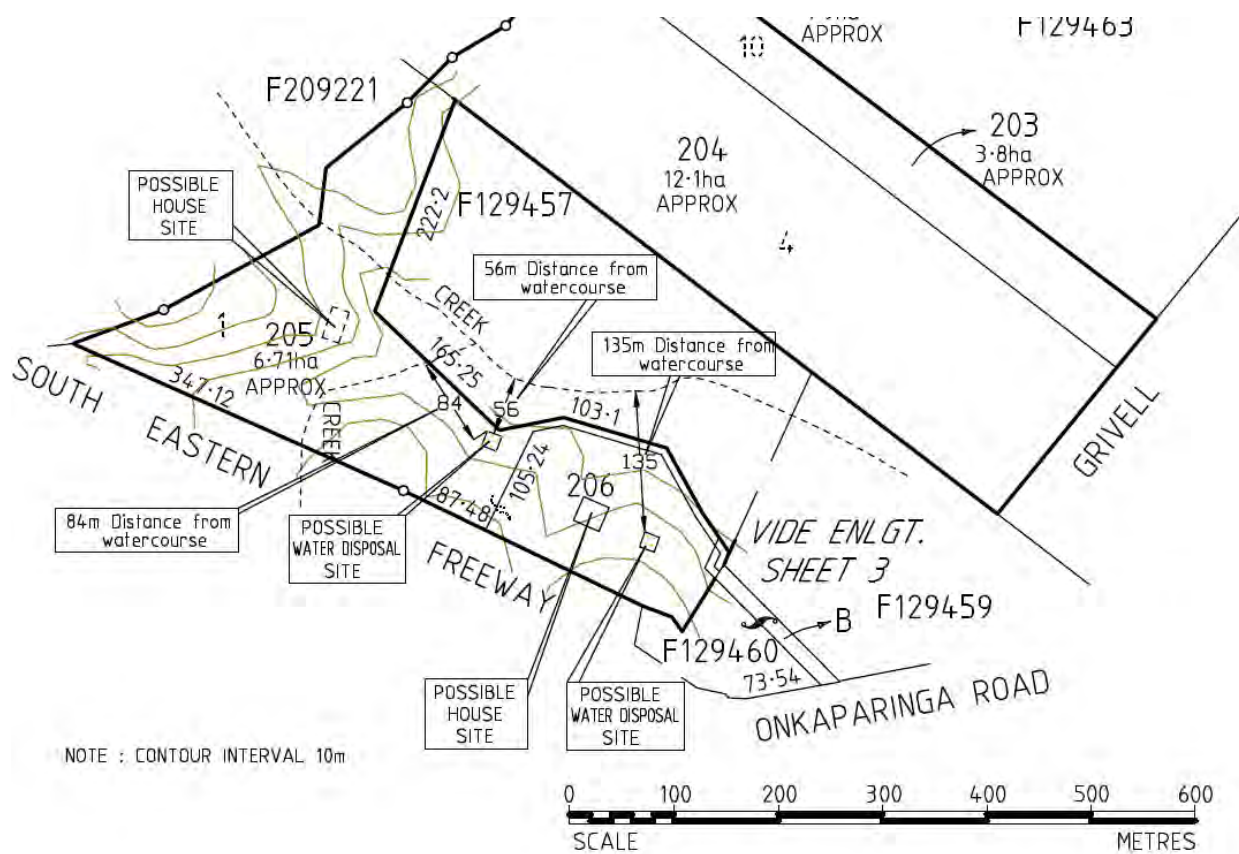


Figure 1.3: Proposed site development plan showing two house location options (supplied by Veska & Lohemeyer Pty Ltd, September 2014)

1.2 Scope of work

The scope of work conducted by Mott MacDonald included consideration of information from the following sources:

- Site walkover
- Information provided by the client
- Department of Planning, Transport and Infrastructure (DPTI) Property Assist Certificate of Title search
- Safework SA Dangerous Goods Licence Search
- Environment Protection Authority (EPA) Section 7 Search
- Department of Environment, Water and Natural Resources (DEWNR) Mapland historical aerial photograph search
- Department of Environment, Water and Natural Resources Groundwater Database search.
- Historical certificate of title search at the Lands Titles Office
- Appendix A of the SA EPA Guidelines Site Contamination – Acid Sulfate Soil Materials (November 2007)

2 Regulatory and Assessment Framework

2.1 Site contamination

Soil contamination has the potential to impact adversely on human health and the environment; however in order for a significant or identifiable risk to be present, there must be an exposure pathway. The exposure pathway comprises the following:

- Source – The presence of a substance that may cause harm.
- Receptor – The presence of a receptor which might be harmed at an exposure point.
- Pathway – The existence of a means or mechanism of exposing a receptor to the source.

In the absence of a plausible exposure pathway there can be minimal risk. Therefore, the presence of 'something measurable' i.e. concentrations of a chemical or presence of asbestos does not necessarily imply that there is measurable human harm. It is necessary to have a significant source of contamination, an appropriate or effective pathway for this to be presented to a receptor, and the receptor must have a negative response to this exposure.

Hence, the nature and importance of sources, receptors and exposure routes will vary with every site, situation, intended end use and environmental setting.

It should also be noted that management measures to address any aspect of the above can reduce the significance of any risks.

2.2 Environment Protection Act, 1993

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

(1) For the purposes of this Act, site contamination exists at a site if—

(a) chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and

(b) the chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere; and

(c) the presence of the chemical substances in those concentrations has resulted in—

(i) actual or potential harm to the health or safety of human beings that is not trivial, taking into account current or proposed land uses; or

(ii) actual or potential harm to water that is not trivial; or

(iii) other actual or potential environmental harm that is not trivial, taking into account current or proposed land uses.

(2) For the purposes of this Act, environmental harm is caused by the presence of chemical substances—

(a) whether the harm is a direct or indirect result of the presence of the chemical substances; and

(b) whether the harm results from the presence of the chemical substances alone or the combined effects of the presence of the chemical substances and other factors.

(3) For the purposes of this Act, site contamination does not exist at a site if circumstances of a kind prescribed by regulation apply to the site.

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

The professional assessment of site contamination and consequential risk to human health and the environment is guided by the NEPC (1999), National Environment Protection (Assessment of Site Contamination) Measure, December 1999 (ASC NEPM), as amended in 2013, Australian Standards and several guidelines prepared the EPA. The NEPM operates as an environment protection policy under the EP Act.

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

2.3 Assessment Guidelines

The scope of work, methodology and assessment guidelines adopted for this assessment are based on the guidance provided in the following documents and the experience of Mott MacDonald:

- Standards Australia. *Guide to the investigation and sampling of sites with potentially contaminated soil* – AS 4482.1-2005.
- NEPC (1999), National Environment Protection (Assessment of Site Contamination) Measure, December 1999 (ASC NEPM), as amended in 2013.

3 Site Description

3.1 Site definition

The site is defined by a portion of CT 5274/987 (Lot 1 in FP 129455) at Lot 1 Onkaparinga Road, Verdun, South Australia, as shown in Figure 1.2. A copy of the CT is included in Appendix A.

The site is approximately 9.4 hectares in size and is situated in the Adelaide Hills Council local government area.

3.2 Site walkover and photographs

A site visit was conducted on 2 October 2014 by a Mott MacDonald representative. The site was undeveloped, containing no structures or sealed areas and was covered in vegetation (Photos 3.1 and 3.2). No obvious odorous or stained soil was observed.

A weigh bridge was located at the entrance of the former quarry (Photo 3.3). A benched area from what is understood to be site sourced quarry material was noted at the north-western face of the site (Photo 3.4). The site topography was undulating.



Photo 3.1 Photo of potential house location (outside of the former quarry footprint)



Photo 3.2 Photo of potential house location (outside of the former quarry footprint)



Photo 3.3 Photo of a weighbridge at the site



Photo 3.4 Photo of site sourced quarry material at the north-western face of the site

3.3 Surrounding land use

The land use surrounding the CT comprises the following:

- North: Railway line, sparse residential landuse, dams, undeveloped scrub and grazing landuse
- East: Sparse residential landuse, dams, undeveloped scrub and a plantation
- West: South Eastern Freeway and undeveloped scrub, beyond which is residential landuse
- South: South Eastern Freeway, undeveloped scrub and sparse residential landuse

The surrounding area is undulating.

3.4 Regional geology and hydrogeology

The regional geology and hydrogeology is presented in Table 3.1.

Table 3.1: Regional geology and hydrogeology

Source	Detail
Geology	
Barker Geological Survey of South Australia, Department of Mines, Adelaide. Published 1962.	<p>Ptm: Dark pyritic shales, quartzitic and sandy at base. Contain reworked chert pebbles at base in Scott Creek region. Calcareous and fine-grained at base in Mt Bold region.</p> <p>Ptl: Calcareous beds with interbedded black chert bands and magnesite (MONTACUTE DOLOMITE equivalent). Sandstone and carbonaceous shales with black chert lenses and nodules. Sandstones and carbonaceous slates.</p>
Hydrogeology	
Department of Environment, Water and Natural Resources Groundwater Database	The DEWNR groundwater database indicates that there are 47 groundwater wells within a 1km radius of the site. The recorded standing water levels in the surrounding area are up to 43m bgl. The maximum recorded depth of the wells ranges from 1-168m bgl. The groundwater data report and plan showing the location of groundwater wells are provided in Appendix B.

4 Site History Assessment

4.1 History of ownership

A history of ownership search was conducted through the Lands Title Office for CT 5274/987, dating back to the first recorded owners of the land in 1871. A summary is provided in Table 4.1.

Table 4.1: Ownership summary

Title reference	Date	Name	Details
3814/192	12/1/1972 (until present)	Reginald Morris Fiora (Quarryman) and Claire Fiora (wife)	6 Hampton Road, Mount Barker
3722/83	25/09/1970	Reginald Morris Fiora (Quarryman) and Claire Fiora (wife)	6 Hampton Road, Mount Barker
	8/12/1971	Transfer to Kenneth Edwin Sutto of portion	-
3700/86	18/05/1970	Reginald Morris Fiora (Quarryman) and Claire Fiora (wife)	6 Hampton Road, Mount Barker
	29/7/1970	Transfer to Peter Desmond Carroll and Daphne Doreen Carroll of portion	-
2741/101	21/03/1960	Leonard Bartlett Jacob (Farmer) and Alice Mary Jacob (Wife)	Verdun
	23/4/1958	Maxwell Frank Bartsch and Rita Doreen Bartsch	-
	25/1/1961	Transfer to Sidney James Robins (Grain agent)	Thebarton
	21/7/1961	Transfer to John Curtis Adams (Dairy farmer)	Stirling
	19/12/1968	Transfer to Reginald Morris Fiora (Quarryman) and Elaine Fiora (wife)	Mount Barker
2521/157	13/6/1957	Erhard Christoph Benjamin Hanckel (Farmer)	Fullarton
	23/4/1958	Transfer to Isabel Perryman Jacob of portion	-
	23/4/1958	Transfer to Leonard Bartlett Jacob and Alice Mary Jacob of a portion	-
1610/185	6/1/1933	Ernest Grivell (Gardener)	Verdun
	14/3/1947	Transfer to Reginal Humble (Accountant)	Salisbury
	7/7/1947	Erhard Christoph Benjamin Hanckel (Farmer)	Hahndorf
	24/5/1957	Transfer to Her Majesty Queen Elizabeth the Second of a portion	-
756/165	15/12/1906	Thomas Grivell (Gentleman)	-
	8/5/1891	John William Ramsey	-
	13/3/1895	Transfer to Elizabeth Ramsey	-
	2/8/1900	Certificate of marriage for Elizabeth Ramsey to James Sadler (Journalist)	London
	27/4/1918	Transfer to Rupert Richard Grivell and Ernest Grivell (Gardeners)	Verdun
	26/8/1922	Transfer to Ernest Grivell	-
	613/185	17/10/1896	Thomas Grivell (Gentleman)
157/65	16/8/1871	Johanna Maria Fredericka Stade (Widow)	-
	6/12/1906	Transfer to John Korbes [name illegible] of a portion	-
	29/2/1876	George Thomas Light	-
	11/8/18xx[illegible]	Transfer to John Clark (Gardener)	-
	20/4/1883	Transfer to John [Paltidge? illegible] (auctioneer)	Mount Barker
	20/4/1885	Transfer to John Cornelius and John Luke (Miners)	-
	16/9/1897	Transfer to John Henry [illegible] (Gardener)	-
	6/12/1906	Transfer to Thomas Grivell (Gentleman)	-
395/62	11/7/1882	Thomas Grivell (Gentleman)	-

Title reference	Date	Name	Details
	13/3/1895	Transfer to Elizabeth Ramsay (wife)	-
	24/9/1896	Transfer to South Australian Railways Commission a portion	-

Source: Lands Title Office, Department of Planning, Transport and Infrastructure, Government of South Australia

4.2 Aerial photographs

Selected aerial photographs of the area were assessed from 1949 at approximately 10 year intervals (where available) to present. The aerial photograph data and observations are presented in Table 4.2 and copies of the photographs are provided in Appendix C.

Table 4.2: Historical aerial photograph review

Year	Notes
1949	The aerial photograph is presented in black and white. No structures are visible at the site. A large area of the site appears to have been excavated in its northern portion. An unsealed access track is visible from this area, running south to the site boundary. The southern portion of the site is partially cleared and covered in trees. The surrounding area is generally either cleared, covered in trees or horticultural, particularly the area to the south-east of the site where large rows of planting are visible. A road is located to the south of the site.
1956	The aerial photograph is presented in black and white. The scale is 1:45,000, therefore the features of the site and surrounding area are difficult to discern. No major noticeable differences are visible from the previous aerial photograph.
1968	The aerial photograph is presented in black and white. The excavated area at the site appears to have increased in size and the trees in the southern portion of the site have been removed and this area appears to have also been disturbed. The previously noted agricultural planting south-east of the site appears to have reduced in scale. Structures are visible to the south-west of the site boundary.
1979	The aerial photograph is presented in colour. An apparent small structure is visible on the eastern boundary of the site. The site appears to contain regrowth vegetation in the area around the excavation. A freeway has been built to the south-west of the site and urban development in the surrounding area has increased, particularly to the south-west of the site beyond the freeway. A transport corridor has been built beyond the northern border of the site.
1989	This aerial photograph is presented in colour. There appear to be no significant notable differences to the site or surrounding area since the previous aerial photograph was taken, with the exception of the apparent size of the excavated areas having reduced. The previously noted small structure is no longer visible.
1999	This aerial photograph is presented in colour. The site appears to be similar to the previous aerial photograph, with no significant noticeable differences. The area surrounding the site, particularly to the north and east appears to be largely pastoral with scattered residential development. A second building is visible to the east of the site.
Current aerial photograph available at time of writing	This aerial photograph is presented in colour. The site and surrounding landuse appear to be similar to the previous aerial photograph, with no significant noticeable differences.

The aerial photographs appear to indicate that since 1949 the site has not been actively used for any potentially contaminating activities other than the operation of a quarry.

4.3 Dangerous goods search

Safework SA reported the following dangerous goods licences as being recorded for the Princes Highway, Verdun (refer also to Appendix D).

A record was located at **Princes Highway, Verdun, SA, 5245** with no specific street address.

Class	Quantity	Storage Type
2	5 KL	Gas Tank Aboveground Internal

1 Princes Highway, Verdun, SA, 5245

2	4.3KL	Gas Tank Aboveground Internal
---	-------	-------------------------------

4.4 EPA Section 7 search

A Section 7 search was made under the *Land and Business (Sales and Conveyancing) Act 1994*. The information indicates that no current environmental Performance Agreements, Environment Protection Orders or Clean-up Orders are registered on the site. No known wastes are listed or have been produced on the site.

A copy of the Section 7 information is included in Appendix E.

4.5 SA EPA Public Register Directory

The SA EPA Public Register Directory - Site contamination index was searched. This index lists notifications and reports received by the EPA since 1 July 2009 under the *Environment Protection Act 1993*, including S83A notification, Audit notification, Audit termination and Audit reports. The following are listed in the suburb of Verdun (refer to Table 4.3).

Table 4.3: SA EPA Public Register Directory results for Verdun

Notification no	Type	Address	Potentially contaminating activity
61194	Audit Notification	Lots 23 & 24 Onkaparinga Valley Road VERDUN SA 5245	Fill or soil importation
61299	Audit Notification	Lots 23 & 24 Onkaparinga Valley Road VERDUN SA 5245	Not recorded
61194	Audit Termination	Lots 23 & 24 Onkaparinga Valley Road VERDUN SA 5245	Not recorded

These unknown but potentially contaminating activities are not considered to be relevant to this assessment as they are located over 2km from the site.

4.6 Acid sulphate soils

There was no evidence of the field indicators used to identify acid sulphate soils as listed in Appendix A of the SA EPA Guidelines Site Contamination – Acid Sulphate Soil Materials (2007).

4.7 Anecdotal information

Information from the client and Veska & Lohmeyer Surveyors indicates that the site is a former rubble/stone quarry.

4.8 Exposure pathway

It is understood that the proposed residential development would comprise a residential slab on ground construction underlain with base coarse material and Forticon plastic. Sealed driveways, entertaining areas and landscaped gardens are also likely. Groundwater would not be abstracted once constructed.

4.9 Areas of environmental interest

Based on this site history assessment, the chemicals presented in Table 4.4 are indicative of the potential historical and current land uses of the site. The chemicals are based on Appendix J of AS 4482.1-2005.

Table 4.4: Summary of potential areas and chemicals of interest based on land use from AS 4482.1

Activity of interest	Chemicals of environmental interest	Medium of interest	Likely significance/risk for sensitive land use
Farming, gardening	Fertilizer, fungicides, herbicides, pesticides	Soil	Low as there is little evidence to suggest any intense agricultural activity was undertaken at the site.
Quarry	Engine works: hydrocarbons, metals, solvents, BTEX Explosives	Soil	Low as the former local rubble quarry operation involved a physical process across a large scale. The possibility of residual associated chemicals is low and is not considered to pose a risk to the proposed development.

These chemicals of environmental interest are not a prescriptive list for further exploratory intrusive assessment, nor a statement of the presence of these chemicals, but rather a list based on AS 4482.1-2005 to be given consideration based on site specific observations and conditions.

5 Conclusion

The site currently comprises undeveloped land of which two small portions are being considered for future residential development. We understand that the proposed buildings would comprise a residential slab on ground construction underlain with base coarse material and Forticon plastic. Groundwater would not be abstracted once constructed.

No surface soil odours or staining were observed during the site walkover. This site history research found no indication of activities conducted at the site that are likely to have contaminated the soil and/or groundwater and resulted in significant gross or widespread soil contamination.

Based on the environmental information obtained, Mott MacDonald is of the opinion that **the likelihood of gross or widespread soil contamination existing in shallow soils and groundwater at the location of the proposed building envelopes (at concentrations likely to preclude the proposed land use) is low.**

6 Limitations

Mott MacDonald Australia Pty Ltd (Mott MacDonald) has prepared this report based on generally accepted practices and standards in operation at the time that it was prepared. No other warranty is made as to the professional advice included in this report. All parties should satisfy themselves that the scope of work conducted and reported herein meets their specific needs before relying on this document.

Mott MacDonald believes that its opinions have been developed according to the professional standard of care for the environmental consulting profession at the date of this document. That standard of care may change as new methods and practices of exploration, testing, analysis and remediation develop in the future, which may produce different results.

Environmental conditions are created by natural processes and human activity, and as such may change over time e.g. groundwater levels may rise or fall, contamination may migrate and fill may be added to the site. This report therefore presents a point in time assessment of the site, and as such can only be valid for the time at which the investigation was undertaken.

Any investigation such as that contained in this report can examine only a fraction of the subsurface conditions at the site. There remains a risk that pockets of contamination or other hazards may not be identified as investigations are necessarily based on sampling at localised points. Certain indicators or evidence of hazardous substances or conditions may have been outside the portion of the subsurface investigated or monitored, and thus may not have been identified or their full significance appreciated. As such, the identified environmental conditions reported are only valid at the points of direct sampling and any derived or interpolated conditions may differ from these targeted locations and cannot be assumed to be indicative of the remainder of the site.

The methodology adopted and the sources of information used are outlined in this report. Mott MacDonald has limited its investigation to the scope agreed for this contract and it is possible that additional sampling and analysis could produce different results and/or opinions. Mott MacDonald has made no independent verification of this information beyond the agreed scope of works and assumes no responsibility for any inaccuracies or omissions.

This assessment assumes that the proposed development meets requirements as outlined in the Building Code of Australia and Australian Standards. If these recommendations are not met, there is potential for the exposure and therefore risk to building users to be higher than that presented in this assessment.

The soil descriptions contained in this report have not been prepared for engineering design purposes and the reinstatement of any sampling locations were not conducted in accordance with any supervised filling or geotechnical standard. The term suitable has been used in the context of a request from the planning authority and means that the concentrations reported did not exceed the guideline concentrations adopted for the proposed land use/exposure pathway.

This report does not include the assessment or consideration of asbestos. Asbestos should be assessed and managed by a qualified and licensed asbestos assessor/contractor.

In general, the available scientific information pertaining to contamination is insufficient to provide a thorough understanding of all of the potential toxic properties of chemicals to which humans may be exposed. The majority of the toxicological knowledge of chemicals comes from experiments with laboratory animals, where there may be interspecies differences in chemical absorption, metabolism, excretion and toxic response. There may also be uncertainties concerning the relevance of animal studies using

exposure routes that differ from human exposure routes. In addition, the frequent necessity to extrapolate results of short-term or subchronic animal studies to humans exposed over a lifetime has inherent uncertainty. Therefore, in order to conduct an environmental assessment, it is necessary to take into account these inherent uncertainties and extrapolate information from the data that is available, considered current and endorsed as acceptable for the assessment of risks to human health. There is therefore inherent uncertainty in the process, and to compensate for uncertainty, conservative assumptions are often made that result in an overestimation rather than an underestimation of risk.

All advice, opinions or recommendations contained in this document should be read and relied upon only in the context of the document as a whole. This report does not purport to give legal advice as this can only be given by qualified legal practitioners. This document does not represent a Site Contamination Audit Report.

Appendices

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Appendix A. Certificate of title



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5274 FOLIO 987 *

COST : \$26.50 (GST exempt)	PARENT TITLE : CT 3814/192
REGION : EMAIL	AUTHORITY : CONVERTED TITLE
AGENT : MMAPP BOX NO : 000	DATE OF ISSUE : 26/06/1995
SEARCHED ON : 08/10/2014 AT : 15:11:57	EDITION : 2
CLIENT REF VERDUN	

REGISTERED PROPRIETORS IN FEE SIMPLE

REGINALD MORRIS FIORA AND CLAIRE FIORA BOTH OF 6 HAMPTON ROAD MOUNT BARKER
SA 5251 AS JOINT TENANTS

DESCRIPTION OF LAND

ALLOTMENT 1 FILED PLAN 129455
IN THE AREA NAMED VERDUN
HUNDRED OF ONKAPARINGA

EASEMENTS

SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED A

TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED B

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

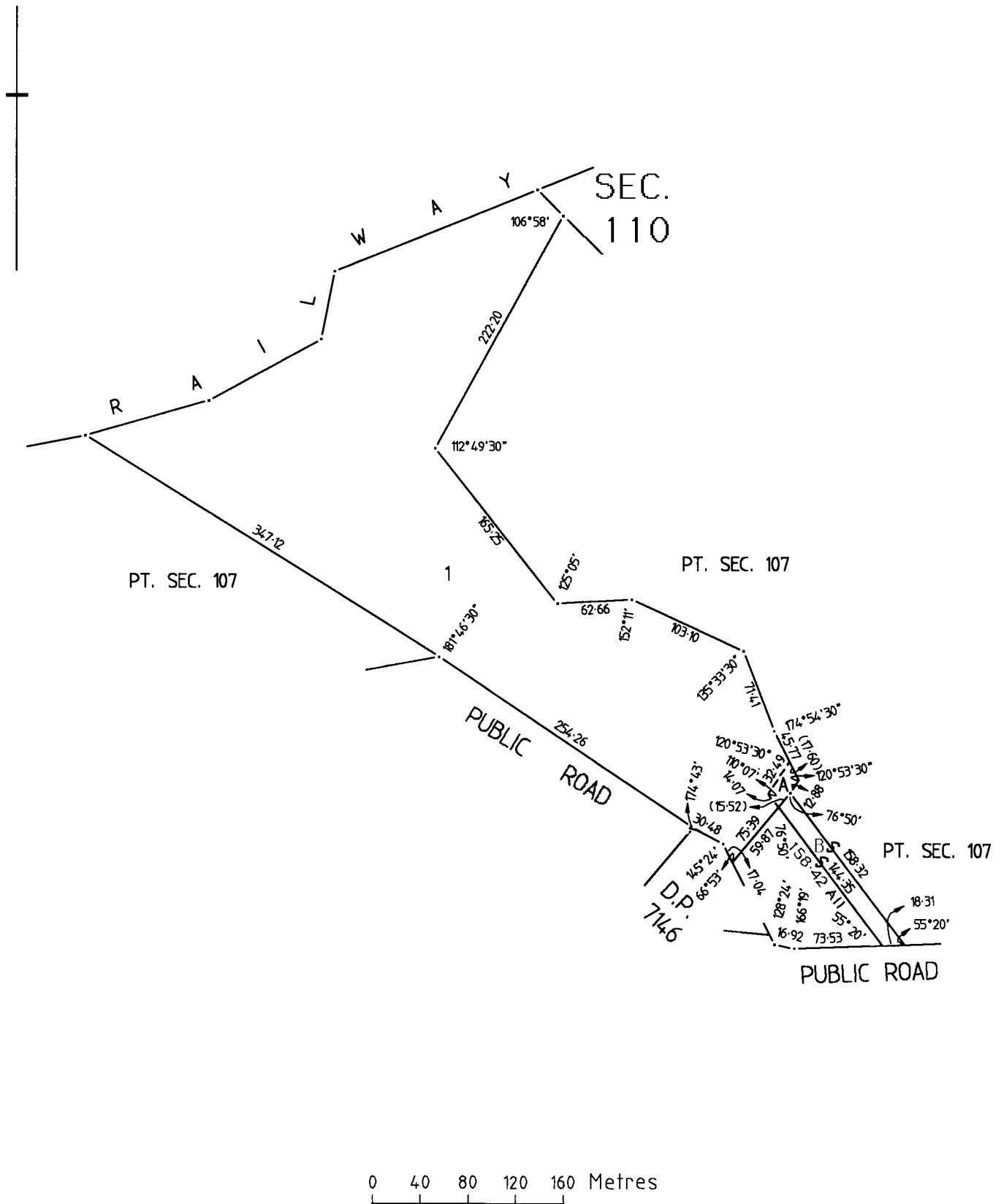
REGISTRAR-GENERAL'S NOTES

CONTROLLED ACCESS ROAD VIDE PLAN 57

END OF TEXT.

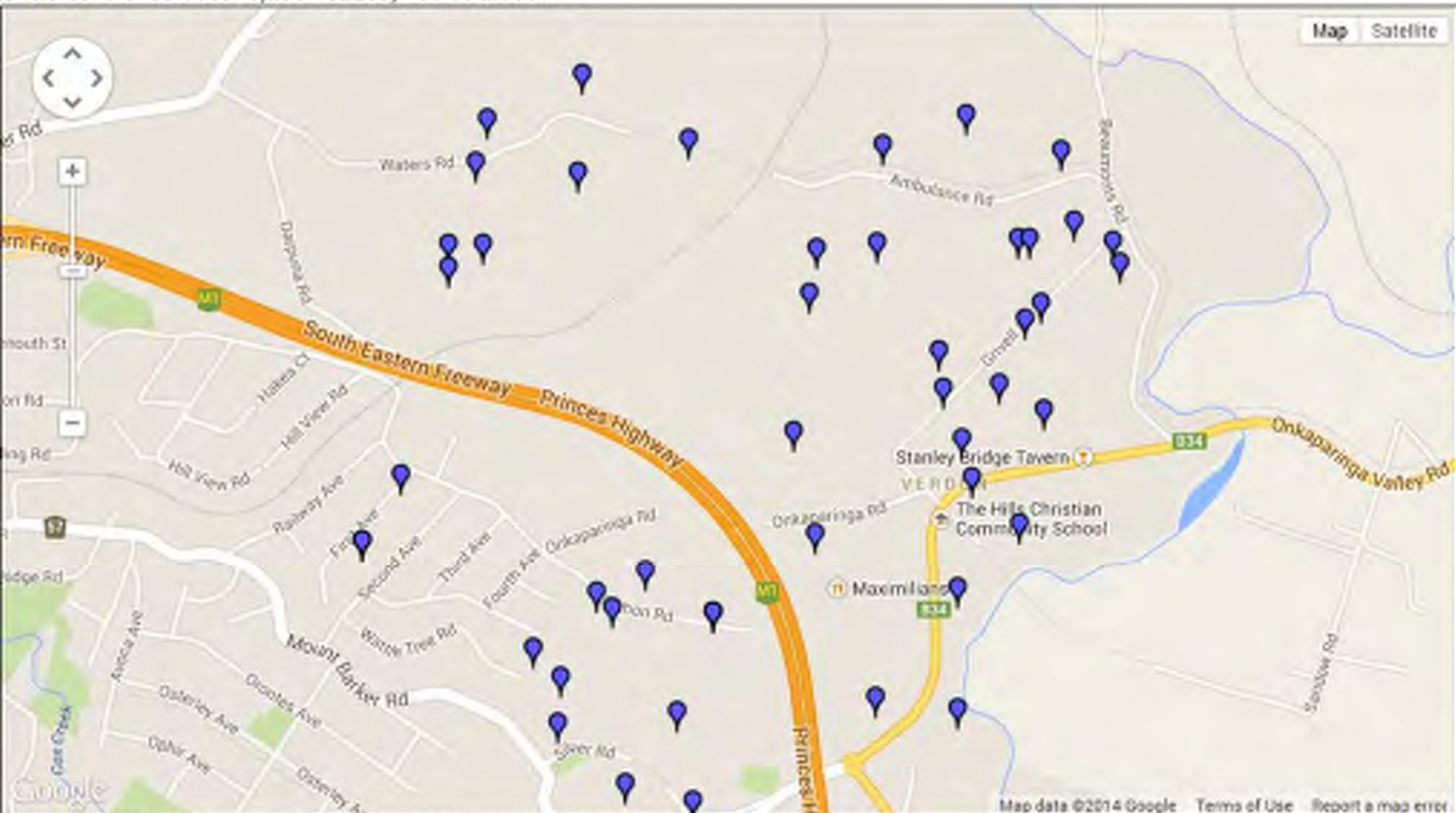
LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
 DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5274 FOLIO 987
 SEARCH DATE : 08/10/2014 TIME: 15:11:57

This plan is scanned for Certificate of Title 3814/192



Note : Subject to all lawfully existing plans of division

Appendix B. DEWNR groundwater data



Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	TDS (mg/L)	TDS Date	Aquifer	Status	Yield (L/sec)	Yield Date	Purpose	Cased To (m)	Permit No
6627-4	01/01/1954	7.01	7.01	4.57	09/03/1954	100	09/03/1954	No						
6627-8	01/01/1954	4.27	4.27	1.52	03/03/1954	829	03/03/1954	Ndw	ABD					
6627-9	01/01/1954	4.27	4.27	1.22	04/03/1954	814	04/03/1954	Ndw	BKF					
6627-22	01/01/1954	3.05		2.13	05/03/1954	2530	05/03/1954							
6627-23	01/01/1954					1440	12/05/1978		OPR	3.82	01/01/1983	IRR		
6627-32		45.72	45.72	3.05	09/03/1954	371	09/03/1954	No		2.53	09/03/1954		11.76	
6627-34	01/01/1954					435	02/05/1978	No						
6627-35	01/01/1954	5.7				71	09/03/1954	Ndw						
6627-36	01/01/1954	7.32		0	03/03/1954	629	03/03/1954	Ndw	OPR			IRR		
6627-38	13/12/1976	87	87	4	13/12/1976	639	06/05/1978	No	OPR	1	13/12/1976	DOM	53	745
6627-39		45.69				547	27/04/1978	No		7.64	01/01/1978			
6627-40	01/01/1954	43.5		2	27/04/1978	710	27/04/1978	No		3.82	27/04/1978			
6627-41	14/01/1977	1		0.61	05/05/1978	386	05/05/1978	No						
6627-42	01/01/1954	5.8		4.6	05/05/1978	138	05/05/1978	No						
6627-43	01/01/1954	3.96		1.22	04/03/1954	714	04/03/1954	No						
6627-44	01/01/1954	26.82				386	05/05/1978	No		2.04	01/01/1978			
6627-45		80.67	80.67			561	06/05/1978	No						
6627-2463		2.42	2.42	0	26/07/1982	705	26/07/1982	No	EQP			DOM		
6627-2464		66.3	66.3	0	10/03/1954	821	26/07/1982	No	OPR	1.52	01/01/1982	IRR		
6627-2479		21.34	0	2.44	04/03/1953			No	BKF					
6627-6104		24.3	24.3	7.9	04/08/1982	220	05/08/1982	No						
6627-6894	31/08/1982	69.2	69.2	0.61	31/08/1982	325	31/08/1982	No	OPR	1.25	31/08/1982	DOM	24.6	10709
6627-7005	02/03/1984	14	14	2.5	02/03/1984	400	15/03/2001	No	OPR	1.25	02/03/1984	IRR	14	14073
6627-7006	08/03/1984	72	72	32	08/03/1984	328	08/03/1984	No	OPR	2	08/03/1984	DOM	24	13137
6627-7049	14/12/1983	168	168	27	14/12/1983	314	14/12/1983	No	OPR	1.87	14/12/1983	IRR	65	13396
6627-7207	16/11/1984	73.7	73.7	2.9	16/11/1984	273	16/11/1984	No		3.5	16/11/1984		54	15452
6627-7312	12/12/1984	92	92	25	12/12/1984	378	13/12/1984	No	OPR	1.25	12/12/1984	DOM	36	15695
6627-7352	21/01/1985	80	80			893		No	BKF					16014
6627-7353	22/01/1985	104	104	40	22/01/1985	686	22/01/1985	No	BKF	6.4	22/01/1985			16014
6627-7354	23/01/1985	47	47	1.5	23/01/1985	1228	23/01/1985	No	OPR	11.25	23/01/1985	IRR	23	16014
6627-7452	13/03/1984	82	82	35	13/03/1984	400	13/03/1984	No	OPR	1.75	13/03/1984	DOM	48	14016
6627-7491	17/12/1985	95	95	18.3	28/01/1986	266	12/12/1985	No	OPR	3	17/12/1985	DOM	30	17783
6627-7665	01/06/1986	86	86	10	09/09/1986	2574	09/09/1986			0.7	01/06/1986		31	18515
6627-7693	05/01/1987	105	105	43	14/12/2000	328	05/02/1987	No		3.13	14/12/2000	DEP		54171
6627-7697	11/02/1987	55	55	2	11/02/1987	746	11/02/1987	No		2.5	11/02/1987		45	18371
6627-7985	10/01/1989	90.5	90.5	14	03/02/1989	380	06/03/2001	No	OPR	0.88	10/01/1989	DOM	23.7	22180
6627-8202	12/04/1990	63	63	12	14/05/1990	672	14/05/1990		OPR	2.25	12/04/1990	IRR	11.7	24084

Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	TDS (mg/L)	TDS Date	Aquifer	Status	Yield (L/sec)	Yield Date	Purpose	Cased To (m)	Permit No
6627-9206	17/05/1995	84	84			325	17/05/1995	No		4.5	17/05/1995	IRR	35.7	34131
6627-9222	07/06/1995	112	112			534	07/06/1995	No		0.5	07/06/1995	IRR	41.7	34995
6627-9853	10/09/1998	140.8	140.8	9	10/09/1998	420	06/03/2001	No		2.25	10/09/1998	DOM	18	44938
6627-10378														
6627-10379						290	12/03/2001							
6627-10628	18/01/2002	36	36	5	18/01/2002			No		1.25	18/01/2002	DOM	36	57317
6627-13919	26/11/2008	147	147			507	26/11/2008	No		0.29	26/11/2008		48	141516
6627-14318	26/10/2010	140	140	21	26/10/2010	509	25/10/2010	No		2.25	26/10/2010		59.5	188349
6627-14503	23/02/2012	80	80	30	23/02/2012	797	22/02/2012	No		1.8	23/02/2012		36	210112
6627-14894	15/01/2013	154	0	21	15/01/2013	460	16/01/2013		BKF	0.31	15/01/2013			218918

47 records



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Appendix C. Historical aerial photographs



Photograph 1: Aerial image showing the approximate location of CT 5274/987 in 1949 (Source: Department of Environment, Water and Natural Resources).



Photograph 2: Aerial image showing the approximate location of CT 5274/987 in 1956 (Source: Department of Environment, Water and Natural Resources).



Photograph 3: Aerial image showing the approximate location of CT 5274/987 in 1968 (Source: Department of Environment, Water and Natural Resources).



Photograph 4: Aerial image showing the approximate location of CT 5274/987 in 1979 (Source: Department of Environment, Water and Natural Resources).



Photograph 5: Aerial image showing the approximate location of CT 5274/987 in 1989 (Source: Department of Environment, Water and Natural Resources).



Photograph 6: Aerial image showing the approximate location of CT 5274/987 in 1999 (Source: Department of Environment, Water and Natural Resources).



Photograph 7: Aerial image showing the approximate location of CT 5274/987 at the time of writing (Source: <http://maps.sa.gov.au>).

Appendix D. Dangerous goods licence search results



Licensing Unit

Level 4, World Park A,
33 Richmond Road
Keswick SA 5035

GPO Box 465
Adelaide SA 5001

DX 715 Adelaide

15 October 2014

Rebecca Lucock
Mott MacDonald
Level M, 22 King William Street
ADELAIDE SA 5000

Phone (08) 8303 0400
Fax (08) 8303 9903
ABN 50-560-588-327
www.safework.sa.gov.au

Dear Rebecca

DANGEROUS SUBSTANCES LICENCE SEARCH

RE: Lot 1 Princes Highway Verdun, SA, 5245

According to the records available to SafeWork SA, please see listed below all historical items located within the specified search criteria.

A record was located at **Princes Highway, Verdun, SA, 5245** with no specific street address.

Class	Quantity	Storage Type
2	5 KL	Gas Tank Aboveground Internal

1 Princes Highway, Verdun, SA, 5245

2	4.3KL	Gas Tank Aboveground Internal
---	-------	-------------------------------

Yours sincerely

**MANAGER
LICENSING & AUTHORISATION UNIT
SAFEWORK SA**

Appendix E. Section 7 search results



Receipt No :
Admin No : 48973 (32043)
File Reference : DA32108

RECEIVED
15 OCT 2014
BY: _____

Mott MacDonald
PO BOX 3400 Rundle Mall
ADELAIDE SA 5000

Contact: Section 7
Telephone: (08) 8204 2179
Telephone: (08) 8204 2962
Email: epasection7@epa.sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128

10 October, 2014

Dear Sir/Madam,

Section 7 - Land and Business (Sale and Conveyancing) Act 1994

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

Title Reference CT Volume 5274 Folio 987
Address Allotment 1 (F129455), Princess Highway, VERDUN SA 5245

I advise as follows:

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

- | | | |
|-------|--|----|
| 9.1 | Environment performance agreement under section 59 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land. | NO |
| 9.2.1 | Environment protection order issued under section 93 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land. | NO |
| 9.2.2 | Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land. | NO |
| 9.3 | Clean-up order issued under section 99 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land. | NO |

9.4	Clean-up authorisation issued under section 100 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land.	NO
9.5.1	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
9.5.2	Section 103J - Site remediation order that is registered in relation to the land.	NO
9.5.3	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
9.5.4	Section 103P - Notation of site contamination audit report in relation to the land.	NO
9.5.5	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

Section 7 - Land and Business (Sale and Conveyancing) Act 1994

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, at the land- | |
| | i) a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or | NO |
| | ii) activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act)? | NO |
| | iii) any other prescribed activity of environmental significance under Schedule 1 of that Act? | NO |
| b) | details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct, at the land- | |
| | i) a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or | NO |

- ii) activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act)? NO
- iii) any other prescribed activity of environmental significance under Schedule 1 of that Act? NO
- c) details of a current exemption issued under Part 6 of the Environmental Protection Act 1993 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 that are no longer enforced, issued under Part 6 of the Environmental Protection Act 1993 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 *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land. NO
- f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land NO
- g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* 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 *Waste Management Act 1987* 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 *Environment Protection Act 1993*)? 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 <i>Environment Protection Act 1993</i> applies? | NO |
| f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | NO |
| i) details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

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

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

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



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

APPENDIX 6

BUSHFIRE PROTECTION DETAILS

CFS comments on application and Plan showing passing lanes

DEVELOPMENT ASSESSMENT SERVICE

Your Ref: 473/D064/10
Our Ref: Adelaide Hills LD
Please refer to: 20141016-03lb

16 October 2014

Development Assessment Commission
GPO Box 1815
ADELAIDE SA 5001
ATTN: S GALE

ATTN: S GALE

Dear Steve,

**RE: DEVELOPMENT APPLICATION (PLANNING ASSESSMENT) –
FIORA, GALLASCH, KALNINS, BURBRIDGE, SCANLON & DANBY
LOTS 101, (SEC 505), 42, 10, 1 & 4, SOUTH EASTERN FREEWAY VERDUN**

An officer of the SA Country Fire Service (CFS) Development Assessment Service has assessed the proposed development site, allotment and adjoining areas.

A site bushfire attack assessment was conducted with reference to the Building Code of Australia and Australian Standard™ 3959 (AS3959) "Construction of Buildings in Bushfire Prone Areas".

The proposed land division is located within an area that is categorized as a **HIGH** Bushfire Protection Area in the council development plan.

The SA Country Fire Service has no objection to the proposed land division at Lots 101, 42, (Sec 505), 10, 1 & 4 South Eastern Freeway, Verdun.

The SA Country Fire Service has no objection to the proposed land division. However, the Bushfire hazard adjacent to the land division has potential for significant impact on the proposed allotments. The SA Country Fire Service seeks to comment on any subsequent development applications on the land division.

ACCESS

Public access created by a land division to and from the proposed allotments shall be in accordance with the Minister's Code Part 2.2.2. Access on and off the allotment shall be in accordance with Minister's Code Part 2.3.3.1

ACCESS (to dedicated water supply)

Access to the dedicated water supply shall be in accordance Minister's Code for development Part 2.3.4.1 and Ministers Specification SA 78

WATER SUPPLY

Ministers Specification SA78 prescribes the dedicated water supply for bushfire fighting for the bushfire zone.

VEGETATION

Landscaping shall include bushfire protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings.

Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a *'measure of protection'* from the approach, impact and passing of a bushfire.

Should there be any need for further information please contact the undersigned at the SA CFS Development Assessment Service on (08) 8391 6077

Yours faithfully



LEAH BERTHOLINI
INFORMATION SUPPORT OFFICER
DEVELOPMENT ASSESSMENT SERVICE

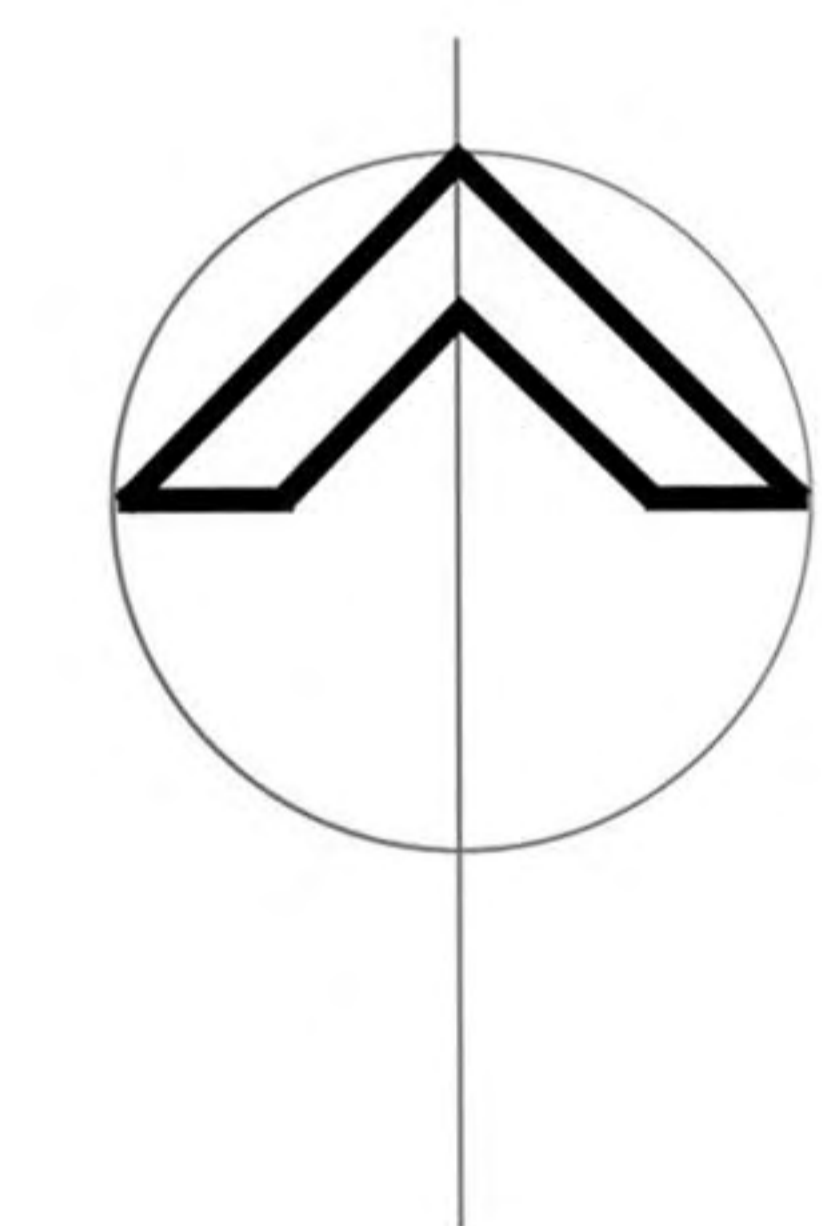
CC:



LEGEND



Proposed passing bay
6 m wide x 17 m long



PROPOSED ACCESS

PROPOSED BOUNDARY REALIGNMENT AT BEAUMONT & ONKAPARINGA ROADS FOR MR. REDGE FIORA



Planning Chambers Pty Ltd

Office
219 Sturt Street Adelaide SA 5000

Postal Address
P.O Box 6196 Halifax Street SA 5000

Office 08 8211 9776
Email admin@planningchambers.com.au
Fax 08 8212 5979

ABN 54 093 576 900

22 June 2018

12-044letD044/15.01

Mr Simon Neldner
State Commission Assessment Panel
GPO Box 1815
Adelaide SA 5001

Dear Simon,

RE: 473/D044/15

The abovementioned application envisages the division of land at Verdun. By correspondence dated 6th January 2016 the Development Assessment Commission advised the proposed development comprised two discrete elements, being:

1. A land division (1 into 2) creating one additional allotment affecting existing allotment 1 in Filed Plan 129455, and
2. A boundary realignment (3 into 2) with no additional allotments created affecting existing allotment 1 in Deposited Plan 18164, Allotment 101 in Deposited Plan 77335 and allotment 45 in Filed Plan 129499.

The Land Titles Office accepts a plan of division in the form presented in the application, as a single plan of division. The Commission is requested to assess the application as a single application comprising two forms of division, because neither proposal will proceed unless the division of allotment 1 in Filed Plan 129455 is approved.

Given the Commission's determination that the application is 'non complying', the Commission is requested to consider the following key points and this correspondence as the Statement in Support for the application, as required by Regulation 17 (1) of the Development Regulations 2008.

- Notwithstanding the application comprising two discrete elements, the application does not envisage the creation of any additional allotments.
- The application envisages division of a disused quarry into two allotments.
- The disused quarry has a low level of productivity as farmland.
- Only two of the allotments in the northern division have houses constructed thereon. There is potential for the third allotment to be used for rural living purposes.



- The donor allotment contained in the northern division is suitable for use as farmland when otherwise it might only be used as a rural living allotment.
- The Development Assessment Commission has previously received a report from staff supporting the division of lot 1 in Filed Plan 129455 into two.
- Both allotments proposed for lot 1 in Filed Plan 129455 contain a site suitable for the construction of a dwelling that can comply with the requirements of Table AdHi/5.
- Correspondence from the CFS attached to this Statement establish the parameters for development of the proposed allotments.
- The quarry land has been the subject of a site history assessment and the land is suitable for residential use.

Given those circumstances and my assessment against the relevant provisions of the Plan, the divisions proposed in the application are not seriously at variance with the provisions of the Plan and so the application should be allowed to proceed to assessment.

Yours sincerely

Planning Chambers Pty Ltd

A handwritten signature in black ink, appearing to read 'Jeff Smith', with a stylized, cursive script.

Jeff Smith

Director

CC: Ms Laura Kerber

Attachments: CFS Correspondence
Site History Report

DEVELOPMENT ASSESSMENT SERVICE

Your Ref: 473/D044/15
Our Ref: Adelaide Hills LD
Please refer to: 20141016-03lb & 20151208-02lb

8 December 2015

Development Assessment Commission
GPO Box 1815
ADELAIDE SA 5001
ATTN: S GALE

ATTN: S GALE

Dear Steve,

**RE: DEVELOPMENT APPLICATION (PLANNING ASSESSMENT) –
FIORA, GALLASCH, KALNINS, BURBRIDGE, SCANLON & DANBY
LOTS 101, (SEC 505), 42, 10, 1 & 4, SOUTH EASTERN FREEWAY VERDUN**

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Ministers Specification SA78 prescribes the dedicated water supply to each allotment for bushfire fighting for the bushfire zone.

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Landscaping shall include bushfire protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings.

Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a *'measure of protection'* from the approach, impact and passing of a bushfire.

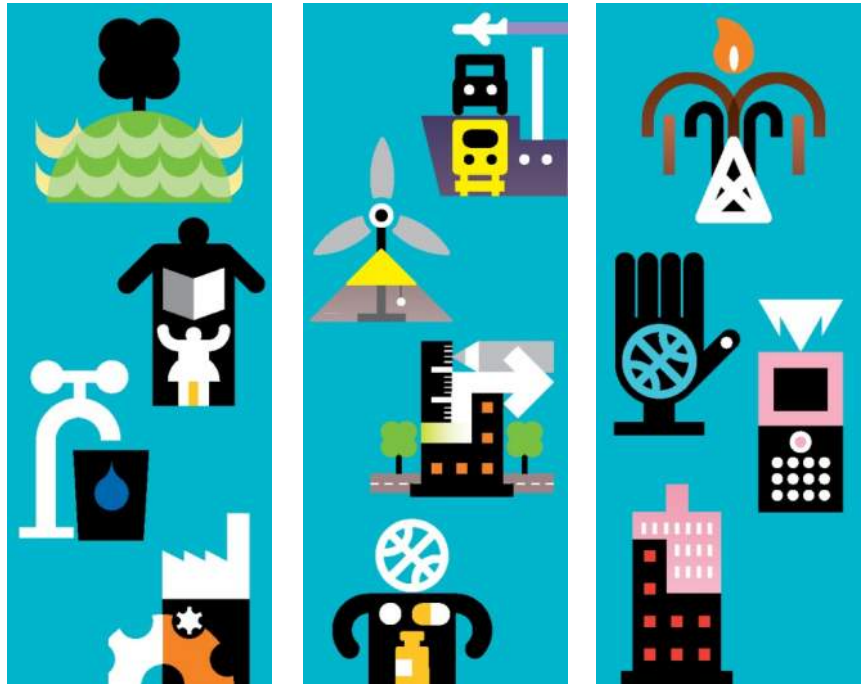
Should there be any need for further information please contact the undersigned at the SA CFS Development Assessment Service on (08) 8391 6077

Yours faithfully



LEAH BERTHOLINI
INFORMATION SUPPORT OFFICER
DEVELOPMENT ASSESSMENT SERVICE

cc:



Environmental Site History Assessment

CT5274/987, FP 129455, Lot 1
Onkaparinga Road, Verdun, South Australia

3 November 2014

Littlehampton Brick

Environmental Site History Assessment

CT5274/987, FP 129455, Lot 1 Onkaparinga
Road, Verdun, South Australia

3 November 2014

Littlehampton Brick

Issue and revision record

Revision	Date	Originator	Checker	Approver	Description	Secure
A	24/10/14	RL	AM	AM	Draft for client review	
0	3/11/14	RL	AM	AM	Final	

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1 Introduction

1.1 Background

Mott MacDonald Australia Pty Ltd (Mott MacDonald) was engaged by Littlehampton Brick to conduct an Environmental Site History Assessment for FP 129455, Certificate of Title (CT) 5274/987 ('the site') at Lot 1 Onkaparinga Road, Verdun, South Australia.

The context of the site is shown in Figure 1.1 and an aerial photograph showing the approximate CT boundary is shown in Figure 1.2.

We understand that the proposed development would comprise the construction of residential houses at two potential locations at the site. The proposed development plan showing the two development locations is presented in Figure 1.3.

The aim of the work was to assess the potential for gross or widespread soil contamination to exist as a result of current or previous land uses at the site that would be likely to preclude such proposed use.

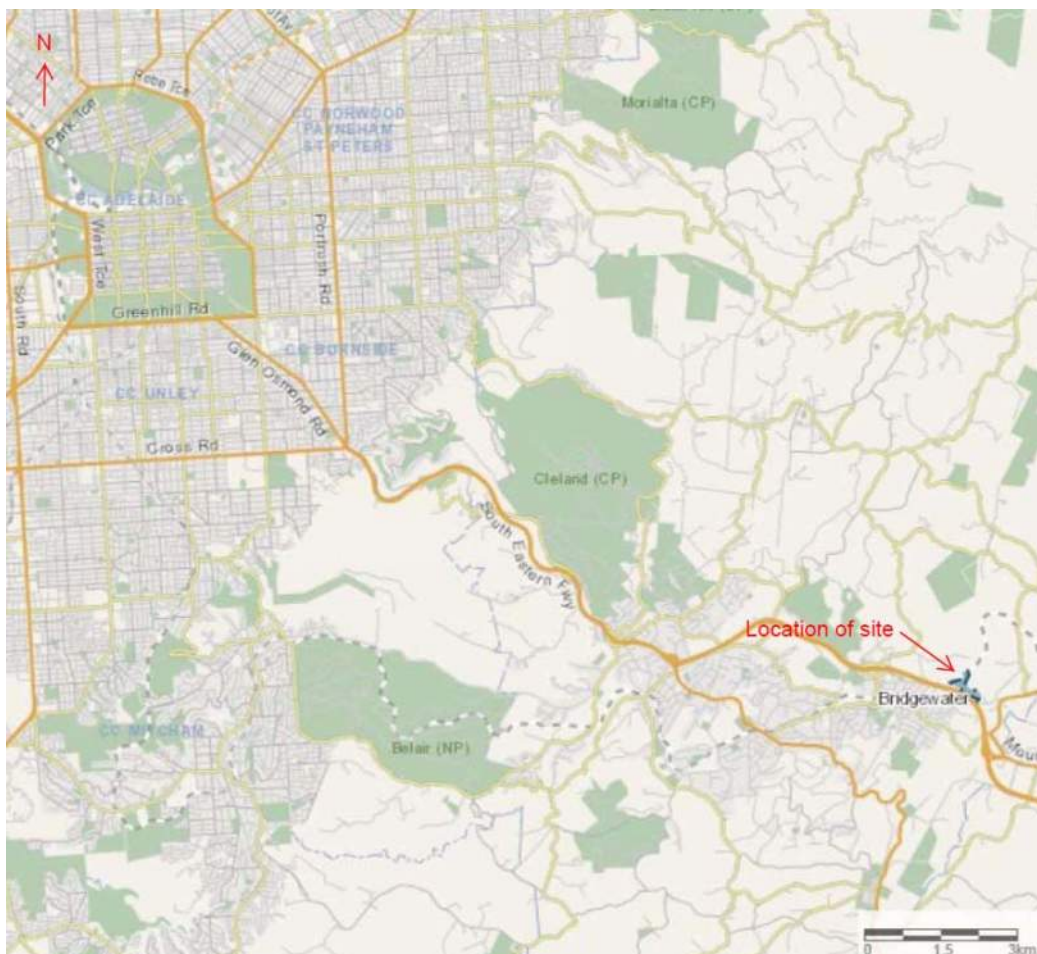


Figure 1.1: Map showing the approximate location of the site (FP 129455, Lot 1 Onkaparinga Road, Verdun, South Australia) (source: <http://maps.sa.gov.au>)



Figure 1.2: Aerial image showing the approximate boundary of CT 5274/987 at FP 129455, Lot 1 Onkapinga Road, Verdun, South Australia (source: <http://maps.sa.gov.au>)

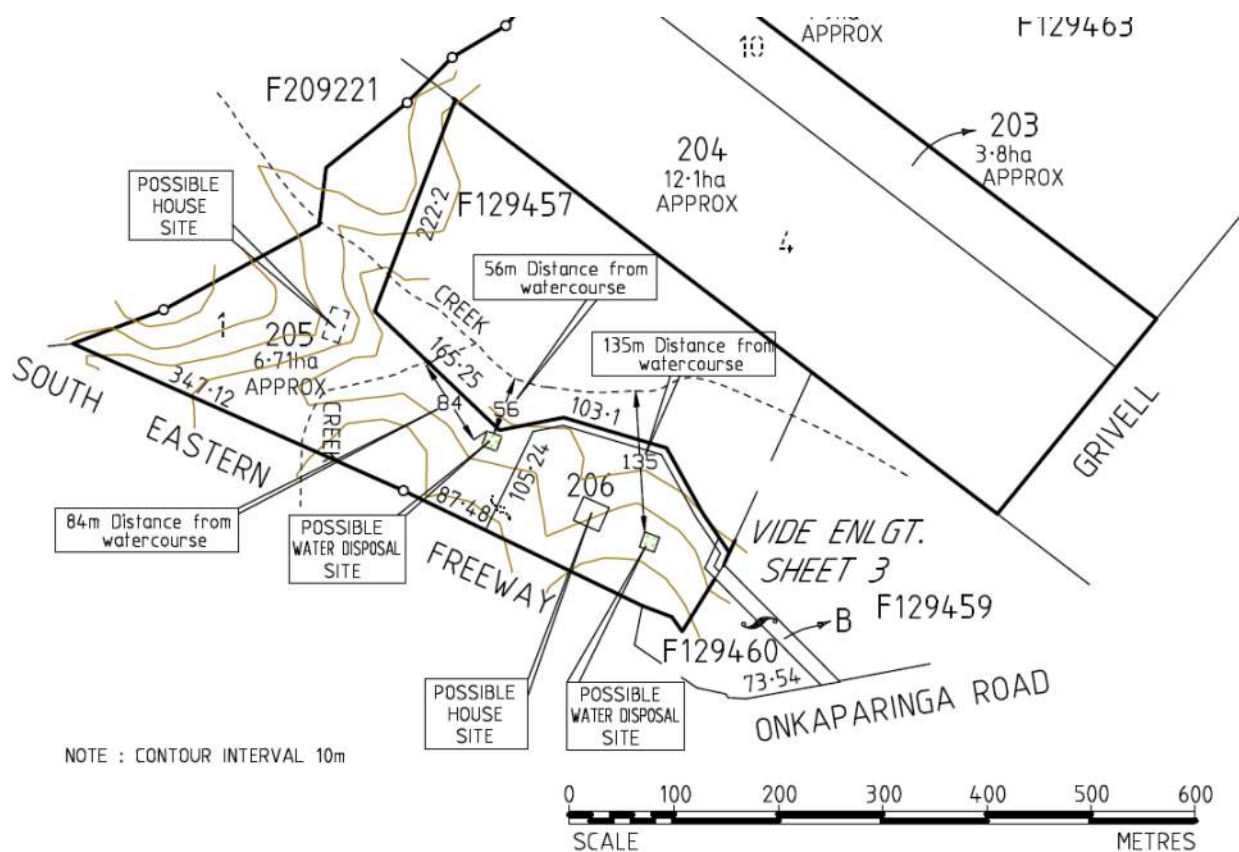


Figure 1.3: Proposed site development plan showing two house location options (supplied by Veska & Lohemeyer Pty Ltd, September 2014)

1.2 Scope of work

The scope of work conducted by Mott MacDonald included consideration of information from the following sources:

- Site walkover
- Information provided by the client
- Department of Planning, Transport and Infrastructure (DPTI) Property Assist Certificate of Title search
- Safework SA Dangerous Goods Licence Search
- Environment Protection Authority (EPA) Section 7 Search
- Department of Environment, Water and Natural Resources (DEWNR) Mapland historical aerial photograph search
- Department of Environment, Water and Natural Resources Groundwater Database search.
- Historical certificate of title search at the Lands Titles Office
- Appendix A of the SA EPA Guidelines Site Contamination – Acid Sulfate Soil Materials (November 2007)

2 Regulatory and Assessment Framework

2.1 Site contamination

Soil contamination has the potential to impact adversely on human health and the environment; however in order for a significant or identifiable risk to be present, there must be an exposure pathway. The exposure pathway comprises the following:

- Source – The presence of a substance that may cause harm.
- Receptor – The presence of a receptor which might be harmed at an exposure point.
- Pathway – The existence of a means or mechanism of exposing a receptor to the source.

In the absence of a plausible exposure pathway there can be minimal risk. Therefore, the presence of 'something measurable' i.e. concentrations of a chemical or presence of asbestos does not necessarily imply that there is measurable human harm. It is necessary to have a significant source of contamination, an appropriate or effective pathway for this to be presented to a receptor, and the receptor must have a negative response to this exposure.

Hence, the nature and importance of sources, receptors and exposure routes will vary with every site, situation, intended end use and environmental setting.

It should also be noted that management measures to address any aspect of the above can reduce the significance of any risks.

2.2 Environment Protection Act, 1993

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

(1) For the purposes of this Act, site contamination exists at a site if—

(a) chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and

(b) the chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere; and

(c) the presence of the chemical substances in those concentrations has resulted in—

(i) actual or potential harm to the health or safety of human beings that is not trivial, taking into account current or proposed land uses; or

(ii) actual or potential harm to water that is not trivial; or

(iii) other actual or potential environmental harm that is not trivial, taking into account current or proposed land uses.

(2) For the purposes of this Act, environmental harm is caused by the presence of chemical substances—

(a) whether the harm is a direct or indirect result of the presence of the chemical substances; and

(b) whether the harm results from the presence of the chemical substances alone or the combined effects of the presence of the chemical substances and other factors.

(3) For the purposes of this Act, site contamination does not exist at a site if circumstances of a kind prescribed by regulation apply to the site.

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

The professional assessment of site contamination and consequential risk to human health and the environment is guided by the NEPC (1999), National Environment Protection (Assessment of Site Contamination) Measure, December 1999 (ASC NEPM), as amended in 2013, Australian Standards and several guidelines prepared the EPA. The NEPM operates as an environment protection policy under the EP Act.

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

2.3 Assessment Guidelines

The scope of work, methodology and assessment guidelines adopted for this assessment are based on the guidance provided in the following documents and the experience of Mott MacDonald:

- Standards Australia. *Guide to the investigation and sampling of sites with potentially contaminated soil* – AS 4482.1-2005.
- NEPC (1999), National Environment Protection (Assessment of Site Contamination) Measure, December 1999 (ASC NEPM), as amended in 2013.

3 Site Description

3.1 Site definition

The site is defined by a portion of CT 5274/987 (Lot 1 in FP 129455) at Lot 1 Onkaparinga Road, Verdun, South Australia, as shown in Figure 1.2. A copy of the CT is included in Appendix A.

The site is approximately 9.4 hectares in size and is situated in the Adelaide Hills Council local government area.

3.2 Site walkover and photographs

A site visit was conducted on 2 October 2014 by a Mott MacDonald representative. The site was undeveloped, containing no structures or sealed areas and was covered in vegetation (Photos 3.1 and 3.2). No obvious odorous or stained soil was observed.

A weigh bridge was located at the entrance of the former quarry (Photo 3.3). A benched area from what is understood to be site sourced quarry material was noted at the north-western face of the site (Photo 3.4). The site topography was undulating.



Photo 3.1 Photo of potential house location (outside of the former quarry footprint)



Photo 3.2 Photo of potential house location (outside of the former quarry footprint)



Photo 3.3 Photo of a weighbridge at the site



Photo 3.4 Photo of site sourced quarry material at the north-western face of the site

3.3 Surrounding land use

The land use surrounding the CT comprises the following:

- North: Railway line, sparse residential landuse, dams, undeveloped scrub and grazing landuse
- East: Sparse residential landuse, dams, undeveloped scrub and a plantation
- West: South Eastern Freeway and undeveloped scrub, beyond which is residential landuse
- South: South Eastern Freeway, undeveloped scrub and sparse residential landuse

The surrounding area is undulating.

3.4 Regional geology and hydrogeology

The regional geology and hydrogeology is presented in Table 3.1.

Table 3.1: Regional geology and hydrogeology

Source	Detail
Geology	
Barker Geological Survey of South Australia, Department of Mines, Adelaide. Published 1962.	<p>Ptm: Dark pyritic shales, quartzitic and sandy at base. Contain reworked chert pebbles at base in Scott Creek region. Calcareous and fine-grained at base in Mt Bold region.</p> <p>Ptl: Calcareous beds with interbedded black chert bands and magnesite (MONTACUTE DOLOMITE equivalent). Sandstone and carbonaceous shales with black chert lenses and nodules. Sandstones and carbonaceous slates.</p>
Hydrogeology	
Department of Environment, Water and Natural Resources Groundwater Database	The DEWNR groundwater database indicates that there are 47 groundwater wells within a 1km radius of the site. The recorded standing water levels in the surrounding area are up to 43m bgl. The maximum recorded depth of the wells ranges from 1-168m bgl. The groundwater data report and plan showing the location of groundwater wells are provided in Appendix B.

4 Site History Assessment

4.1 History of ownership

A history of ownership search was conducted through the Lands Title Office for CT 5274/987, dating back to the first recorded owners of the land in 1871. A summary is provided in Table 4.1.

Table 4.1: Ownership summary

Title reference	Date	Name	Details
3814/192	12/1/1972 (until present)	Reginald Morris Fiora (Quarryman) and Claire Fiora (wife)	6 Hampton Road, Mount Barker
3722/83	25/09/1970	Reginald Morris Fiora (Quarryman) and Claire Fiora (wife)	6 Hampton Road, Mount Barker
	8/12/1971	Transfer to Kenneth Edwin Sutto of portion	-
3700/86	18/05/1970	Reginald Morris Fiora (Quarryman) and Claire Fiora (wife)	6 Hampton Road, Mount Barker
	29/7/1970	Transfer to Peter Desmond Carroll and Daphne Doreen Carroll of portion	-
2741/101	21/03/1960	Leonard Bartlett Jacob (Farmer) and Alice Mary Jacob (Wife)	Verdun
	23/4/1958	Maxwell Frank Bartsch and Rita Doreen Bartsch	-
	25/1/1961	Transfer to Sidney James Robins (Grain agent)	Thebarton
	21/7/1961	Transfer to John Curtis Adams (Dairy farmer)	Stirling
	19/12/1968	Transfer to Reginald Morris Fiora (Quarryman) and Elaine Fiora (wife)	Mount Barker
2521/157	13/6/1957	Erhard Christoph Benjamin Hanckel (Farmer)	Fullarton
	23/4/1958	Transfer to Isabel Perryman Jacob of portion	-
	23/4/1958	Transfer to Leonard Bartlett Jacob and Alice Mary Jacob of a portion	-
1610/185	6/1/1933	Ernest Grivell (Gardener)	Verdun
	14/3/1947	Transfer to Reginald Humble (Accountant)	Salisbury
	7/7/1947	Erhard Christoph Benjamin Hanckel (Farmer)	Hahndorf
	24/5/1957	Transfer to Her Majesty Queen Elizabeth the Second of a portion	-
756/165	15/12/1906	Thomas Grivell (Gentleman)	-
	8/5/1891	John William Ramsey	-
	13/3/1895	Transfer to Elizabeth Ramsey	-
	2/8/1900	Certificate of marriage for Elizabeth Ramsey to James Sadler (Journalist)	London
	27/4/1918	Transfer to Rupert Richard Grivell and Ernest Grivell (Gardeners)	Verdun
	26/8/1922	Transfer to Ernest Grivell	-
	613/185	17/10/1896	Thomas Grivell (Gentleman)
157/65	16/8/1871	Johanna Maria Fredericka Stade (Widow)	-
	6/12/1906	Transfer to John Korbes [name illegible] of a portion	-
	29/2/1876	George Thomas Light	-
	11/8/18xx[illegible]	Transfer to John Clark (Gardener)	-
	20/4/1883	Transfer to John [Paltidge? illegible] (auctioneer)	Mount Barker
	20/4/1885	Transfer to John Cornelius and John Luke (Miners)	-
	16/9/1897	Transfer to John Henry [illegible] (Gardener)	-
	6/12/1906	Transfer to Thomas Grivell (Gentleman)	-
395/62	11/7/1882	Thomas Grivell (Gentleman)	-

Title reference	Date	Name	Details
	13/3/1895	Transfer to Elizabeth Ramsay (wife)	-
	24/9/1896	Transfer to South Australian Railways Commission a portion	-

Source: Lands Title Office, Department of Planning, Transport and Infrastructure, Government of South Australia

4.2 Aerial photographs

Selected aerial photographs of the area were assessed from 1949 at approximately 10 year intervals (where available) to present. The aerial photograph data and observations are presented in Table 4.2 and copies of the photographs are provided in Appendix C.

Table 4.2: Historical aerial photograph review

Year	Notes
1949	The aerial photograph is presented in black and white. No structures are visible at the site. A large area of the site appears to have been excavated in its northern portion. An unsealed access track is visible from this area, running south to the site boundary. The southern portion of the site is partially cleared and covered in trees. The surrounding area is generally either cleared, covered in trees or horticultural, particularly the area to the south-east of the site where large rows of planting are visible. A road is located to the south of the site.
1956	The aerial photograph is presented in black and white. The scale is 1:45,000, therefore the features of the site and surrounding area are difficult to discern. No major noticeable differences are visible from the previous aerial photograph.
1968	The aerial photograph is presented in black and white. The excavated area at the site appears to have increased in size and the trees in the southern portion of the site have been removed and this area appears to have also been disturbed. The previously noted agricultural planting south-east of the site appears to have reduced in scale. Structures are visible to the south-west of the site boundary.
1979	The aerial photograph is presented in colour. An apparent small structure is visible on the eastern boundary of the site. The site appears to contain regrowth vegetation in the area around the excavation. A freeway has been built to the south-west of the site and urban development in the surrounding area has increased, particularly to the south-west of the site beyond the freeway. A transport corridor has been built beyond the northern border of the site.
1989	This aerial photograph is presented in colour. There appear to be no significant notable differences to the site or surrounding area since the previous aerial photograph was taken, with the exception of the apparent size of the excavated areas having reduced. The previously noted small structure is no longer visible.
1999	This aerial photograph is presented in colour. The site appears to be similar to the previous aerial photograph, with no significant noticeable differences. The area surrounding the site, particularly to the north and east appears to be largely pastoral with scattered residential development. A second building is visible to the east of the site.
Current aerial photograph available at time of writing	This aerial photograph is presented in colour. The site and surrounding landuse appear to be similar to the previous aerial photograph, with no significant noticeable differences.

The aerial photographs appear to indicate that since 1949 the site has not been actively used for any potentially contaminating activities other than the operation of a quarry.

4.3 Dangerous goods search

Safework SA reported the following dangerous goods licences as being recorded for the Princes Highway, Verdun (refer also to Appendix D).

A record was located at **Princes Highway, Verdun, SA, 5245** with no specific street address.

Class	Quantity	Storage Type
2	5 KL	Gas Tank Aboveground Internal

1 Princes Highway, Verdun, SA, 5245

2	4.3KL	Gas Tank Aboveground Internal
---	-------	-------------------------------

4.4 EPA Section 7 search

A Section 7 search was made under the *Land and Business (Sales and Conveyancing) Act 1994*. The information indicates that no current environmental Performance Agreements, Environment Protection Orders or Clean-up Orders are registered on the site. No known wastes are listed or have been produced on the site.

A copy of the Section 7 information is included in Appendix E.

4.5 SA EPA Public Register Directory

The SA EPA Public Register Directory - Site contamination index was searched. This index lists notifications and reports received by the EPA since 1 July 2009 under the *Environment Protection Act 1993*, including S83A notification, Audit notification, Audit termination and Audit reports. The following are listed in the suburb of Verdun (refer to Table 4.3).

Table 4.3: SA EPA Public Register Directory results for Verdun

Notification no	Type	Address	Potentially contaminating activity
61194	Audit Notification	Lots 23 & 24 Onkaparinga Valley Road VERDUN SA 5245	Fill or soil importation
61299	Audit Notification	Lots 23 & 24 Onkaparinga Valley Road VERDUN SA 5245	Not recorded
61194	Audit Termination	Lots 23 & 24 Onkaparinga Valley Road VERDUN SA 5245	Not recorded

These unknown but potentially contaminating activities are not considered to be relevant to this assessment as they are located over 2km from the site.

4.6 Acid sulphate soils

There was no evidence of the field indicators used to identify acid sulphate soils as listed in Appendix A of the SA EPA Guidelines Site Contamination – Acid Sulphate Soil Materials (2007).

4.7 Anecdotal information

Information from the client and Veska & Lohmeyer Surveyors indicates that the site is a former rubble/stone quarry.

4.8 Exposure pathway

It is understood that the proposed residential development would comprise a residential slab on ground construction underlain with base coarse material and Forticon plastic. Sealed driveways, entertaining areas and landscaped gardens are also likely. Groundwater would not be abstracted once constructed.

4.9 Areas of environmental interest

Based on this site history assessment, the chemicals presented in Table 4.4 are indicative of the potential historical and current land uses of the site. The chemicals are based on Appendix J of AS 4482.1-2005.

Table 4.4: Summary of potential areas and chemicals of interest based on land use from AS 4482.1

Activity of interest	Chemicals of environmental interest	Medium of interest	Likely significance/risk for sensitive land use
Farming, gardening	Fertilizer, fungicides, herbicides, pesticides	Soil	Low as there is little evidence to suggest any intense agricultural activity was undertaken at the site.
Quarry	Engine works: hydrocarbons, metals, solvents, BTEX Explosives	Soil	Low as the former local rubble quarry operation involved a physical process across a large scale. The possibility of residual associated chemicals is low and is not considered to pose a risk to the proposed development.

These chemicals of environmental interest are not a prescriptive list for further exploratory intrusive assessment, nor a statement of the presence of these chemicals, but rather a list based on AS 4482.1-2005 to be given consideration based on site specific observations and conditions.

5 Conclusion

The site currently comprises undeveloped land of which two small portions are being considered for future residential development. We understand that the proposed buildings would comprise a residential slab on ground construction underlain with base coarse material and Forticon plastic. Groundwater would not be abstracted once constructed.

No surface soil odours or staining were observed during the site walkover. This site history research found no indication of activities conducted at the site that are likely to have contaminated the soil and/or groundwater and resulted in significant gross or widespread soil contamination.

Based on the environmental information obtained, Mott MacDonald is of the opinion that **the likelihood of gross or widespread soil contamination existing in shallow soils and groundwater at the location of the proposed building envelopes (at concentrations likely to preclude the proposed land use) is low.**

6 Limitations

Mott MacDonald Australia Pty Ltd (Mott MacDonald) has prepared this report based on generally accepted practices and standards in operation at the time that it was prepared. No other warranty is made as to the professional advice included in this report. All parties should satisfy themselves that the scope of work conducted and reported herein meets their specific needs before relying on this document.

Mott MacDonald believes that its opinions have been developed according to the professional standard of care for the environmental consulting profession at the date of this document. That standard of care may change as new methods and practices of exploration, testing, analysis and remediation develop in the future, which may produce different results.

Environmental conditions are created by natural processes and human activity, and as such may change over time e.g. groundwater levels may rise or fall, contamination may migrate and fill may be added to the site. This report therefore presents a point in time assessment of the site, and as such can only be valid for the time at which the investigation was undertaken.

Any investigation such as that contained in this report can examine only a fraction of the subsurface conditions at the site. There remains a risk that pockets of contamination or other hazards may not be identified as investigations are necessarily based on sampling at localised points. Certain indicators or evidence of hazardous substances or conditions may have been outside the portion of the subsurface investigated or monitored, and thus may not have been identified or their full significance appreciated. As such, the identified environmental conditions reported are only valid at the points of direct sampling and any derived or interpolated conditions may differ from these targeted locations and cannot be assumed to be indicative of the remainder of the site.

The methodology adopted and the sources of information used are outlined in this report. Mott MacDonald has limited its investigation to the scope agreed for this contract and it is possible that additional sampling and analysis could produce different results and/or opinions. Mott MacDonald has made no independent verification of this information beyond the agreed scope of works and assumes no responsibility for any inaccuracies or omissions.

This assessment assumes that the proposed development meets requirements as outlined in the Building Code of Australia and Australian Standards. If these recommendations are not met, there is potential for the exposure and therefore risk to building users to be higher than that presented in this assessment.

The soil descriptions contained in this report have not been prepared for engineering design purposes and the reinstatement of any sampling locations were not conducted in accordance with any supervised filling or geotechnical standard. The term suitable has been used in the context of a request from the planning authority and means that the concentrations reported did not exceed the guideline concentrations adopted for the proposed land use/exposure pathway.

This report does not include the assessment or consideration of asbestos. Asbestos should be assessed and managed by a qualified and licensed asbestos assessor/contractor.

In general, the available scientific information pertaining to contamination is insufficient to provide a thorough understanding of all of the potential toxic properties of chemicals to which humans may be exposed. The majority of the toxicological knowledge of chemicals comes from experiments with laboratory animals, where there may be interspecies differences in chemical absorption, metabolism, excretion and toxic response. There may also be uncertainties concerning the relevance of animal studies using

exposure routes that differ from human exposure routes. In addition, the frequent necessity to extrapolate results of short-term or subchronic animal studies to humans exposed over a lifetime has inherent uncertainty. Therefore, in order to conduct an environmental assessment, it is necessary to take into account these inherent uncertainties and extrapolate information from the data that is available, considered current and endorsed as acceptable for the assessment of risks to human health. There is therefore inherent uncertainty in the process, and to compensate for uncertainty, conservative assumptions are often made that result in an overestimation rather than an underestimation of risk.

All advice, opinions or recommendations contained in this document should be read and relied upon only in the context of the document as a whole. This report does not purport to give legal advice as this can only be given by qualified legal practitioners. This document does not represent a Site Contamination Audit Report.

Appendices

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Appendix A. Certificate of title



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

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

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5274 FOLIO 987 *

COST : \$26.50 (GST exempt)	PARENT TITLE : CT 3814/192
REGION : EMAIL	AUTHORITY : CONVERTED TITLE
AGENT : MMAPP BOX NO : 000	DATE OF ISSUE : 26/06/1995
SEARCHED ON : 08/10/2014 AT : 15:11:57	EDITION : 2
CLIENT REF VERDUN	

REGISTERED PROPRIETORS IN FEE SIMPLE

REGINALD MORRIS FIORA AND CLAIRE FIORA BOTH OF 6 HAMPTON ROAD MOUNT BARKER
SA 5251 AS JOINT TENANTS

DESCRIPTION OF LAND

ALLOTMENT 1 FILED PLAN 129455
IN THE AREA NAMED VERDUN
HUNDRED OF ONKAPARINGA

EASEMENTS

SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED A
TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED B

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

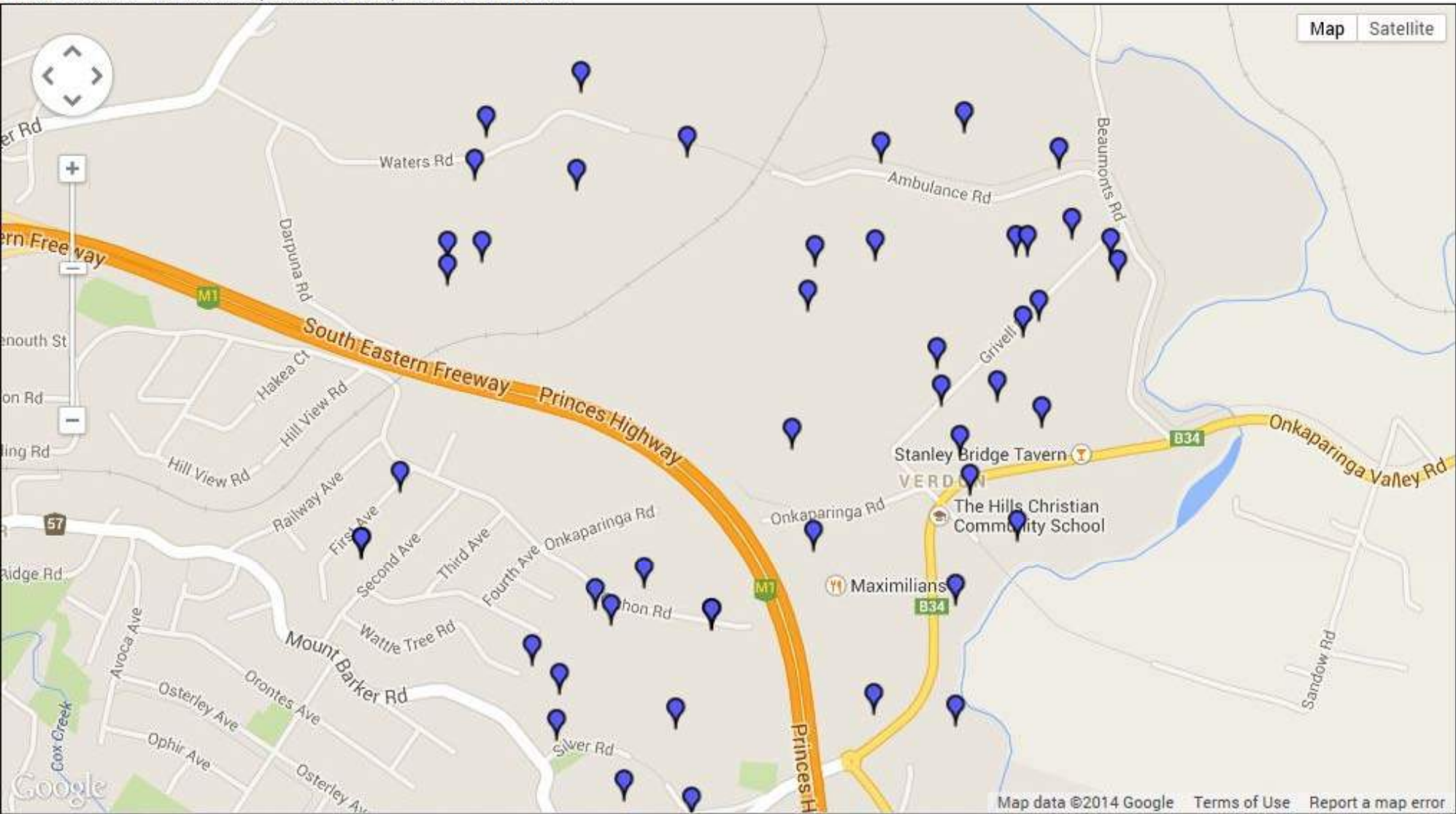
CONTROLLED ACCESS ROAD VIDE PLAN 57

END OF TEXT.

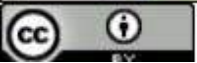
Appendix B. DEWNR groundwater data



Circle Centre -35.006976,138.781185, Radius 1.000km



Map data ©2014 Google Terms of Use Report a map error



Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	TDS (mg/L)	TDS Date	Aquifer	Status	Yield (L/sec)	Yield Date	Purpose	Cased To (m)	Permit No
6627-4	01/01/1954	7.01	7.01	4.57	09/03/1954	100	09/03/1954	No						
6627-8	01/01/1954	4.27	4.27	1.52	03/03/1954	829	03/03/1954	Ndw	ABD					
6627-9	01/01/1954	4.27	4.27	1.22	04/03/1954	814	04/03/1954	Ndw	BKF					
6627-22	01/01/1954	3.05		2.13	05/03/1954	2530	05/03/1954							
6627-23	01/01/1954					1440	12/05/1978		OPR	3.82	01/01/1983	IRR		
6627-32		45.72	45.72	3.05	09/03/1954	371	09/03/1954	No		2.53	09/03/1954		11.76	
6627-34	01/01/1954					435	02/05/1978	No						
6627-35	01/01/1954	5.7				71	09/03/1954	Ndw						
6627-36	01/01/1954	7.32		0	03/03/1954	629	03/03/1954	Ndw	OPR			IRR		
6627-38	13/12/1976	87	87	4	13/12/1976	639	06/05/1978	No	OPR	1	13/12/1976	DOM	53	745
6627-39		45.69				547	27/04/1978	No		7.64	01/01/1978			
6627-40	01/01/1954	43.5		2	27/04/1978	710	27/04/1978	No		3.82	27/04/1978			
6627-41	14/01/1977	1		0.61	05/05/1978	386	05/05/1978	No						
6627-42	01/01/1954	5.8		4.6	05/05/1978	138	05/05/1978	No						
6627-43	01/01/1954	3.96		1.22	04/03/1954	714	04/03/1954	No						
6627-44	01/01/1954	26.82				386	05/05/1978	No		2.04	01/01/1978			
6627-45		80.67	80.67			561	06/05/1978	No						
6627-2463		2.42	2.42	0	26/07/1982	705	26/07/1982	No	EQP			DOM		
6627-2464		66.3	66.3	0	10/03/1954	821	26/07/1982	No	OPR	1.52	01/01/1982	IRR		
6627-2479		21.34	0	2.44	04/03/1953			No	BKF					
6627-6104		24.3	24.3	7.9	04/08/1982	220	05/08/1982	No						
6627-6894	31/08/1982	69.2	69.2	0.61	31/08/1982	325	31/08/1982	No	OPR	1.25	31/08/1982	DOM	24.6	10709
6627-7005	02/03/1984	14	14	2.5	02/03/1984	400	15/03/2001	No	OPR	1.25	02/03/1984	IRR	14	14073
6627-7006	08/03/1984	72	72	32	08/03/1984	328	08/03/1984	No	OPR	2	08/03/1984	DOM	24	13137
6627-7049	14/12/1983	168	168	27	14/12/1983	314	14/12/1983	No	OPR	1.87	14/12/1983	IRR	65	13396
6627-7207	16/11/1984	73.7	73.7	2.9	16/11/1984	273	16/11/1984	No		3.5	16/11/1984		54	15452
6627-7312	12/12/1984	92	92	25	12/12/1984	378	13/12/1984	No	OPR	1.25	12/12/1984	DOM	36	15695
6627-7352	21/01/1985	80	80			893		No	BKF					16014
6627-7353	22/01/1985	104	104	40	22/01/1985	686	22/01/1985	No	BKF	6.4	22/01/1985			16014
6627-7354	23/01/1985	47	47	1.5	23/01/1985	1228	23/01/1985	No	OPR	11.25	23/01/1985	IRR	23	16014
6627-7452	13/03/1984	82	82	35	13/03/1984	400	13/03/1984	No	OPR	1.75	13/03/1984	DOM	48	14016
6627-7491	17/12/1985	95	95	18.3	28/01/1986	266	12/12/1985	No	OPR	3	17/12/1985	DOM	30	17783
6627-7665	01/06/1986	86	86	10	09/09/1986	2574	09/09/1986			0.7	01/06/1986		31	18515
6627-7693	05/01/1987	105	105	43	14/12/2000	328	05/02/1987	No		3.13	14/12/2000	DEP		54171
6627-7697	11/02/1987	55	55	2	11/02/1987	746	11/02/1987	No		2.5	11/02/1987		45	18371
6627-7985	10/01/1989	90.5	90.5	14	03/02/1989	380	06/03/2001	No	OPR	0.88	10/01/1989	DOM	23.7	22180
6627-8202	12/04/1990	63	63	12	14/05/1990	672	14/05/1990		OPR	2.25	12/04/1990	IRR	11.7	24084

Unit No	Date	Max Depth (m)	Latest Depth (m)	SWL (m)	SWL Date	TDS (mg/L)	TDS Date	Aquifer	Status	Yield (L/sec)	Yield Date	Purpose	Cased To (m)	Permit No
6627-9206	17/05/1995	84	84			325	17/05/1995	No		4.5	17/05/1995	IRR	35.7	34131
6627-9222	07/06/1995	112	112			534	07/06/1995	No		0.5	07/06/1995	IRR	41.7	34995
6627-9853	10/09/1998	140.8	140.8	9	10/09/1998	420	06/03/2001	No		2.25	10/09/1998	DOM	18	44938
6627-10378														
6627-10379						290	12/03/2001							
6627-10628	18/01/2002	36	36	5	18/01/2002			No		1.25	18/01/2002	DOM	36	57317
6627-13919	26/11/2008	147	147			507	26/11/2008	No		0.29	26/11/2008		48	141516
6627-14318	26/10/2010	140	140	21	26/10/2010	509	25/10/2010	No		2.25	26/10/2010		59.5	188349
6627-14503	23/02/2012	80	80	30	23/02/2012	797	22/02/2012	No		1.8	23/02/2012		36	210112
6627-14894	15/01/2013	154	0	21	15/01/2013	460	16/01/2013		BKF	0.31	15/01/2013			218918

47 records



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Appendix C. Historical aerial photographs



Photograph 1: Aerial image showing the approximate location of CT 5274/987 in 1949 (Source: Department of Environment, Water and Natural Resources).



Photograph 2: Aerial image showing the approximate location of CT 5274/987 in 1956 (Source: Department of Environment, Water and Natural Resources).



Photograph 3: Aerial image showing the approximate location of CT 5274/987 in 1968 (Source: Department of Environment, Water and Natural Resources).



Photograph 4: Aerial image showing the approximate location of CT 5274/987 in 1979 (Source: Department of Environment, Water and Natural Resources).



Photograph 5: Aerial image showing the approximate location of CT 5274/987 in 1989 (Source: Department of Environment, Water and Natural Resources).



Photograph 6: Aerial image showing the approximate location of CT 5274/987 in 1999 (Source: Department of Environment, Water and Natural Resources).



Photograph 7: Aerial image showing the approximate location of CT 5274/987 at the time of writing (Source: <http://maps.sa.gov.au>).

Appendix D. Dangerous goods licence search results



Licensing Unit

Level 4, World Park A,
33 Richmond Road
Keswick SA 5035

GPO Box 465
Adelaide SA 5001

DX 715 Adelaide

15 October 2014

Rebecca Lucock
Mott MacDonald
Level M, 22 King William Street
ADELAIDE SA 5000

Phone (08) 8303 0400
Fax (08) 8303 9903
ABN 50-560-588-327
www.safework.sa.gov.au

Dear Rebecca

DANGEROUS SUBSTANCES LICENCE SEARCH

RE: Lot 1 Princes Highway Verdun, SA, 5245

According to the records available to SafeWork SA, please see listed below all historical items located within the specified search criteria.

A record was located at **Princes Highway, Verdun, SA, 5245** with no specific street address.

Class	Quantity	Storage Type
2	5 KL	Gas Tank Aboveground Internal

1 Princes Highway, Verdun, SA, 5245

2	4.3KL	Gas Tank Aboveground Internal
---	-------	-------------------------------

Yours sincerely

**MANAGER
LICENSING & AUTHORISATION UNIT
SAFEWORK SA**

Appendix E. Section 7 search results



Receipt No :
Admin No : 48973 (32043)
File Reference : DA32108

RECEIVED
15 OCT 2014

BY:

Mott MacDonald
PO BOX 3400 Rundle Mall
ADELAIDE SA 5000

Contact: Section 7
Telephone: (08) 8204 2179
Telephone: (08) 8204 2962
Email: epasection7@epa.sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128

10 October, 2014

Dear Sir/Madam,

Section 7 - Land and Business (Sale and Conveyancing) Act 1994

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

Title Reference CT Volume 5274 Folio 987
Address Allotment 1 (F129455), Princess Highway, VERDUN SA 5245

I advise as follows:

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

- | | | |
|-------|--|----|
| 9.1 | Environment performance agreement under section 59 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land. | NO |
| 9.2.1 | Environment protection order issued under section 93 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land. | NO |
| 9.2.2 | Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land. | NO |
| 9.3 | Clean-up order issued under section 99 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land. | NO |

9.4	Clean-up authorisation issued under section 100 of the <i>Environment Protection Act 1993</i> that is registered in relation to the land.	NO
9.5.1	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
9.5.2	Section 103J - Site remediation order that is registered in relation to the land.	NO
9.5.3	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
9.5.4	Section 103P - Notation of site contamination audit report in relation to the land.	NO
9.5.5	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

Section 7 - Land and Business (Sale and Conveyancing) Act 1994

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, at the land- | |
| i) | a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or | NO |
| ii) | activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act)? | NO |
| iii) | any other prescribed activity of environmental significance under Schedule 1 of that Act? | NO |
| b) | details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct, at the land- | |
| i) | a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or | NO |

- ii) activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act)? NO
- iii) any other prescribed activity of environmental significance under Schedule 1 of that Act? NO
- c) details of a current exemption issued under Part 6 of the Environmental Protection Act 1993 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 that are no longer enforced, issued under Part 6 of the Environmental Protection Act 1993 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 *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land. NO
- f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land NO
- g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* 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 *Waste Management Act 1987* 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 *Environment Protection Act 1993*)? 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 and therefore the EPA cannot confirm the accuracy of the historical information provided.