MULTI STOREY RESDENTIAL DEVELOPMENT
259 – 269 UNLEY ROAD, MALVERN

Preliminary Site Investigation Report

Prepared for	CMW Geosciences		
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VALUE THROUGH INTEGRATION

Proprietary Information Statement

Document Information

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EXECUTIVE SUMMARY

Fyfe Pty Ltd (Fyfe) was commissioned by CMW Geosciences to undertake a Preliminary Site Investigation (PSI) and Limited Soil Investigation (LSI) for a property located at 259 - 269 Unley Road, Malvern (the site). A plan showing the location of the site is attached to this report.

The site is currently occupied by commercial tenancies and an open-air carpark.

The PSI process is aimed at identifying potentially contaminating activities that have, or may have, occurred on a site and within its immediate surrounds, as well as the associated contaminants and potentially affected media, in order to develop a preliminary conceptual site model (CSM) and guide further stages of investigation, if required. The LSI was undertaken to provide a preliminary assessment of any soil contamination present on the site. Given that much of the site area is currently covered by existing building footprints, the LSI, undertaken in July 2025, was limited to accessible areas only. Investigation locations were guided by site access constraints and geotechnical requirements and are considered informative in nature.

This investigation was carried out to:

— Establish the Site's History: Fyfe examined past uses of the site and surrounding areas to identify any activities that might have caused contamination.

— Identify the Potential for Contamination: Fyfe determined what types of contaminants may be present, where they might be located, and how they could affect people or the environment.

— Undertake a Preliminary Investigation for the presence of soil contamination: Fyfe undertook an LSI to provide an indication of whether soil contamination was present.

— Assess Risks: Fyfe evaluated any potential harm the identified contamination could cause to human or environmental health.

— Provide a Formal Declaration: Fyfe prepared a declaration in accordance with Practice Direction 14 Site Contamination Assessment to confirm whether further assessment is needed (included as Appendix A).

The subject site has been in continuous commercial use since the 1930s, with significant redevelopment from the 1960s onwards. Ownership by Commonwealth Oil Refineries Ltd and BP Australia Ltd during the 1950s–1970s represents a Potentially Contaminating Activity (PCA), even though no tanks or depots are visible in historical aerial photography. Other PCAs on-site include possible importation of fill during redevelopment and furniture restoration trades during the mid-twentieth century. Subsequent uses have been dominated by retail, service and parking, which are generally low risk.

A review of surrounding land uses identified a concentration of higher-risk activities along Unley Road, including dry cleaners, service stations, motor garages, vehicle sales yards, sheet metal works, and transport depots. These are recognised as PCAs under the Environment Protection Regulations 2023 and Practice Direction 14.

EPA records confirm petroleum hydrocarbon impacts to groundwater immediately north of the site at 245–255 Unley Road, although a review of EPA files suggests direct risk to the site is low. Further south, dry cleaning facilities have been identified as sources of chlorinated solvent contamination, but the direct risk to the site is also considered low. Other surrounding PCAs remain unassessed and therefore present unquantified risks.

Laboratory analysis of the soil samples collected during the LSI reported concentrations of all Chemicals of Potential Concern (COPC) below adopted human health and ecological screening criteria. These results indicate that soil contamination is not present at the sampled locations. However, no soil vapour or groundwater data are currently available, and much of the site could not be accessed due to building cover. The CSM therefore remains preliminary.

In summary, the site is considered to be at potential risk from:

— — historical petroleum industry ownership;

— — possible fill importation during redevelopment;

— — solvent use by furniture-related trades; and

— — multiple high-risk surrounding activities, including a former dry cleaner opposite the site.

It is recommended that a potentially multi-staged Detailed Site Investigation (DSI) be undertaken to address remaining data gaps and confirm suitability of the site for residential redevelopment. The first stage of the DSI should comprise a comprehensive soil investigation with sufficient drilling and sampling density to confirm the presence or absence of hydrocarbons, solvents, metals or asbestos across the site.

The requirement for soil vapour and/or groundwater assessment should be determined following the soil investigation, particularly if hydrocarbons or solvents are identified. Subsequent investigation results would be used to refine the CSM and evaluate risks to human health, the environment and infrastructure. The outcomes of the DSI should be compared against the ASC NEPM and SA EPA guidelines to confirm site suitability for residential use, or to define remediation or management measures if required.

The reader is referred to the limitations presented in Section 7.

1. INTRODUCTION

1.1 Background information

Fyfe Pty Ltd (Fyfe) was commissioned by CMW Geosciences to undertake a Preliminary Site Investigation (PSI) and Limited Soil Investigation (LSI) for a property located at 259 - 269 Unley Road, Malvern (the site). A plan showing the location of the site is attached as 'Site Plan'.

The site is currently occupied and used for mixed commercial use. It is understood that the site is proposed to be redeveloped into multi-storey residential development, while retaining the current Victorian-era commercial building on the northwest corner of the site. This PSI and LSI has been prepared to support the land development application.

1.2 Objective

A PSI represents the first stage of the site assessment process, as described in Schedule B2 of the National Environment Protection *(Assessment of Site Contamination)* Measure, 1999 (the ASC NEPM, as amended in 2013), and generally involves a review of the physical setting, condition and the history of a site.

This PSI was carried out to:

— identify and review available information relevant to the environmental setting, historical and current land use of the site;

— evaluate whether any potentially contaminating activities (PCAs) have occurred at or near the site that could give rise to site contamination;

— review available regulatory and environmental records, including the EPA Public Register, Section 7 and Dangerous Goods searches, where available, to identify known or reported contamination issues relevant to the site;

— undertake a limited soil investigation in accessible areas of the site to provide preliminary information on soil quality and contamination status, recognising constraints imposed by existing building cover;

— develop a preliminary Conceptual Site Model (CSM) to describe potential sources, pathways and receptors of contamination;

— assess whether the site is likely to be suitable for the proposed change in use to residential, or whether further investigation is required to clarify risks to human health and the environment.

To these ends, the PSI has been undertaken in general accordance with the ASC NEPM and the South Australian EPA guidelines. In addition, Fyfe has prepared a declaration in accordance with Schedule 2 of the State Planning Commission's Practice Direction 14 (Site Contamination Assessment) in relation to the contamination status of the site and its proposed more sensitive use.

2. PRELIMINARY SITE INVESTIGATION

2.1 Methodology

2.1.1 Guidance

During the preparation of the PSI and LSI report, consideration has been given to the information and guidance provided in the following documents:

— *Schedule B2* to the ASC NEPM;

— Australian Standard AS4482.1-2005 - *Guide to the investigation and sampling of sites with potentially contaminated soil Part 1: Non-volatile and semi-volatile compounds.*

— SA EPA (2019a) - *Guidelines for the Assessment and Remediation of Site Contamination.*

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

2.1.2 Assessment of site contamination for the purposes of planning consent

Fyfe followed the State Planning Commission's Practice Direction 14 to assess potential site contamination for the purpose of planning consent. This guideline outlines specific activities that could have caused contamination, referred to as Potentially Contaminating Activities (PCAs), and Fyfe used this list to evaluate the site.

However, it is important to note that there are two relevant lists of Potentially Contaminating Activities (PCAs) in SA legislation - one is from the *Environment Protection Act 1993* (the Act) and the associated *Environment Protection Regulations* (2009), and the other is specific to Practice Direction 14. Consequently, in relation to Fyfe's findings:

— to be consistent with both the Act and Practice Direction 14, Section 2.3.12 of this report details Fyfe's findings on potential contamination based on the Act and associated regulations, along with the separate list of PCAs outlined in Practice Direction 14, while

— Appendix A includes a separate assessment using the Practice Direction 14 list, which is specifically required for planning approvals.

2.1.3 Information sources

The PSI included a desktop review of the following information sources:

— topographical, geological, hydrological and hydrogeological databases;

— Department for Environment and Water (DEW) *WaterConnect* database of registered groundwater bores within a 2 km radius of the site;

— local council zoning information and records;

— Before You Dig (BYD) plans;

— historical Lands Titles records;

— historical and recent aerial imagery for the site and surrounding area;

— historical business directories; and

— South Australian Environment Protection Authority (SA EPA) records.

Some of this review was outsourced to Lotsearch (see Appendix C), while the remainder was undertaken by Fyfe.

In addition to the desktop information review outlined above, an inspection of the site and surrounding area was undertaken on 27 August 2025 to review the site's physical setting and structures, as well as identifying any associated PCAs and/or other potentially significant environmental activities that may have resulted in contamination of the site.

2.2 Site characterisation

2.2.1 Site identification

Property identification details are provided in Table 2.1.

Table 2.1 Property identification details

Address	259–269 Unley Road, Malvern, South Australia 5061
Certificates of Title	CT5151/175, CT5151/176, CT6126/704 and CT6145/798
Property description	Allotments 179, 272 & 273, Deposited Plan 1153 and Allotments 3 & 4 Deposited Plan 102954
Current site owner	Malvern Land Partnership Pty Ltd
Local council	City of Unley
Zoning	Urban Corridor (Business) Zone
Current land use	Mixed commercial. Existing tenancies primarily include retail food outlets.
Proposed land use	Multi-storey residential redevelopment
Property area	3,418 m^2

2.2.2 Site description

A plan showing the layout of the site is attached as Site Plan and site photographs are included in Appendix B. A site inspection was undertaken by Adam Cappur-Smith of Fyfe on 27 August 2025. The key findings are summarised as follows:

— The site is generally flat with a slight slope down to the west / northwest.

— The site comprises a series of commercial buildings, one of which fronts Unley Road, with associated hardstand and car parking areas in the front forecourt area. The built form occupies the majority of the eastern portion, southern boundary and northwest corner of the site, with the remainder of the site used as open-air car parking.

— No access inside the buildings was available during the site inspection, although visual access was available for most tenancies. However, no visible access was available to the far eastern portion of the main commercial building.

— No evidence of fuel or chemical storage was observed.

— A groundwater monitoring bore was identified on the southeast portion of the site but was not accessible during the site inspection.

2.2.3 Surrounding land uses

The current surrounding land uses are detailed in Table 2.2.

Table 2.2 Surrounding land uses

North	A mix of commercial premises fronting Unley Road, including a car wash to the immediate north across Eton Street, and residential properties to the northeast.
West	Unley Road itself, with additional commercial properties and a school on the opposite frontage
South	Commercial uses continuing along Unley Road, with residential dwellings located further to the south-east
East	Residential

2.2.4 Regional conditions

The regional conditions are summarised in Table 2.3.

Table 2.3 Summary of regional conditions

Topography	The site and surrounding landform is generally flat to gently sloping, with surface elevations around 50–60 m AHD.
Geology and soils	The area is underlain by Quaternary sediments of the Adelaide Plains. These include the Pooraka Formation, consisting of clay, sand, carbonate-rich earth and occasional gravel lenses, and the Keswick Clay, which is dominated by swelling clays with rare sand lenses. The area is characterised predominantly by hard, alkaline red soils, with smaller patches of cracking clay soils. Hard, alkaline yellow mottled soils are also present, along with minor occurrences of other soil types. In the stream valleys, various alluvial soils are found, though these remain unclassified.
Acid sulfate soils	The site has an low probability of encountering acid sulfate soils
Hydrology	There are no natural surface water features on the site. Local drainage is connected to the urban stormwater network. The nearest natural surface water features are Glen Osmond Creek, located approximately one kilometre to the north, and Brown Hill Creek situated further roughly 900 m southwest of the site.
Hydrogeology	The site overlies a shallow Quaternary aquifer system associated with the Adelaide Plains sediments. Nearby drillhole records indicate the presence of the Hindmarsh Clay within the local geological sequence. No groundwater bores are present on the site itself. Groundwater in the surrounding area is generally encountered at depths between three and eleven metres below ground level, with salinity typically in the fresh to brackish range.

2.2.5 Local groundwater use

A groundwater bore search identified that there are 739 registered groundwater bores within a 2 km radius of the site. The use and status of these bores is summarised in Table 2.4, overleaf.

Table 2.4 Summary of Surrounding Groundwater Use

Use	Number	Status	Number
Domestic	245	***Backfilled***	32
Environmental	10	***Not in use***	4
Industrial	0	***Null***	604
Investigation	109	***Operational***	78
Irrigation	7	***Unknown***	1
Monitoring / Observation	29	***Abandoned***	14
Other (including aquifer recharge)	12	***Dry***	3
Drainage	38	***Rehabilitated***	1

The nearest productive use of groundwater was identified as a shallow domestic bore located approximately 83 m south-east of the site, and a further shallow domestic bore located approximately 194 m north of the site. Within the 2000 m search radius, the borehole records for shallow wells (drilled depth less than 20 m) indicate standing water levels typically ranging from 1.2 to 14 m below ground level, with an average depth (excluding zero values) of 6.8 m below ground level.

Total Dissolved solids, a measure of salinity, ranged from approximately 66 mg/L to 7,748 mg/L, indicating fresh to saline groundwater quality in the vicinity.

No EPA groundwater prohibition areas are mapped within 1,000 m of the site.

Further details are presented in the LotSearch report included in Appendix C.

2.2.6 Site zoning

According to the South Australian Planning and Design Code, the site at 259–269 Unley Road, Malvern is located within the Urban Corridor (Business) Zone. This zoning recognises Unley Road as a strategic development corridor that supports medium-to-high-density mixed-use development, including commercial, retail and residential premises.

The Urban Corridor (Business) Zone provides for a transition between the established low-density residential areas to the west and east, and the commercial activities fronting Unley Road. The policy framework encourages multi-storey redevelopment with active ground floor frontages to Unley Road, supported by residential or office uses above.

2.2.7 Before You Dig Australia (BYDA) information

Information regarding underground services in the vicinity of the site was obtained from the Before You Dig Australia (BYDA) website. Copies of the service plans provided by relevant asset owners are attached in Appendix G. No internal service plans were available for the site.

The BYDA responses indicate the following services in the immediate vicinity:

— APA Group (Gas): Gas distribution mains are present within the Unley Road corridor along the western and northern frontages of the site. Gas is provided to all parcels within the site area.

— SA Water: Water and wastewater mains run parallel to Unley Road along the western site boundary.

— SA Power Networks: Electricity distribution assets are located along the west side of Unley Road and the north side of Fashoda street, with connections from Eton Street on the northern site frontage servicing the commercial buildings on site.

— Telecommunications: Assets owned by NBN Co, Telstra, TPG Telecom and Optus/Uecomm run within Unley Road along the western boundary of the site. Several direct entries into the site were confirmed on the BYDA plans.

— Council infrastructure (City of Unley): Stormwater drains and other council services are located within the Unley Road verge adjacent to the site.

These records confirm that the site is bounded by multiple utility services consistent with its metropolitan main road location.

2.3 Historical Review

2.3.1 Historical land ownership

A summary of historical land ownership for the site, encompassing Allotment 179 DP 1153; Allotments 272 and 273 DP 1153; and Allotments 3 and 4 DP 102954, has been compiled from the Title Search Summary and Certificates of Title. The period covered spans the late 19th century to the present day. A concise overview is provided below, with full details provided in Appendix D.

The historical ownership records for the site show a clear transition from early private ownership in the late nineteenth and early twentieth centuries to predominantly corporate ownership from the 1930s onward. The earliest proprietors were private individuals and families, followed by trustee and executor companies managing the land in the late 1920s and early 1930s. By the mid-twentieth century (1952 to 1970), ownership of the southern two allotments had shifted to major petroleum companies, including Commonwealth Oil Refineries Limited and later BP Australia Limited. From the 1970s, ownership of the entire site consolidated and passed through a series of storage and logistics companies, including Richard Mitchell Storage Limited, W.M. Storage Pty Ltd and Ansett Transport Industries (Operations) Pty Ltd, reflecting continued use for warehousing and storage. In the late 1970s and 1980s, the site came under the control of Cadillon Pty Ltd and later Pedones Pty Ltd, with lease records showing occupation by various retail and service tenants. Ownership was transferred in 2008 to Theo Samaras Pty Ltd, under which further commercial leasing continued, before being acquired in 2023 by BHG South Australia Pty Ltd and subsequently Malvern Land Partnership Pty Ltd, the current registered proprietor. Across this period, a consistent pattern of commercial leasing is evident, with numerous leases registered on title in support of business operations. The extended period of petroleum company ownership and leasing arrangements related to fuel storage and distribution represent potentially contaminating activities.

2.3.2 Historical aerial photograph review

Aerial photographs were reviewed for the period 1935 to 2025. A summary of the features identified within each is provided in Table 2.5, overleaf. The aerial images are presented within the Lotsearch report provided in Appendix C.

Table 2.5 Historical aerial photograph review

Year	Description
1935-36	Site Layout The site contains two distinct buildings: one located at the north-west corner fronting Unley Road, and a second positioned along the central western boundary. The southern half of the site remains undeveloped and appears as open ground, likely unsealed. No evidence of hardstand, tanks or industrial infrastructure is visible at this time. Surrounding Area Low-density residential uses dominate; and along Unley Road, some early commercial buildings are evident, including a large commercial development to the north, across Eton Street.
1949	Site Layout The site remains largely unchanged from its layout in 1936. Surrounding Area Little change is evident in surrounding areas.
1959–61	Site Layout The site shows a change in building configuration compared with earlier photographs. The building at the north-west corner fronting Unley Road remains in place. In the northern portion of the site, a smaller structure is now visible, set back from the frontage. The larger central building observed in 1935–36 and 1949 appears to have been removed or replaced by smaller shop-front style buildings aligned to Unley Road. The southern part of the site remains open and undeveloped, with no evidence of hardstand, tanks, or industrial facilities. Surrounding Area Commercial intensification along Unley Road is more apparent by this time, with nearby properties north and south showing denser development.
1968-1969	Site Layout The site shows major redevelopment compared with 1959–61. While the Victorian-era building on the northwest corner remains, two large buildings now dominate the northern half of the site, separated by a narrow gap, and correlate with ownership by storage businesses. Both buildings extend deep into the site, with substantial roofed footprints that cover much of the land. While there is considerable uncertainty, the texture of the roof panels is consistent with asbestos roofing materials. The earlier smaller structures and open southern frontage are no longer visible. The central-western building present in 1935–61 has been replaced as part of this redevelopment. The southern half of the site, at this time owned by Commonwealth Oil refineries / BP Australia is largely cleared and appears to contain some open unsealed ground with scattered storage items, but little evidence of formalised parking or hardstand at this stage. The nature of the storage items is difficult to discern, however this use represents a potential contaminating activity (storage of fuels, oils). There is also a large façade evident on the western boundary of the southern portion of the site, although its nature and use are unknown. Surrounding Area The trend of urban development persists, with more buildings and infrastructure visible. What appears to be a service station is now evident roughly 200 m south of the site, which represents a potential contaminating activity (storage of fuels, oils) offsite.
1979	Site Layout The site appears significantly redeveloped compared with 1968–69. A single large commercial building now occupies the eastern half of the site, extending deep into the allotment and running north–south parallel with the western boundary. The development coincides with consolidation of the entire site into a single ownership under Cadillon Proprietary Limited. The structure presents as a substantial roofed footprint, likely accommodating multiple tenancies or a warehouse-style use. The western half of the site has been formalised as sealed hardstand, used for car parking and vehicle circulation, with clearly marked bays and driveway access to Unley Road. Vegetation visible in 1968–69 has been removed. No tanks or industrial equipment are discernible. Surrounding Area Immediately north of the site, a large open car yard is clearly visible, containing numerous vehicles. This use represents a potential contaminating activity (fuels, oils, surface runoff) in close proximity to the site boundary. South of the site, Unley Road frontage also shows further intensification with sealed lots and commercial development.
1986-1989	Site Layout

Year	Description
	The site layout is similar to 1979, with a large commercial building occupying the eastern half and the western portion used for hardstand and car parking. The long-standing north-west corner building remains present, consistent with all earlier epochs. A notable change is the appearance of a new building along the southern boundary, fronting Unley Road, which infills part of the previously open western frontage. Parking areas remain clearly marked in the western portion of the site. Surrounding Area The property immediately north continues to operate as a car yard, with multiple vehicles visible, representing a potential contaminant source close to the boundary. Commercial frontages south of the site also appear more developed than in earlier decades. The potential service station to the south of the site has been replaced with a commercial development.
1997-1998	Site Layout The site retains the overall configuration established in the 1980s. The large commercial building occupies the eastern half, extending north–south, and the smaller long-standing north-west corner building remains. The southern boundary building fronting Unley Road is clearly visible and integrated with the frontage. The western half of the site continues to function as a sealed car park, with marked bays and numerous vehicles present. Surrounding Area The car yard immediately north of the site remains in operation, with a large number of vehicles visible. The broader Unley Road frontage to the south is characterised by roofed commercial premises, consistent with ongoing strip-retail development.
2008	Site Layout The site remains largely similar to the 1997-1998 aerial photograph. Surrounding Area The property immediately north of the site, previously used as a car yard, appears to have been redeveloped or reconfigured, with its footprint suggesting use more consistent with a car wash facility (likely the current use observed today). The remainder of the Unley Road corridor continues as built-up strip commercial premises.
2014	Site Layout The site remains largely similar to the 2008 aerial photograph. Surrounding Area The surrounding area appears largely unchanged from the 2008 aerial photograph.
2025	Site Layout The site remains largely similar to the 2008 aerial photograph. Surrounding Area The surrounding area appears largely unchanged from the 2008 aerial photograph.

2.3.3 Historical business directories

A review of historical Sands & McDougall business directories was undertaken for the site. The results are included with the Lotsearch report included in Appendix C.

The directory review indicates that the site has predominantly supported retail, antiques, upholstery and other light commercial activities from the 1930s onwards. These are generally considered low-risk with respect to site contamination, aside from potential issues such as historical solvent use associated with furniture restoration which is considered a PCA under Schedule 3 of the Environment Protection Regulations (2023), (the Regulations).

The review of business directory records between 1910 and 1991 identified a number of potentially contaminating activities within 250 m of the site. These are primarily associated with automotive sales, servicing and fuel retailing along Unley Road, as well as dry cleaning premises. The following off-site entries are of particular relevance:

- Dry Cleaners: A dry-cleaning business located directly across Unley Road from the site. Dry cleaning operations are historically associated with the use of chlorinated solvents (e.g. perchloroethene), which present a risk of soil and groundwater contamination if not managed.
- Galvanised Iron and Sheet Metal Engineers: Identified immediately north of the site, involving metal fabrication activities that may have included use of solvents, paints and oils.
- Unley Motors: A large motor dealership and associated facilities located 54 m south of the site along Unley Road. The scale of operations suggests potential for petroleum hydrocarbon storage, fuel dispensing, and mechanical workshop activity.
- Motor Engineers, Garages & Service Stations: A cluster of automotive repair and service premises between 60 m and 90 m from the site was recorded consistently through the mid-twentieth century. These uses carry elevated risk of fuel and solvent handling.
- Motor Car Dealers: 65 m north along Unley Road, motor dealerships are recorded, consistent with a corridor of automotive activity.
- Carriers / Logistics: A transport and haulage operator was recorded 65 m north of the site. Carrier operations of this period typically involved vehicle depots with fuel storage and servicing facilities, which present a contamination risk through petroleum hydrocarbons and oils. Prior to operation as a carriers / logistics, the property was listed as a service station.
- Motor garages and service stations: Several additional listings for motor garages and service stations were located within approximately 250 m. However, based on the allotment sizes and historical aerial photographs, these listings likely represent residential workshops and are less indicative of a significant contamination risk.
- Car Dealers / Engineers: Located further north on Unley Road at the corner with Esmond Street, combining car sales with mechanical servicing, reinforcing the corridor's strong automotive theme.

The directory data highlights a long-standing concentration of higher-risk land uses along Unley Road, particularly between the 1930s and 1980s. These included dry cleaners, motor garages, carriers, service stations and engineering works, all of which are recognised in the ASC NEPM as potentially contaminating activities. While business directory information indicates that the subject site itself was occupied by relatively low-risk retail and service tenancies (ownership records excluded and aside from the potential for furniture restoration), its immediate surrounds hosted multiple contaminant sources. Of greatest relevance are the dry cleaner directly opposite the site, a substantial motor dealership to the south, a cluster of nearby service stations, transport and vehicle sales premises to the north, and a sheet metal works and car yard immediately to the north across Eton Street. Collectively, these activities represent potential off-site sources of hydrocarbons, solvents and associated contaminants capable of migrating to the site via groundwater or vapour pathways.

2.3.4 Historical Maps

No notable information was provided by the historical maps.

2.3.5 National Unexploded Ordnance (UXO)

Information from the Department of Defence (DoD), included in the Lotsearch report in Appendix C, indicate that the area is free from any unexploded ordinance concerns.

2.3.6 SA EPA records

2.3.6.1 Site Contamination Index

A search of the SA EPA Site Contamination Index was undertaken for notifications within a 1 km radius of the site. The results, as included in Appendix D, are summarised below.

Onsite

No notifications have been made for the site.

Offsite

A section 83A notification (groundwater—petroleum hydrocarbons) exists for the property to the immediate north, across Eton Street, at 245–255 Unley Road. A Section 83A notification under the EP Act 1993 is triggered where a person becomes aware of site contamination that affects or threatens underground water (groundwater) such that actual or potential harm to human health or the environment could result. In this case, investigations at the former 'Unley Mitsubishi' dealership identified petroleum hydrocarbon impacts to groundwater attributed to leakage from underground storage tanks in the north-western corner of the site, including dissolved-phase TPH/BTEX above adopted criteria, free-phase product observed in well MW7, and a dissolved-phase plume extending off-site to the northwest, with subsequent monitoring indicating slow groundwater movement and evidence of natural attenuation. Evidence suggests that the groundwater plume is located to the north of the site and is unlikely to have a direct impact on groundwater conditions beneath the subject site.

A second Section 83A notification was listed for a property located 752 m south of the site. The notification relates to the presence of volatile petroleum hydrocarbons (toluene and C6–C10 TRH) and chlorinated hydrocarbons (PCE and TCE) in soil vapour at concentrations above background, with TCE exceeding Tier 1 investigation levels for residential land use, indicating site contamination that affects or threatens groundwater.

A further public register entry related to the site immediately adjacent the earlier listing 750 m south of the site, which found that long-term dry-cleaning operations at 410–412 Unley Road, Unley Park had the potential to cause or contribute to chlorinated hydrocarbon (PCE and TCE) contamination. A targeted soil vapour investigation on the adjoining residential property at 2 King Street identified exceedances of health investigation levels, prompting both a hazardous circumstance notification and a Section 83A notification in April 2021. Subsequent preliminary investigations confirmed that historical use of PCE and white spirit at the dry-cleaning facility represented a potentially contaminating activity, with possible impacts to soil, soil vapour and underlying groundwater, and data gaps remain regarding the extent of contamination and potential risks to nearby sensitive receptors. However, given the distance to the subject site, experience suggests that while there is the potential for groundwater quality beneath the subject to be impacted, impacts are unlikely to be of a magnitude likely to cause a vapour inhalation risk but may be sufficient to prevent a beneficial use of groundwater extracted from the site. Furthermore, groundwater is expected to flow in a north-westerly direction, which would place the site somewhat cross-gradient from this source, further reducing the direct risk to the subject site.

2.3.6.2 Public Register: Environment Protection and Clean Up Orders

A search of the SA EPA Public Register was undertaken for Environment Protection and Clean Up Orders within a 1 km radius of the site. No relevant results were identified.

2.3.6.3 Public Register: EPA Authorisations and Applications

No EPA authorisations are recorded for the subject site. Within the 1 km buffer, authorisations/applications include:

— Petrol stations: licences/applications at 21 Edmund Avenue, Unley (Andrash Unley Pty Ltd), and 1–9 Belair Road, Kingswood (On The Run / Shahin Enterprises). Both are located greater than 700 m from the site and considered of very low risk.

— Stormwater to aquifer (ASR/managed aquifer recharge): City of Unley licence and works approval for Northgate Street, Unley Park (discharge of stormwater to underground aquifers).

2.3.6.4 Contamination Assessment Areas and Groundwater Prohibition Areas

The following entries were included in the LotSearch report:

— Contamination Assessment Area (CAA): "Unley" CAA is mapped approximately 847 m north of the site. This entry is not considered material to the current PSI.

— Groundwater Prohibition Areas (GPA): None within 1 km

2.3.6.5 EPA PFAS Site Investigation Areas

No EPA PFAS site investigation listings are identified within the 2 km PFAS search buffer.

2.3.6.6 Section 7 search

A Section 7 search was conducted by the relevant Certificates of Title. The search results, as included in Appendix E, indicated the following, as of 1 September 2025:

— there are no mortgages, charges or prescribed encumbrances affecting the site under the relevant sections of the *Environment Protection Act 1993;*

— there were no current or former licenses (no longer in force) to operate a waste depot and/or produce prescribed or listed waste were issued or repealed for the Site under the *South Australian Waste Management Commission Act 1979*, the *Waste Management Act 1987* or the *Environment Protection Act 1993*; and

— the EPA does not hold any of the following information in the public register:

  – reports, environmental assessments or site contamination audits of the land or any part of the land;
  – details of serious of material harm, or notifications of site contamination, under Section 83A of the *Environment* Protection *Act 1993;*
  – details of an agreement for the exclusion or limitation of liability for site contamination;
  – details of any agreements relating to approved voluntary site contamination assessment or remediation proposals;
  – details of the commencement or termination (before completion) of a site contamination audit; or
  – any other relevant information, as listed in the Section 7 search results.

The Section 7 Search results note that historical records provided to the SA EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.

2.3.7 Council records

Correspondence was received from the City of Unley in response to an enquiry regarding 259–269 Unley Road, Malvern (Appendix F). The Council advised that:

— There are no obvious records of site contamination or related matters within Council's records.

— Council holds development records relating to the original approval of the shopping centre redevelopment on the site.

2.3.8 Mines and Mineral Deposits

A search of the South Australian Resources Information Geoserver (SARIG) and the Lotsearch dataset was undertaken for mines, mineral deposits, quarries and extractive industry licences within 1 km of the site.

— On-site: No mines, quarries, mineral deposits or extractive industry licences are recorded on the subject land.

— Within 1 km: No historic or current mines, quarries or mineral occurrences are mapped in the surrounding are.

2.3.9 Anecdotal information

No anecdotal sources of information have been identified.

2.3.10 Dangerous Goods

A dangerous goods search via a Freedom of Information request was not available for inclusion in this PSI.

2.3.11 History of site ownership and land use

The site has a long history of commercial use with relatively low-risk tenancies, but ownership by petroleum companies during the 1950s–1970s and, earlier, potential furniture restoration activities, along with the concentration of higher-risk uses in the immediate surrounds, such as dry cleaners opposite, motor dealerships and service stations north and south, and sheet metal works immediately north, increase the likelihood of off-site contamination influences. The historical aerial photography records confirm gradual intensification of built form and car parking, with no direct evidence of tanks or industrial plant within the boundary.

2.3.12 Identification of Potentially Contaminating Activities (PCAs)

Consistent with the *Environment Protection Regulations 2023* (Schedule 3 – Potentially Contaminating Activities) and Practice Direction 14, the following activities have been identified as potentially contaminating in relation to the subject site and its surrounds.

On-site:

— Petroleum industry ownership (1950s–1970s): Title records confirm ownership of the southern portion of the site by Commonwealth Oil Refineries Ltd and BP Australia Ltd. While no storage tanks, either above- or under-ground (USTs) - are visible in aerial photography, Schedule 1 of the Environment Protection Act 1993 lists "hydrocarbon storage works" (clause 1(5)(a)) as prescribed activities of environmental significance. In addition, PD 14 nominates *Listed substances—activities involving listed substances,* which includes hydrocarbon storage, as a Class 1 activity.

— Fill and site redevelopment: Progressive redevelopment of the frontage and car park areas (1960s–1980s) suggests potential importation of fill, which is a recognised PCA under the Regulations.

— Furniture restoration: Several listings on the historical business directories include entries for cabinet makers and upholsterers over several decades starting in the 1940s.

Off-site (immediate surrounds):

— Dry cleaning facility (opposite, east & south): Historical dry cleaners are listed opposite the site along Unley Road. Dry cleaning is a high-risk PCA under the Regulations associated with chlorinated solvent releases.

— Motor garages, service stations vehicle sales yards (immediately north, and further north and south): Multiple service stations, vehicle repairers and sales yards operated within 50–150 m of the site. Service stations and motor vehicle repair or maintenance are explicitly listed PCAs under Schedule 1 of the EP Act and PD 14, while vehicle sales yards often include motor vehicle repair and the storage of listed substances, and are therefore a PCA under PD14.

— Sheet metal and engineering works (north): A galvanised iron and sheet metal engineering premises immediately north of the site across Eton Street is considered a PCA under the Regulations (metal coating, finishing or spray painting).

— Carriers (65 m north): Transport depots and loading sites are specifically identified in the Regulations as a PCA: “Operation of transport depots or loading sites”. Such facilities typically involve bulk fuel storage, refuelling activities, maintenance, and handling of oils and lubricants.

3. LIMITED SOIL INVESTIGATION

3.1 Scope of work

3.1.1 Soil investigations and Rationale

Given access the much of the site area is currently restricted by the existing building footprints, a limited soil investigation was undertaken to assess readily accessible areas of the site. The investigation locations were largely guided by site access constraints and geotechnical requirements and are therefore considered informative in nature.

Accordingly, the scope of work undertaken in July 2025 included the following:

- Clearance of underground services and/or infrastructure at all proposed sample locations by a service location contractor.
- Completion of 3 joint contamination and geotechnical soil bores to depths between 4.0 and 20.0 meters below ground level (BGL) using a mechanical drill rig, distributed as follows:
  - Borehole BH01 was completed on the central southern portion of the site;
  - Boreholes BH02 and BH03 were completed on the northern portion of the site.
- Appropriate soil samples were submitted to a NATA-accredited laboratory to be analysed as per the methodology described in Section 3.2.
- Laboratory analysis as detailed in Section 3.1.2 for a selection of COPCs identified by the limited PSI / Site History Review component of the assessment.

Soil bore sampling locations are shown on the Site Plan (attached) and soil bore logs are provided in Appendix H.

3.1.2 Analytical Program and Quality Control (QC) sampling

The soil QC sampling and analysis program is summarised in Table 3.1.

Table 3.1 Summary of soil QC analytical program

Analyte	Number of samples analysed			% QC samples relative to primary samples	Number of blank samples analysed	
	Primary	Intra-lab duplicates	Inter-lab duplicates		Rinsate	Trip
Asbestos Fibre Identification (AS 5370:2024 Sampling and qualitative identification of asbestos in bulk materials)	2	-	-	0%	-	-
Benzene, toluene, ethylbenzene, xylenes, naphthalene (BTEXN)	2	-	-	0%	1	-
Total Recoverable Hydrocarbons (TRH)	2	-	-	0%	1	-
Metals (8)	5	-	-	0%	1	-
Per- and Polyfluoroalkyl Substances (PFAS)	3	-	-	0%	1	-
Polycyclic Aromatic Hydrocarbons (PAHs)	2	-	-	0%	1	-
Organochlorine and organophosphorus pesticides	2	-	-	0%	1	-
SA EPA Waste Screen	3	-	-	0%	-	-

3.2 Methodology

3.2.1 Guidance

The field investigation program was undertaken with reference to the following guideline documents:

— Australian/New Zealand Standard AS/NZS 5667.11:1998 - Water Quality Sampling, Part 11: Guidance on Sampling of Groundwaters.

— Australian Standard AS4482.1:2005 - Guide to the investigation and sampling of sites with potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds.

— Australian Standard AS4482.2:1999 - Guide to the sampling and investigation of potentially contaminated soil. Part 2: Volatile substances.

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

— SA EPA (2019a) Guidelines for the Assessment and Remediation of Site Contamination.

— SA EPA (2019b) Guidelines for Regulatory Monitoring and Testing – Groundwater Sampling.

— Western Australia Department of Health (WA DOH) (2021) Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia.

3.2.2 Field methodologies

Prior to the commencement of the field investigations, the Project Manager and OH&S specialists developed a site-specific Job Safety Analysis (JSA) document, which all personnel working at the site were required to read, understand, sign and conform to.

In addition, Before You Dig Australia plans were reviewed for the presence of underground services and a professional service location company was contracted to clear each proposed sampling location before any intrusive investigations were commenced.

The field methodologies are summarised in Table 3.2 overleaf.

Table 3.2 Soil sampling methodology

Activity	Details
Drilling method	Drilling of the soil bores was undertaken by a licensed drilling company using push tube and augering techniques.
Soil logging and sampling	Soil cores from soil bore drilling were discharged into clean core trays and gloved hands used to recover samples – disposable nitrile gloves were worn by field personnel and changed prior to the collection of each sample. All soil cuttings recovered were logged with reference to Australian Standard 1726-2017, with particular consideration of any potential indicators of contamination. Soil samples including appropriate QA/QC samples were collected from discrete depths throughout the soil profile corresponding to changes in lithology, colour and/or evidence of potential contamination such as. odour, staining or elevated PID readings. Soil bore logs, including soil descriptions and PID readings, are included in Appendix H.
Sample preservation and transportation	Soil samples were collected in laboratory-supplied screw top jars with minimal headspace allowed.
Equipment decontamination	Re-usable equipment was decontaminated between sampling locations using potable water and Liquinox™ detergent, which is known to be phosphate- and PFAS-free.
Waste disposal	Soil cores/cuttings were used to reinstate the soil bores.

3.3 Assessment criteria

In order to assess the relative concentration and significance of any potential contaminants detected through laboratory analysis it is usual to reference established screening criteria. The contaminant screening criteria represent threshold concentrations of specific contaminants which, if exceeded in a particular sample, may pose a health or environmental risk and therefore warrant further site-specific investigation or risk analysis.

3.3.1 Human Health

The ASC NEPM sets out the basis for assessing the significance of soil contamination. Based on an understanding that the site's proposed future use is for a multistorey residential development, the following ASC NEPM investigation and screening levels have been adopted to assess the suitability of site soils for this particular land use:

— Health Investigation Levels (HILs): HIL-B values for residential premises with minimal opportunities for soil access, including high-rise buildings and flats, for a range of organic and inorganic contaminants;

— Health Screening Levels (HSLs): HIL-B values for residential premises with minimal opportunities for soil access, including high-rise buildings and flats, for soil vapour intrusion by hydrocarbons only, for a predominantly clay soil type; and

— Management Limits: values for hydrocarbons in fine-grained soils which are based on a consideration of aesthetic impacts, the formation of LNAPL, fire and explosive hazards and effects on buried services.

The following criteria were also adopted from Friebel and Nadebaum (2011):

— HSL-B direct contact criteria for residential B land use;

— HSL-D direct contact criteria for intrusive maintenance workers; and

— HSL-D vapour intrusion criteria for intrusive maintenance workers.

With respect to asbestos in soils, the assessment criterion adopted was for there to be no visible asbestos, as fragments of ACM, on surface soils, in accordance with Section 4.8 of Schedule B1 of the ASC NEPM. This same criterion was also applied to the top 30 cm of soil at selected sampling locations.

For per- and poly-fluoroalkyl substances (PFAS) the following criteria were adopted from the PFAS National Environmental Management Plan, v3 (2024):

— HIL-B for perfluoro-octanoic acid (PFOA) and for the sum of perfluoro-octane sulfonate (PFOS) plus perfluoro-hexane sulfonate (PFHxS), under a residential land use scenario with minimal access to soils.

3.3.2 Ecological Protection

To evaluate the potential ecological risks posed by site soils, the ASC NEPM's Ecological Investigation Levels (EILs) and Ecological Screening Levels (ESLs) were used. These levels are based on ecological considerations, as follows:

— Default EILs for arsenic, lead, DDT and naphthalene;

— Estimates for site-specific EILs for nickel, chromium^{III}, copper and zinc, assuming ambient background concentrations are zero. Given the assumption of zero values for the ambient background concentrations (which is unlikely the case), the estimated EIL values are highly conservative. However, it is noted that the conservative nature of the estimates has not affected the report conclusions.

— ESLs for BTEX, benzo(a)pyrene and petroleum hydrocarbon fractions.

For per- and poly-fluoroalkyl substances (PFAS) in soil, relevant criteria were adopted from the PFAS NEMP (2020) as follows:

— ecological guideline values for perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA) for both direct and indirect exposure routes.

3.3.3 Waste Soil Classification

To provide a preliminary classification of soils that may be surplus to requirements, the South Australian EPA's *Current criteria for the classification of waste* (EPA, 2010) were used. These criteria establish threshold values for the classification of waste soils to ensure they are appropriately managed, transported and disposed of.

3.4 Results

3.4.1 Field observations

The soil bore log reports are included in Appendix H and provide details of the soil profile encountered at the site, as summarised in Table 3.3.

Table 3.3 Summary of Soil Field Observations

Soil characteristic	Observation
Presence of Fill	Fill was recorded in all three boreholes (BH01–BH03) from surface to depths of 0.7–1.0 m BGL.
Fill description	Fill comprised calcareous sandy soils with inclusions of gravel and brick fragments. BH02 recorded sandy clay fill with mottled brown/red colouration and trace brick fragments. BH03 contained dark brown sandy fill with occasional brick fragments.
Natural soil	Beneath the fill, soils correspond to the Pooraka Formation (0.7–5.5 m), comprising high-plasticity clays (red-brown, pale brown mottled white, with sand and trace gravel) and calcareous pockets. At greater depths (BH01 >6 m; BH02 >5.5 m), Hindmarsh Clay was encountered to termination depth (15–20 m), described as orange-brown, grey and mottled white, high-plasticity clays with occasional sand/gravel lenses.
Indications of potential contamination	No clear signs of anthropogenic contamination were noted in the borehole logs. Some fill horizons contained trace brick fragments. No hydrocarbon odours or staining were recorded during logging. Groundwater was intersected at 6.75 m below ground level (BGL) in BH01 and 6.8 m BGL in BH02.

3.4.2 Laboratory Analytical Results

A summary of the soil analytical results is provided in Table 1, attached. Copies of laboratory certificates and signed chain of custody (COC) documents are included in Appendix I.

Reported concentrations of all COPC were below the adopted human health and ecological screening criteria for the locations assessed.

The preliminary chemical classification of both fill and underlying natural soils assessed, for the purpose of off-site disposal, was Waste Fill.

3.5 Quality Assurance/Quality Control (QA/QC)

Fyfe's data quality assurance and control (QA/QC) procedures ensure a consistent evaluation of whether the project's data quality objectives (DQOs) have been met. The focus is on assessing the data's accuracy and reliability for drawing conclusions about the environmental element under investigation.

This approach is guided primarily by the ASC NEPM Schedules B2 - *Guideline on Site Characterisation* and B3 - *Guideline on Laboratory Analysis of Potentially Contaminated Soils*.

3.5.1 Quality Assurance Procedures

3.5.1.1 Field

The following field quality assurance (QA) procedures were generally adopted as part of the field investigations:

— use of appropriately qualified and experienced field personnel;

— recording and provision of appropriate field documentation;

— calibration of field equipment where appropriate;

— use of appropriate sample collection, handling and logging procedures and strategies such that representative samples were collected;

— use of appropriate equipment decontamination procedures;

— delivery of samples to laboratories within sample holding times and with correct preservative(s); and

— appropriate use of chain of custody (COC) documentation.

— collection and analysis of an equipment rinsate blank to assess whether decontamination procedures have been sufficient and/or whether cross-contamination may have occurred between samples.

3.5.1.2 Laboratory

The following laboratory QA procedures were adopted as part of this investigation:

— use of National Association of Testing Authorities (NATA) accredited laboratories;

— extraction and analysis of samples within relevant holding times;

— use of appropriate analytical methodologies, in accordance with Schedule B3 of the ASC NEPM;

— laboratory LOR below adopted assessment criteria, where practicable; and

— assessment of laboratory QA procedures and results.

Laboratory QA procedures generally include the performance of several internal checks of data precision and accuracy that are aimed at assessing possible errors associated with sample preparation and analytical techniques. The results of internal laboratory QC procedures are provided within the laboratory analytical certificates in Appendix I.

3.5.2 Quality Control Results

Table 3.4 overleaf indicates conformance to specific QA/QC procedures. In summary, the analytical data were deemed to be of generally acceptable quality for the purpose of this assessment.

Table 3.4 Data validation

QA/QC requirement	Completed	Comments
Field instruments calibrated before use	N/A	No field equipment requiring calibration was used in the limited soil assessment.
Samples kept chilled	No	Soil samples were not chilled prior to transportation to the laboratory. While this may impact sample preservation, given the limited nature of the soil investigation, this finding is not considered likely to materially impact the conclusions of this report. Note, there was no requirement to chill asbestos samples.
Samples delivered to laboratory within sample holding times and with correct preservative	Yes	Soil samples were delivered to the laboratories within the specified holding times and in laboratory-supplied containers prepared with the appropriate preservatives (where required). All samples were transported under strict Fyfe COC procedures.
Samples extracted/analysed within sample holding times	Yes	Samples were all extracted within the laboratory-specified holding times.
All analyses National Association of Testing Authorities (NATA) accredited	Yes	Australian Laboratory Services and Eurofins are NATA accredited for most of the analyses performed. However, summations of particular groups of analytes are not able to be accredited under NATA's rules. Since all the results for all the individual analytes that make up the summations are NATA accredited, this has no impact to the overall reliability of the results.
Acceptable laboratory limits of reporting (LOR)	Yes	All laboratory limits of reporting (LORs) for soil analysis were below the adopted assessment criteria.
Required number of field QC samples analysed - Soil	No	No quality control samples were analysed as part of the limited soil investigation. Therefore, the confidence in the report results is reduced, but this is acceptable given the limited and preliminary nature of the soil investigation.
Acceptable blank sample results	Yes	Analyte concentrations in the equipment rinsate blank samples were less than the laboratory LOR, indicating that the decontamination procedure was effective, and that cross-contamination had not adversely impacted sample integrity.
Acceptable laboratory QA procedures	Yes	The laboratory QA procedures were considered acceptable.
Acceptable laboratory QC results	Yes	The laboratory QC results were considered acceptable.

4. PRELIMINARY CONCEPTUAL SITE MODEL (CSM)

In accordance with Schedule B2 of the ASC NEPM, an important step in the site assessment process is the development and refinement of a CSM that identifies the potential sources of contamination, the contaminants of concern, the likely media involved and the pathways by which exposure to any contamination at the subject site may occur. For exposure to occur, a complete pathway must exist between the source of contamination and the receptor (i.e. the person or ecosystem components potentially affected). Where the exposure pathway is incomplete, there is no exposure and hence no risk via that pathway.

An exposure pathway typically consists of the following elements:

- the source of contamination such as a spill or leak;
- the release process, typically migration in soil, leaching to water or emission to air;
- the transport medium - soil, dust, groundwater, surface water and/or air;
- the mobility of the contaminant in, and its retention by, the transport medium;
- the type of receptor, usually people, wildlife or flora but may also be an ecosystem, surface water or an aquifer;
- the exposure point where a receptor may come in contact with the contaminant through contaminated dust or soil, contaminated groundwater, or vapour escaping from contaminated soil or groundwater; and
- the exposure route, which for people is inhalation, ingestion or dermal absorption.

4.1 Background information

Information regarding the setting, layout and history of the site has been detailed in Sections 2.2 and 2.3. Key points regarding site characteristics are as follows:

- former land use(s): predominantly commercial with mixed ownership petroleum companies during the 1950s–1970s and potential furniture restorers from the 1940s;
- current land use: light commercial;
- proposed land use: residential;
- surrounding land uses: mixed commercial, historically including service stations / vehicle sales yards, sheet metal working and dry cleaners;
- regional setting: generally flat topography with the nearest surface water feature being the ocean, 200 west of the site;
- council zoning: Urban Corridor (Business) Zone under the Planning and Design Code;
- distance to nearest surface water body: The nearest mapped surface water features are Brown Hill Creek (~900 m south-west) and Glen Osmond Creek (~1 km north);
- soil type: hard, alkaline red soils, with smaller areas of cracking clays;
- depth to shallow groundwater: 1.2 to 14 m below ground level, based on nearby DEW drillhole records;
- groundwater quality: Fresh to saline, with electrical conductivity in nearby bores ranging from 66 mg/L to 7,748 mg/L; and
- inferred groundwater flow direction: northwest.

4.2 Potentially contaminating activities

Consistent with the Environment Protection Regulations 2023 (Schedule 3 – Potentially Contaminating Activities) and Practice Direction 14 (State Planning Commission, October 2023), several potentially contaminating activities (PCAs) have been identified for the site and surrounds.

On-site, ownership by Commonwealth Oil Refineries Ltd and BP Australia Ltd during the 1950s–1970s represents a PCA under Schedule 1 of the EP Act (hydrocarbon storage works), with PD 14 also identifying hydrocarbon storage as a Class 1 listed substance activity. Redevelopment between the 1960s–1980s may have involved fill importation, also a PCA under the Regulations, while earlier occupations by upholsterers and cabinet makers suggest solvent use associated with furniture restoration.

Off-site, higher-risk activities include dry cleaners opposite the site on Unley Road (chlorinated solvents), multiple nearby motor garages, service stations and vehicle sales yards (fuel and solvent handling, vehicle repair, storage of listed substances), a sheet metal and engineering works immediately north (metal coating/finishing), and transport depots/carriers in the vicinity (bulk fuel storage, refuelling and maintenance).

4.3 Potential exposure pathways

Assuming no on-site groundwater extraction, the following potential receptors and exposure pathways are based on the proposed use of the site as residential development and the current surrounding land uses detailed in Section 4:

- Current commercial occupants and future site residents and visitors: inhalation of vapours or dust containing hydrocarbons, solvents or metals;
- occupants/users of surrounding residential and commercial properties: inhalation of vapours or dust containing hydrocarbons, solvents or metals;
- on- and off-site construction and maintenance workers: inhalation of vapours and dust; and, depending on whether groundwater is intercepted, direct dermal contact with, and accidental ingestion of, contaminated groundwater;
- down-gradient users of registered and/or unregistered groundwater bores: direct dermal contact and ingestion of groundwater potentially impacted by hydrocarbons, solvents or metals;
- down-gradient surface water receptors (Glen Osmond Creek): potential migration of impacted groundwater or surface runoff affecting aquatic ecosystems; and
- surficial and buried infrastructure and buildings: potential exposure to hydrocarbons, solvents or metals in soils, dust or vapour that may corrode or degrade materials and services.

Notwithstanding this list, it should be remembered that the limited soil investigation suggests that there is little if any contamination of any type at the locations investigated, in turn suggesting that the risk of adverse exposure is low.

4.4 Data gaps

The following data gaps have been identified in the development of the Preliminary Conceptual Site Model for the site:

- Soil quality: Limited soil sampling or laboratory analysis has been undertaken on the site. The presence, extent and nature of potential contamination in shallow or deeper soils therefore remains unconfirmed. Further, only approximately 45% of the site area is currently available for investigation and assessment.
- Soil vapour quality: No soil vapour assessment has been conducted. The potential for vapour intrusion from petroleum hydrocarbons or chlorinated solvents migrating from surrounding properties is unquantified, although the requirement for a soil vapour assessment would be based on the findings of a comprehensive soil investigation under a staged assessment approach. Further, the limited soil sampling undertaken indicates that contamination by volatiles is not present.
- Groundwater quality: No groundwater monitoring wells are located on-site and no direct groundwater quality data has been obtained. The depth, direction of flow and contaminant status of local groundwater beneath the site remains unknown, although the requirement for a groundwater assessment would be based on the findings of a comprehensive soil investigation under a staged assessment approach
- Fill materials: The extent, origin and quality of fill potentially imported during redevelopment phases (1960s–1980s) has been assessed only to a limited extent. Further assessment would be required to confirm its suitability to remain under the proposed development scenario.

Due to the limited nature of the current environmental data, the current CSM remains preliminary. These data gaps will need to be addressed in the first instance through a detailed soil investigation to enable a robust assessment of site suitability for residential use.

5. CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of this Preliminary Site Investigation, the subject site has been in continuous commercial use since at least the 1930s, with significant redevelopment occurring from the 1960s onwards. Ownership by Commonwealth Oil Refineries Ltd and BP Australia Ltd during the 1950s–1970s represents a potentially contaminating activity, even though no evidence of tanks or depot uses is visible in aerial photographs. Additional potentially contaminating activities identified onsite include potential importation of fill material used during redevelopment, along with furniture restoration throughout the earlier and middle parts of the twentieth century. Subsequent uses have been dominated by retail, service and parking, which are generally considered low risk.

The historical review of surrounding land uses identified a concentration of higher-risk activities along Unley Road, including dry cleaners, service stations, motor garages, vehicle sales yards, sheet metal works, and carriers/transport depots. These activities are recognised as potentially contaminating activities under the Environment Protection Regulations 2023, and Practice Direction 14. The EPA Site Contamination Index confirms petroleum hydrocarbon impacts to groundwater immediately north of the site (245–255 Unley Road), with dissolved-phase hydrocarbons and free product reported, although a review of the assessment report held by SA EPA suggests the direct risk to the site is low. Further south, dry cleaning facilities have been identified as sources of chlorinated solvent contamination, although the direct risk to the site is again considered low. However, several other offsite PCAs have not been directly assessed and therefore present unquantified risks to the site.

Only limited information is available on soil quality, and no soil vapour, or groundwater data are available for the site itself. As such, the current Conceptual Site Model remains preliminary. Potential exposure pathways have been identified for future site residents, construction workers, neighbouring property occupants, groundwater users and aquatic ecosystems in down-gradient creeks.

In summary, while there is no direct evidence of on-site contamination, the site is considered to be at some risk due to:

— historical petroleum industry ownership;

— potential fill importation during redevelopment;

— solvent use by furniture-related trades; and

— multiple high-risk activities in close proximity, including a former dry cleaners directly opposite the site across Unley Road.

It is recommended that a Detailed Site Investigation (DSI) be undertaken to address the identified data gaps and confirm whether the site is suitable for the proposed sensitive (residential) use. In the first instance, the DSI should include a soil investigation including additional drilling and sampling compliant with sampling density requirements to determine the presence, extent and concentrations of hydrocarbons, solvents, metals or asbestos in shallow and deeper soils.

The requirement for a soil vapour and / or groundwater investigation would be based on the findings of the detail soil investigation.

Following completion of the additional investigation, the Conceptual Site Model should be refined using the above data to evaluate risks to human health, the environment, and infrastructure, and the outcomes of the DSI would be compared against the ASC NEPM and SA EPA guidelines to confirm site suitability for residential redevelopment or to define remediation/management measures if required.

6. REFERENCES

CSIRO *Australian Soil Resource Information System (ASRIS)* website: http://www.asris.csiro.au/mapping/viewer.htm.

Department for Environment and Water (year) *WaterConnect database*: https://www.waterconnect.sa.gov.au/Pages/Home.aspx.

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

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South Australian Property and Planning Atlas website: https://sappa.plan.sa.gov.au/

South Australian Resources Industry Gateway (SARIG) website: https://map.sarig.sa.gov.au/

State Planning Commission (2011) *Practice Direction 14 Site Contamination Assessment.*

National Chemicals Working Group of the Heads of EPAs Australia and New Zealand (2020) *PFAS National Environmental Management Plan (NEMP).*

SA EPA (2023) *Current criteria for the classification of waste*. Environment Protection Authority, South Australia. Available at: https://www.epa.sa.gov.au/files/4771346_current_waste_criteria.pdf

7. LIMITATIONS

The opinions and conclusions presented in this report are specific to the conditions of the site and the state of legislation currently enacted as at the date of this report. Fyfe does not make any representation or warranty that the opinions and conclusions in this report will be applicable in the future as there may be changes in the condition of the site, applicable legislation or other factors that would affect the opinions and conclusions contained in this report.

Fyfe has used the degree of skill and care ordinarily exercised by reputable members of our profession practising in the same or similar locality. This report has been prepared for CMW Geosciences, for the specific purpose identified in the report. Fyfe accepts no liability or responsibility to any other party for the accuracy of any information contained in the report or any opinion or conclusion expressed in the report. Neither the whole of the report nor any part or reference thereto may be in any way used, relied upon or reproduced by any other party without Fyfe's prior written approval. This report must be read in its entirety, including all tables and attachments.

SITE PLAN

VALUE THROUGH INTEGRATION

Legend

- Soil Bores
- Certificate of Title Boundary
- Site Boundary

0 5 m 10 m

FYFE

Produced by **Datanest.earth**

Title: Site Plan and Soil Sampling Locations		
Client: CMW Geosciences		Size: A4
Project: 82257-1 259 - 269 Unley Road, Malvern	Drawn: ACS	Figure No.: 1
Date: 17-09-2025	Checked: TH	
Proj No: 82257-1	Scale: 1:500	Version: draft

SUMMARY TABLES

VALUE THROUGH INTEGRATION

Table 1 Soil Analytical Results (mg/kg)

	BTEXN							TRH							TRH (TPH)				
	Benzene	Toluene	Ethylbenzene	Xylene (o)	Xylene (m & p)	Xylene Total	Naphthalene	>C6-C10_	C10-C16	>C16-C34	>C34-C40	>C10-C40 (Sum of total)	>C6-C10 minus BTEX	>C10-C16 minus Naphthalene	>C6-C9	C10-C14	>C15-C28	>C29-C36	>C10-C36 (Sum of total)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.1	0.1	0.1	0.1	0.2	0.3	0.5	20	50	100	100	100	20	50	20	20	50	50	50
ASC NEPM (1999) Generic EIL - Urban Res/Public Open Space							170												
ASC NEPM (1999) HIL Residential B																			
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=0m, <1m	0.7	480				110	5						50	280					
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=1m, <2m	1					310							90						
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=2m, <4m	2												150						
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=4m	3												290						
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil	65	105	125			45			120	1,300	5,600		180	120					
NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil								800	1,000	5,000	10,000								
Friebel and Nadebaum (2011) Direct Contact HSL, Residential B	140	21,000	5,900			17,000		5,600	4,200	5,800	8,100								
Friebel and Nadebaum (2011) Direct Contact HSL, IMW.	1,100	120,000	85,000			130,000		82,000	62,000	85,000	120,000								
Friebel and Nadebaum (2011) Vapour Intrusion HSL, IMW (Shallow Trench), Clay,	350																		
PFAS NEMP 2020 Residential with minimal opportunities for soil access (HIL B)																			
PFAS NEMP 2020 Ecological direct exposure																			
PFAS NEMP 2020 Ecological indirect exposure																			
SA EPA (2010) Waste Fil	1	1.4	3.1			14									65				1,000
SA EPA (2010) Intermediate Waste	5	50	100			180									100				1,000
SA EPA (2010) Low-level Contaminated	15	500	1,000			1,800									1,000				10,000

Field ID	Depth	Lab Report Number	Date																	
BH01_0.1-0.2m	0.1-0.2m	1253743	29/07/2025	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	<0.5	<20	<50	<100	<100	<100	<20	<50	<20	<20	<50	<50	<50
BH01_2.0-2.1m	2.0-2.1m	1253743	29/07/2025	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	<0.5	<20	<50	<100	<100	<100	<20	<50	<20	<20	<50	<50	<50
BH01_6.5-6.6m	6.5-6.6m	1253743	29/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_0.1-0.2m	0.1-0.2m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_0.2-0.3m	0.2-0.3m	1253743	30/07/2025	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	<0.5	<20	<50	<100	<100	<100	<20	<50	<20	<20	<50	<50	<50
BH02_19.9-20m	19.9-20m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03_0.5-0.6m	0.5-0.6m	1253743	30/07/2025	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	<0.5	<20	<50	<100	<100	<100	<20	<50	<20	<20	<50	<50	<50
BH03_3.9-4.0m	3.9-4.0m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DUP_03 / BH03_0.3-0.4m	0.3-0.4m	1253743	30/07/2025	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	<0.5	<20	<50	<100	<100	<100	<20	<50	<20	<20	<50	<50	<50

Environmental Standards

Standard for the production and use of Waste Derived Fill, Table 9, 2013, SA EPA (2010) Intermediate Waste
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2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay
2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
NEPM, NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil

Table 1 Soil Analytical Results (mg/kg)

					Metals														
					Arsenic	Barium	Beryllium	Cadmium	Chromium (hexavalent)	Chromium (III+VI)	Chromium (Trivalent)	Cobalt	Copper	Iron	Lead	Manganese	Mercury	Nickel	Silver	Zinc
					mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL					2	10	2	0.4	1	5	5	5	5	20	5	5	0.1	5	2	5
ASC NEPM (1999) Generic EIL - Urban Res/Public Open Space					100						250		190					270		270
ASC NEPM (1999) HIL Residential B					500		90	150	500			600	30,000		1,200	14,000	120	1,200		60,000
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=0m, <1m																				
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=1m, <2m																				
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=2m, <4m																				
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=4m																				
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil																				
NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil																				
Friebel and Nadebaum (2011) Direct Contact HSL, Residential B																				
Friebel and Nadebaum (2011) Direct Contact HSL, IMW.																				
Friebel and Nadebaum (2011) Vapour Intrusion HSL, IMW (Shallow Trench), Clay,																				
PFAS NEMP 2020 Residential with minimal opportunities for soil access (HIL B)																				
PFAS NEMP 2020 Ecological direct exposure																				
PFAS NEMP 2020 Ecological indirect exposure																				
SA EPA (2010) Waste Fill					20	300	20	3	1			170	60		300	500	1	60		200
SA EPA (2010) Intermediate Waste					200		40	30	200			170	2,000		1,200	6,000	30	600		14,000
SA EPA (2010) Low-level Contaminated					750		150	60	750			1,000	7,500		5,000	10,000	110	3,000		50,000
Field ID	**Depth**	**Lab Report Number**	**Date**																	
BH01_0.1-0.2m	**0.1-0.2m**	**1253743**	**29/07/2025**		**3.4**	-	-	<0.4	-	**55**	-	-	**13**	-	**14**	-	<0.1	<5	-	**27**
BH01_2.0-2.1m	**2.0-2.1m**	**1253743**	**29/07/2025**		**2.9**	**91**	<2	<0.4	<1	**36**	**36**	**8.5**	**11**	**28,000**	**22**	**180**	<0.1	**21**	<2	**38**
BH01_6.5-6.6m	**6.5-6.6m**	**1253743**	**29/07/2025**		**3.9**	-	-	<0.4	-	**51**	-	-	**22**	-	**23**	-	<0.1	**27**	-	**54**
BH02_0.1-0.2m	**0.1-0.2m**	**1253743**	**30/07/2025**		**3.5**	-	-	<0.4	-	**35**	-	-	**18**	-	**13**	-	**0.1**	<5	-	**27**
BH02_0.2-0.3m	**0.2-0.3m**	**1253743**	**30/07/2025**		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_19.9-20m	**19.9-20m**	**1253743**	**30/07/2025**		**3.3**	-	-	<0.4	-	**16**	-	-	**11**	-	**16**	-	<0.1	**7.9**	-	**23**
BH03_0.5-0.6m	**0.5-0.6m**	**1253743**	**30/07/2025**		**3.1**	**71**	<2	<0.4	<1	**40**	**40**	**16**	**17**	**27,000**	**30**	**360**	<0.1	**20**	<2	**31**
BH03_3.9-4.0m	**3.9-4.0m**	**1253743**	**30/07/2025**		**5.1**	-	-	<0.4	-	**53**	-	-	**25**	-	**31**	-	<0.1	**33**	-	**58**
DUP_03 / BH03_0.3-0.4m	**0.3-0.4m**	**1253743**	**30/07/2025**		**2.2**	**70**	<2	<0.4	<1	**31**	**31**	**15**	**15**	**21,000**	**30**	**350**	<0.1	**15**	<2	**27**

Environmental Standards
Standard for the production and use of Waste Derived Fill, Table 9, 2013, SA EPA (2010) Intermediate Waste
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2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay
2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
NEPM, NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil

Table 1 Soil Analytical Results (mg/kg)

					Phenols																	
					2/4-Methylphenol (m/p-cresol)	2,4,5-Trichlorophenol	2,4,6-Trichlorophenol	2,4-Dinitrophenol	2,4-Dichlorophenol	2,6-Dimethylphenol	2,6-Dichlorophenol	2-Chlorophenol	2-Methylphenol	2-Nitrophenol	4,6-Dinitro-2-methylphenol	4,6-Dinitro-o-cyclohexyl phenol	4-chloro-3-methylphenol	4-Nitrophenol	Cresol Total	PentaChlorophenol	TetraChlorophenols	Phenol	Phenols (Total Halogenated)	Phenols (Total Non Halogenated)
					mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL					0.4	1	1	5	0.5	0.5	0.5	0.5	0.2	1	5	20	1	5	0.5	1	10	0.5	1	20
ASC NEPM (1999) Generic EIL - Urban Res/Public Open Space																								
ASC NEPM (1999) HIL Residential B					4,700														4,700	130		45,000		
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=0m, <1m																								
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=1m, <2m																								
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=2m, <4m																								
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=4m																								
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil																								
NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil																								
Friebel and Nadebaum (2011) Direct Contact HSL, Residential B																								
Friebel and Nadebaum (2011) Direct Contact HSL, IMW.																								
Friebel and Nadebaum (2011) Vapour Intrusion HSL, IMW (Shallow Trench), Clay,																								
PFAS NEMP 2020 Residential with minimal opportunities for soil access (HIL B)																								
PFAS NEMP 2020 Ecological direct exposure																								
PFAS NEMP 2020 Ecological indirect exposure																								
SA EPA (2010) Waste Fill																								
SA EPA (2010) Intermediate Waste																								
SA EPA (2010) Low-level Contaminated																								
Field ID	**Depth**	**Lab Report Number**	**Date**																					
BH01_0.1-0.2m	**0.1-0.2m**	**1253743**	**29/07/2025**		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH01_2.0-2.1m	**2.0-2.1m**	**1253743**	**29/07/2025**		<0.4	<1	<1	<5	<0.5	<0.5	<0.5	<0.5	<0.2	<1	<5	<20	<1	<5	<0.5	<1	<10	<0.5	<1	<20
BH01_6.5-6.6m	**6.5-6.6m**	**1253743**	**29/07/2025**		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_0.1-0.2m	**0.1-0.2m**	**1253743**	**30/07/2025**		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_0.2-0.3m	**0.2-0.3m**	**1253743**	**30/07/2025**		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_19.9-20m	**19.9-20m**	**1253743**	**30/07/2025**		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03_0.5-0.6m	**0.5-0.6m**	**1253743**	**30/07/2025**		<0.4	<1	<1	<5	<0.5	<0.5	<0.5	<0.5	<0.2	<1	<5	<20	<1	<5	<0.5	<1	<10	<0.5	<1	<20
BH03_3.9-4.0m	**3.9-4.0m**	**1253743**	**30/07/2025**		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DUP_03 / BH03_0.3-0.4m	**0.3-0.4m**	**1253743**	**30/07/2025**		<0.4	<1	<1	<5	<0.5	<0.5	<0.5	<0.5	<0.2	<1	<5	<20	<1	<5	<0.5	<1	<10	<0.5	<1	<20

Environmental Standards

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2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
NEPM, NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil

Table 1 Soil Analytical Results (mg/kg)

	PAH																				Chlorinated Hydrocarbons	Inorganics
	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benz(a) pyrene	Benz(b+j)fluoranthene	Benz(g,h,i)perylene	Benz(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	Phenanthrene	Pyrene	Benz(a)pyrene TEQ calc (Half)	Benz(a)pyrene TEQ calc (LOR)	Benz(a)pyrene TEQ calc (Zero)	PAHs (Sum of total)	Tetrachloroethene (PCE)	Moisture Content (dried @ 103°C)
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	%
EQL	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1
ASC NEPM (1999) Generic EIL - Urban Res/Public Open Space														170								
ASC NEPM (1999) HIL Residential B																	4	4	4	400		
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=0m, <1m														5								
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=1m, <2m																						
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=2m, <4m																						
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=4m																						
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil					0.7																	
NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil																						
Friebel and Nadebaum (2011) Direct Contact HSL, Residential B														2,200								
Friebel and Nadebaum (2011) Direct Contact HSL, IMW.														29,000								
Friebel and Nadebaum (2011) Vapour Intrusion HSL, IMW (Shallow Trench), Clay,																						
PFAS NEMP 2020 Residential with minimal opportunities for soil access (HIL B)																						
PFAS NEMP 2020 Ecological direct exposure																						
PFAS NEMP 2020 Ecological indirect exposure																						
SA EPA (2010) Waste Fill					1															5		
SA EPA (2010) Intermediate Waste					2															40	14	
SA EPA (2010) Low-level Contaminated					5															200	25.2	
Field ID	**Depth**	**Lab Report Number**	**Date**																				
BH01_0.1-0.2m	**0.1-0.2m**	**1253743**	**29/07/2025**	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	**0.6**	**1.2**	<0.5	<0.5	-	**5.3**
BH01_2.0-2.1m	**2.0-2.1m**	**1253743**	**29/07/2025**	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	**0.6**	**1.2**	<0.5	<0.5	<0.5	**18**
BH01_6.5-6.6m	**6.5-6.6m**	**1253743**	**29/07/2025**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**25**
BH02_0.1-0.2m	**0.1-0.2m**	**1253743**	**30/07/2025**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**9.1**
BH02_0.2-0.3m	**0.2-0.3m**	**1253743**	**30/07/2025**	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	**0.6**	**1.2**	<0.5	<0.5	-	**7.8**
BH02_19.5-20m	**19.5-20m**	**1253743**	**30/07/2025**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**13**
BH03_0.5-0.6m	**0.5-0.6m**	**1253743**	**30/07/2025**	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	**0.6**	**1.2**	<0.5	<0.5	<0.5	**18**
BH03_3.9-4.0m	**3.9-4.0m**	**1253743**	**30/07/2025**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**16**
DUP_03 / BH03_0.3-0.4m	**0.3-0.4m**	**1253743**	**30/07/2025**	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	**0.6**	**1.2**	<0.5	<0.5	<0.5	**15**

Environmental Standards

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Table 1 Soil Analytical Results (mg/kg)

	Organochlorine pesticides EPAVic	Other organochlorine pesticides EPAVic	1,4-DDE	a-BHC	Aldrin	Aldrin + Dieldrin	b-BHC	Chlordane	d-BHC	Dieldrin	Endosulfan I	Endosulfan II	Endosulfan sulphate	Endrin	Endrin aldehyde	Endrin ketone	g-BHC (Lindane)	Heptachlor	Heptachlor epoxide	Methoxychlor	Hexachlorobenzene	Toxaphene
	Organochlorine Pesticides																					
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.1	0.1	0.05	0.05	0.05	0.05	0.05	0.1	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.5
ASC NEPM (1999) Generic EIL - Urban Res/Public Open Space											180											
ASC NEPM (1999) HIL Residential B						10		90				600					20			10		500	15	30
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=0m, <1m																						
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=1m, <2m																						
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=2m, <4m																						
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=4m																						
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil																						
NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil																						
Friebel and Nadebaum (2011) Direct Contact HSL, Residential B																						
Friebel and Nadebaum (2011) Direct Contact HSL, IMW.																						
Friebel and Nadebaum (2011) Vapour Intrusion HSL, IMW (Shallow Trench), Clay,																						
PFAS NEMP 2020 Residential with minimal opportunities for soil access (HIL B)																						
PFAS NEMP 2020 Ecological direct exposure																						
PFAS NEMP 2020 Ecological indirect exposure																						
SA EPA (2010) Waste Fill						2		2			2							2				
SA EPA (2010) Intermediate Waste						2		2			2							2				
SA EPA (2010) Low-level Contaminated						50		50			50							50				

Field ID	Depth	Lab Report Number	Date																								
BH01_0.1-0.2m	0.1-0.2m	1253743	29/07/2025	<0.1	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
BH01_2.0-2.1m	2.0-2.1m	1253743	29/07/2025	<0.1	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
BH01_6.5-6.6m	6.5-6.6m	1253743	29/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_0.1-0.2m	0.1-0.2m	1253743	30/07/2025	<0.1	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
BH02_0.2-0.3m	0.2-0.3m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_19.9-20m	19.9-20m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03_0.5-0.6m	0.5-0.6m	1253743	30/07/2025	<0.1	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5
BH03_3.9-4.0m	3.9-4.0m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DUP_03 / BH03_0.3-0.4m	0.3-0.4m	1253743	30/07/2025	<0.1	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5

Environmental Standards

Standard for the production and use of Waste Derived Fill, Table 9, 2013, SA EPA (2010) Intermediate Waste
Current criteria for the classification of waste—including Industrial and Commercial Waste (Listed) and Waste Soil , 2010, SA EPA (2010) Low-level Contaminated
Standard for the production and use of Waste Derived Fill, Table 8, 2013, SA EPA (2010) Waste Fill
2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay
2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
NEPM, NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil

Table 1 Soil Analytical Results (mg/kg)

	Organophosphorous Pesticides															
	Tokuthion	Azinophos methyl	Bolstar (Sulprofos)	Chlorfenvinphos	Chlorpyrifos	Chlorpyrifos-methyl	Coumaphos	Demeton-O	Demeton-S	Diazinon	Dichlorvos	Dimethoate	Disulfoton	Ethion	Ethoprop	Fenitrothion
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.2	0.2	0.2	0.2	0.2	0.2	2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
ASC NEPM (1999) Generic EIL - Urban Res/Public Open Space																
ASC NEPM (1999) HIL Residential B					340											
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=0m, <1m																
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=1m, <2m																
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=2m, <4m																
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=4m																
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil																
NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil																
Friebel and Nadebaum (2011) Direct Contact HSL, Residential B																
Friebel and Nadebaum (2011) Direct Contact HSL, IMW.																
Friebel and Nadebaum (2011) Vapour Intrusion HSL, IMW (Shallow Trench), Clay,																
PFAS NEMP 2020 Residential with minimal opportunities for soil access (HIL B)																
PFAS NEMP 2020 Ecological direct exposure																
PFAS NEMP 2020 Ecological indirect exposure																
SA EPA (2010) Waste Fill																
SA EPA (2010) Intermediate Waste																
SA EPA (2010) Low-level Contaminated																

	Organophosphorous Pesticides															
	Fensulfothion	Fenthion	EPN	Malathion	Merphos	Methyl parathion	Mevinphos (Phosdrin)	Monocrotophos	Naled (Dibrom)	Omethoate	Phorate	Pyrazophos	Ronnel	Terbufos	Trichloronate	Tetrachlorvinphos
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.2	0.2	0.2	0.2	0.2	0.2	0.2	2	0.2	2	0.2	0.2	0.2	0.2	0.2	0.2
ASC NEPM (1999) Generic EIL - Urban Res/Public Open Space																
ASC NEPM (1999) HIL Residential B																
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=0m, <1m																
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=1m, <2m																
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=2m, <4m																
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=4m																
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil																
NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil																
Friebel and Nadebaum (2011) Direct Contact HSL, Residential B																
Friebel and Nadebaum (2011) Direct Contact HSL, IMW.																
Friebel and Nadebaum (2011) Vapour Intrusion HSL, IMW (Shallow Trench), Clay,																
PFAS NEMP 2020 Residential with minimal opportunities for soil access (HIL B)																
PFAS NEMP 2020 Ecological direct exposure																
PFAS NEMP 2020 Ecological indirect exposure																
SA EPA (2010) Waste Fill																
SA EPA (2010) Intermediate Waste																
SA EPA (2010) Low-level Contaminated																

Field ID	Depth	Lab Report Number	Date	Tokuthion	Azinophos methyl	Bolstar (Sulprofos)	Chlorfenvinphos	Chlorpyrifos	Chlorpyrifos-methyl	Coumaphos	Demeton-O	Demeton-S	Diazinon	Dichlorvos	Dimethoate	Disulfoton	Ethion	Ethoprop	Fenitrothion
BH01_0.1-0.2m	0.1-0.2m	1253743	29/07/2025	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
BH01_2.0-2.1m	2.0-2.1m	1253743	29/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH01_6.5-6.6m	6.5-6.6m	1253743	29/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_0.1-0.2m	0.1-0.2m	1253743	30/07/2025	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
BH02_0.2-0.3m	0.2-0.3m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_19.9-20m	19.9-20m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03_0.5-0.6m	0.5-0.6m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03_3.9-4.0m	3.9-4.0m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DUP_03 / BH03_0.3-0.4m	0.3-0.4m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Field ID	Depth	Lab Report Number	Date	Fensulfothion	Fenthion	EPN	Malathion	Merphos	Methyl parathion	Mevinphos (Phosdrin)	Monocrotophos	Naled (Dibrom)	Omethoate	Phorate	Pyrazophos	Ronnel	Terbufos	Trichloronate	Tetrachlorvinphos
BH01_0.1-0.2m	0.1-0.2m	1253743	29/07/2025	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
BH01_2.0-2.1m	2.0-2.1m	1253743	29/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH01_6.5-6.6m	6.5-6.6m	1253743	29/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_0.1-0.2m	0.1-0.2m	1253743	30/07/2025	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
BH02_0.2-0.3m	0.2-0.3m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_19.9-20m	19.9-20m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03_0.5-0.6m	0.5-0.6m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03_3.9-4.0m	3.9-4.0m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DUP_03 / BH03_0.3-0.4m	0.3-0.4m	1253743	30/07/2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Environmental Standards

Standard for the production and use of Waste Derived Fill, Table 9, 2013, SA EPA (2010) Intermediate Waste
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2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay
2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
NEPM, NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil

Table 1 Soil Analytical Results (mg/kg)

				PCBs							Pesticides/Herbicides			Asbestos	
				Aroclor 1016	Aroclor 1221	Aroclor 1232	Aroclor 1242	Aroclor 1248	Aroclor 1254	Aroclor 1260	PCBs (sum of total)	Dinoseb	Parathion	Pirimiphos-methyl	Asbestos Reported Result	Organic fibres - Comment
				mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	Comment	Comment
EQL				0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	20	0.2	0.2		
ASC NEPM (1999) Generic EIL - Urban Res/Public Open Space																
ASC NEPM (1999) HIL Residential B											1					
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=0m, <1m																
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=1m, <2m																
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=2m, <4m																
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=4m																
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil																
NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil																
Friebel and Nadebaum (2011) Direct Contact HSL, Residential B																
Friebel and Nadebaum (2011) Direct Contact HSL, IMW.																
Friebel and Nadebaum (2011) Vapour Intrusion HSL, IMW (Shallow Trench), Clay,																
PFAS NEMP 2020 Residential with minimal opportunities for soil access (HIL B)																
PFAS NEMP 2020 Ecological direct exposure																
PFAS NEMP 2020 Ecological indirect exposure																
SA EPA (2010) Waste Fill											2					
SA EPA (2010) Intermediate Waste											2					
SA EPA (2010) Low-level Contaminated											50					
Field ID	**Depth**	**Lab Report Number**	**Date**													
BH01_0.1-0.2m	**0.1-0.2m**	**1253743**	**29/07/2025**	-	-	-	-	-	-	-	-	-	<0.2	<0.2	-	-
BH01_2.0-2.1m	**2.0-2.1m**	**1253743**	**29/07/2025**	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<20	-	-	-	-
BH01_6.5-6.6m	**6.5-6.6m**	**1253743**	**29/07/2025**	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_0.1-0.2m	**0.1-0.2m**	**1253743**	**30/07/2025**	-	-	-	-	-	-	-	-	-	<0.2	<0.2	-	-
BH02_0.2-0.3m	**0.2-0.3m**	**1253743**	**30/07/2025**	-	-	-	-	-	-	-	-	-	-	-	**No asbestos detected at the reporting limit of 0.01% w/w. No trace asbestos detected.**	**Organic fibre detected.**
BH02_19.9-20m	**19.9-20m**	**1253743**	**30/07/2025**	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03_0.5-0.6m	**0.5-0.6m**	**1253743**	**30/07/2025**	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<20	-	-	**No asbestos detected at the reporting limit of 0.01% w/w. No trace asbestos detected.**	**Organic fibre detected.**
BH03_3.9-4.0m	**3.9-4.0m**	**1253743**	**30/07/2025**	-	-	-	-	-	-	-	-	-	-	-	-	-
DUP_03 / BH03_0.3-0.4m	**0.3-0.4m**	**1253743**	**30/07/2025**	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<20	-	-	-	-

Environmental Standards

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2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay
2013, NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil
NEPM, NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil

Table 1 Soil Analytical Results (mg/kg)

	PFOS/PFOA																															Other
	10:2 Fluorotelomer sulfonic acid (10:2 FTS)	4:2 Fluorotelomer sulfonic acid (4:2 FTS)	8:2 Fluorotelomer sulfonic acid (8:2 FTS)	6:2 Fluorotelomer sulfonic acid (6:2 FTS)	N-Ethyl perfluorooctane sulfonamide (NEtFOSA)	N-ethyl perfluorooctanesulfonamidoacetic acid (NEtFOSAA)	N-Methylperfluorooctane sulfonamidoethanol (NEtFOSE)	N-Methyl perfluorooctane sulfonic acid (NMeFOSA)	N-methylperfluorooctane sulfonamidoacetic acid (NMeFOSAA)	Methylperfluorooctane sulfonamidoethanol (N-MeFOSE)	Perfluorobutane sulfonic acid (PFBS)	Perfluorobutanoic acid (PFBA)	Perfluorodecanesulfonic acid (PFDS)	Perfluorodecanoic acid (PFDA)	Perfluorododecanoic acid (PFDoDA)	Perfluoroheptane sulfonic acid (PFHpS)	Perfluoroheptanoic acid (PFHpA)	Perfluorohexane sulfonic acid (PFHxS)	Perfluorohexanoic acid (PFHxA)	Perfluorononanesulfonic acid (PFNS)	Perfluorononanoic acid (PFNA)	Perfluorooctane sulfonamide (FOSA)	Perfluoropentane sulfonic acid (PFPeS)	Perfluoropentanoic acid (PFPeA)	Perfluoropropanesulfonic acid (PFPrS)	Perfluorotetradecanoic acid (PFTeDA)	Perfluorotridecanoic acid (PFTrDA)	Perfluoroundecanoic acid (PFUnDA)	Sum of PFAS (WA DER List)	Perfluorooctanesulfonic acid (PFOS)	Perfluorooctanoic acid (PFOA)	Sum of PFAS	Sum of PFHxS and PFOS	Cyanide Total
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.0001	0.0001	0.0001	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0001	0.0005	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0005	0.0001	0.0001	0.0001	0.0001	0.0001	0.0005	0.0001	0.0001	0.0005	0.0001	5
ASC NEPM (1999) Generic EIL - Urban Res/Public Open Space																																		
ASC NEPM (1999) HIL Residential B																																		
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=0m, <1m																																		
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=1m, <2m																																		
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=2m, <4m																																		
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Clay >=4m																																		
NEPM 2013 Table 1B(6) ESLs for Urban Res, Fine Soil																																		
NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil																																		
Friebel and Nadebaum (2011) Direct Contact HSL, Residential B																																		
Friebel and Nadebaum (2011) Direct Contact HSL, IMW.																																		
Friebel and Nadebaum (2011) Vapour Intrusion HSL, IMW (Shallow Trench), Clay,																																		
PFAS NEMP 2020 Residential with minimal opportunities for soil access (HIL B)																			2												2	20		2	
PFAS NEMP 2020 Ecological direct exposure																															1	10			
PFAS NEMP 2020 Ecological indirect exposure																															0.01				
SA EPA (2010) Waste Fill																																			500
SA EPA (2010) Intermediate Waste																																			1,000
SA EPA (2010) Low-level Contaminated																																			3,500
Field ID	**Depth**	**Lab Report Number**	**Date**																																
BH01_0.1-0.2m	**0.1-0.2m**	**1253743**	**29/07/2025**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH01_2.0-2.1m	**2.0-2.1m**	**1253743**	**29/07/2025**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<5
BH01_6.5-6.6m	**6.5-6.6m**	**1253743**	**29/07/2025**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_0.1-0.2m	**0.1-0.2m**	**1253743**	**30/07/2025**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_0.2-0.3m	**0.2-0.3m**	**1253743**	**30/07/2025**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH02_19.5-20m	**19.5-20m**	**1253743**	**30/07/2025**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BH03_0.5-0.6m	**0.5-0.6m**	**1253743**	**30/07/2025**	<0.0001	<0.0001	<0.0001	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0001	<0.0005	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0005	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0005	<0.0001	<0.0001	<0.0005	<0.0001	<5
BH03_3.9-4.0m	**3.9-4.0m**	**1253743**	**30/07/2025**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DUP_03 / BH03_0.3-0.4m	**0.3-0.4m**	**1253743**	**30/07/2025**	<0.0001	<0.0001	<0.0001	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0001	<0.0005	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0005	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0005	<0.0001	<0.0001	<0.0005	<0.0001	<5

Environmental Standards

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NEPM, NEPM 2013 Table 1B(7) Management Limits Comm / Ind, Fine Soil

TABLE 1
Health & Ecological Soil Table 2 - Rinsate Results

				BTEXN							TRH							TRH (TPH)				
				Benzene	Toluene	Ethylbenzene	Xylene (o)	Xylene (m & p)	Xylene Total	Naphthalene	C6-C10_	C10-C16	C16-C34	C34-C40	>C10-C40 (Sum of total)	F1 (C6-C10 minus BTEX)	F2 (>C10-C16 minus Naphthalene)	C6-C9	C10-C14	C15-C28	C29-C36	C10-C36 (Sum of total)
				µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	µg/L	µg/L	µg/L	µg/L	µg/L
EQL				1	1	1	1	2	3	10	0.02	0.05	0.1	0.1	0.1	0.02	0.05	20	50	100	100	100
Field ID	Depth	Lab Report Number	Date																			
Rinsate_1	1	1253743	29 Jul 2025	<1	<1	<1	<1	<2	<3	<10	<0.02	<0.05	<0.1	<0.1	<0.1	<0.02	<0.05	<20	<50	<100	<100	<100

				Metals							PAH															
				Arsenic	Cadmium	Chromium (trivalent)	Copper	Lead	Mercury	Nickel	Zinc	Naphthalene	Acenaphthylene	Acenaphthene	Anthracene	Benz(a)anthracene	Benzo(a)pyrene	Benzo(b+j)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	Phenanthrene	Pyrene	PAHs (Sum of total)
				mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
EQL				0.001	0.0002	0.001	0.001	0.001	0.0001	0.001	0.005	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Field ID	Depth	Lab Report Number	Date																									
Rinsate_1	1	1253743	29 Jul 2025	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.0001	<0.001	<0.005	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1

				Organochlorine Pesticides																							
				Organochlorine pesticides (OCVIC)	Other organochlorine pesticides (OCVIC)	4,4-DDE	a-BHC	Aldrin	Aldrin + Dieldrin	b-BHC	Chlordane	d-BHC	DDD	DDT	DDT+DDE+DDD	Dieldrin	Endosulfan I	Endosulfan II	Endosulfan sulphate	Endrin	Endrin aldehyde	Endrin ketone	g-BHC (Lindane)	Heptachlor	Heptachlor epoxide	Methoxychlor	Hexachlorobenzene	Toxaphene
				µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/L
EQL				2	2	0.2	0.2	0.2	0.2	0.2	2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.005
Field ID	Depth	Lab Report Number	Date																									
Rinsate_1	1	1253743	29 Jul 2025	<2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.005

				Organophosphorous Pesticides																																
				Fenitrothion	Azinphos methyl	Bolstar (Sulprofos)	Chlorfenvinphos	Chlorpyrifos	Chlorpyrifos iso-methyl	Coumaphos	Demeton-O	Demeton-S	Diazinon	Dichlorvos	Dimethoate	Disulfoton	Ethion	Ethoprop	Fenitrothion	Fensulfothion	Fenthion	EPN	Malathion	Merphos	Methyl parathion	Mevinphos (Phosdrin)	Monocrotophos	Naled (Dibrom)	Omethoate	Parathion	Phorate	Pyrazophos	Ronnel	Terbufos	Trichloronate	Tetrachlorvinphos
				µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
EQL				2	2	2	20	2	2	20	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	20	2	2	2	2	2	2	2
Field ID	Depth	Lab Report Number	Date																																
Rinsate_1	1	1253743	29 Jul 2025	<2	<2	<2	<20	<2	<2	<20	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<20	<2	<2	<2	<2	<2	<2	<2

				Pesticides	PFAS																															
				Pirimiphos-methyl	10:2 Fluorotelomer sulfonic acid (10:2 FTS)	6:2 Fluorotelomer sulfonic acid (4:2 FTS)	N-Ethyl perfluorooctane sulfonamide (NEtFOSA)	N-ethyl perfluorooctanesulfonamidoacetic acid (NEtFOSAA)	N-ethylperfluorooctanesulfonamidoethanol (NEtFOSE)	N-Methyl perfluorooctane sulfonamide (NMeFOSA)	N-methylperfluorooctane sulfonamidoacetic acid (NMeFOSAA)	Perfluorobutane sulfonic acid (PFBS)	Perfluorobutanoic acid (PFBA)	Perfluorodecanesulfonic acid (PFDS)	Perfluorodecanoic acid (PFDA)	Perfluorododecanoic acid (PFDoDA)	Perfluoroheptane sulfonic acid (PFHpS)	Perfluoroheptanoic acid (PFHpA)	Perfluorohexane sulfonic acid (PFHxS)	Perfluorononanesulfonic acid (PFNS)	Perfluorononanoic acid (PFNA)	Perfluorooctane sulfonamide (FOSA)	Perfluoropentane sulfonic acid (PFPeS)	Perfluoropentanoic acid (PFPeA)	Perfluoropropanesulfonic acid (PFPrS)	Perfluorotetradecanoic acid (PFTeDA)	Perfluorotridecanoic acid (PFTrDA)	Perfluoroundecanoic acid (PFUnDA)	Sum of PFAS	Sum of PFAS (WA DER List)	Sum of PFHxS and PFOS	8:2 Fluorotelomer sulfonic acid (8:2 FTS)	N-Methylperfluorooctanesulfonamidoethanol (N-MeFOSE)	Perfluorohexanoic acid (PFHxA)	Perfluorooctanesulfonic acid (PFOS)	6:2 Fluorotelomer sulfonic acid (6:2 FTS)	Perfluorooctanoic acid (PFOA)
				mg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/L	µg/L	µg/L	µg/L	mg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
EQL				0.02	0.001	0.001	0.005	0.005	0.005	0.005	0.005	0.001	0.005	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.000001	0.001	0.005	0.001	0.001	0.000001	0.001	0.001	0.001	0.005	0.005	0.001	0.001	0.001	0.005	0.001
Field ID	Depth	Lab Report Number	Date																																	
Rinsate_1	1	1253743	29 Jul 2025	<0.02	<0.001	<0.001	<0.005	<0.005	<0.005	<0.005	<0.005	<0.001	<0.005	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.000001	<0.001	<0.005	<0.001	<0.001	<0.000001	<0.001	<0.001	<0.001	<0.005	<0.005	<0.001	<0.001	<0.001	<0.005	<0.001

APPENDIX A
SCHEDULE 2 OF PRACTICE DIRECTION 14

VALUE THROUGH INTEGRATION

SITE CONTAMINATION DECLARATION FORM

Council area: **City of Unley**

Regarding the land comprised in Certificate(s) of Title Register Book Volume CT5151/175, CT5151/176, CT6126/704 and CT6145/798 (the *subject land*).*

I Dr Brent Davey, CEnvP SC, a site contamination consultant, certify the following details:

Part 1—Investigations

(a) I have relied on the following reports to complete this statement:

Fyfe (2025) *MULTI STOREY RESDENTIAL DEVELOPMENT 259 – 269 UNLEY ROAD, MALVERN Preliminary Site Investigation Report*,

(b) Investigations were conducted in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999*. (ASC NEPM).

In addition to a PSI in general accordance with the NEPM, this report includes the results of a limited soil investigation, which indicates that the risk of significant contamination being present at the site is low, although further investigation is required in the areas of the site currently covered by buildings.

Part 3—Site contamination exists or may exist*

(a) Site contamination exists or may exist on or below the surface of the land* as a result of a class 1 activity (including where a class 1 activity exists or previously existed on adjacent land*), class 2 activity, class 3 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*), or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas) including where such a notification exists on adjacent land*.

(b) The site contamination or potential site contamination originated or is likely to have originated—

(i) on the subject land*—

(A) as a result of the following activities carried on there

Ownership of the site by petroleum companies, potentially triggering: Listed substances—activities involving listed substances, and

(B) at the location shown on the following page.

**Delete whichever is not applicable*

and

(ii) on adjacent land* (i.e. class 1 activity or notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas))*—

(A) as a result of the following activities carried on there:

Listed substances—activities involving listed substances, Metal coating, finishing or spray painting and dry cleaning

(B) at the location shown on the following page:

**Delete whichever is not applicable*

Signed: Dr Brent Davey Date: 17/09/25

☒ *If being lodged electronically please tick to indicate agreement to this declaration.*

Name of company or business / accreditation body and number

Fyfe Pty Ltd CEnvP SC No 41145

Note 1—Investigations found the existence of 'fill or soil importation' on-site (i.e. importation, to a premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place pursuant Schedule 3 of the *Environment Protection Regulations 2009*). Fill or soil importation is not a potentially contaminating activity for the purposes of the *State Planning Commission Practice Direction: (Site Contamination Assessment)*, but remains a potentially contaminating activity under the *Environment Protection Regulations 2009*. The EPA's Industry Guideline on *'Construction environmental management plans (CEMP)'* provides assistance on meeting the obligations of the *Environment Protection Act 1993.*

Note 2—It is an offence to provide false or misleading information on this Form. Maximum penalty: $20 000 pursuant to section 217 of the *Planning, Development and Infrastructure Act 2016.*

Note 3—The "subject land" is the land the subject of the subject development application.

Note 4—"Adjacent land" is defined in section 3(1) of the *Planning, Development and Infrastructure Act 2016* to mean "in relation to other land, means land that is no more than 60 metres from the other land".

**Delete whichever is not applicable*

APPENDIX B
SITE PHOTOGRAPHS

VALUE THROUGH INTEGRATION

Photograph 1 View from the southeast portion looking northwest

Photograph 2 View of the groundwater monitoring well on the southeast portion

Photograph 3 View from the central northern portion looking south / southwest

Photograph 4 View looking offsite to the north of the car wash business

Photograph 5 View looking offsite to the west towards the former dry cleaning location

Photograph 6 View taken from the northeast corner looking inside the large building along the eastern boundary

APPENDIX C
LOTSEARCH REPORT

VALUE THROUGH INTEGRATION

LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 08 Aug 2025 14:46:50

Reference: LS091178 EP

Address: 259-269 Unley Road, Malvern, SA 5061

Dataset Listing

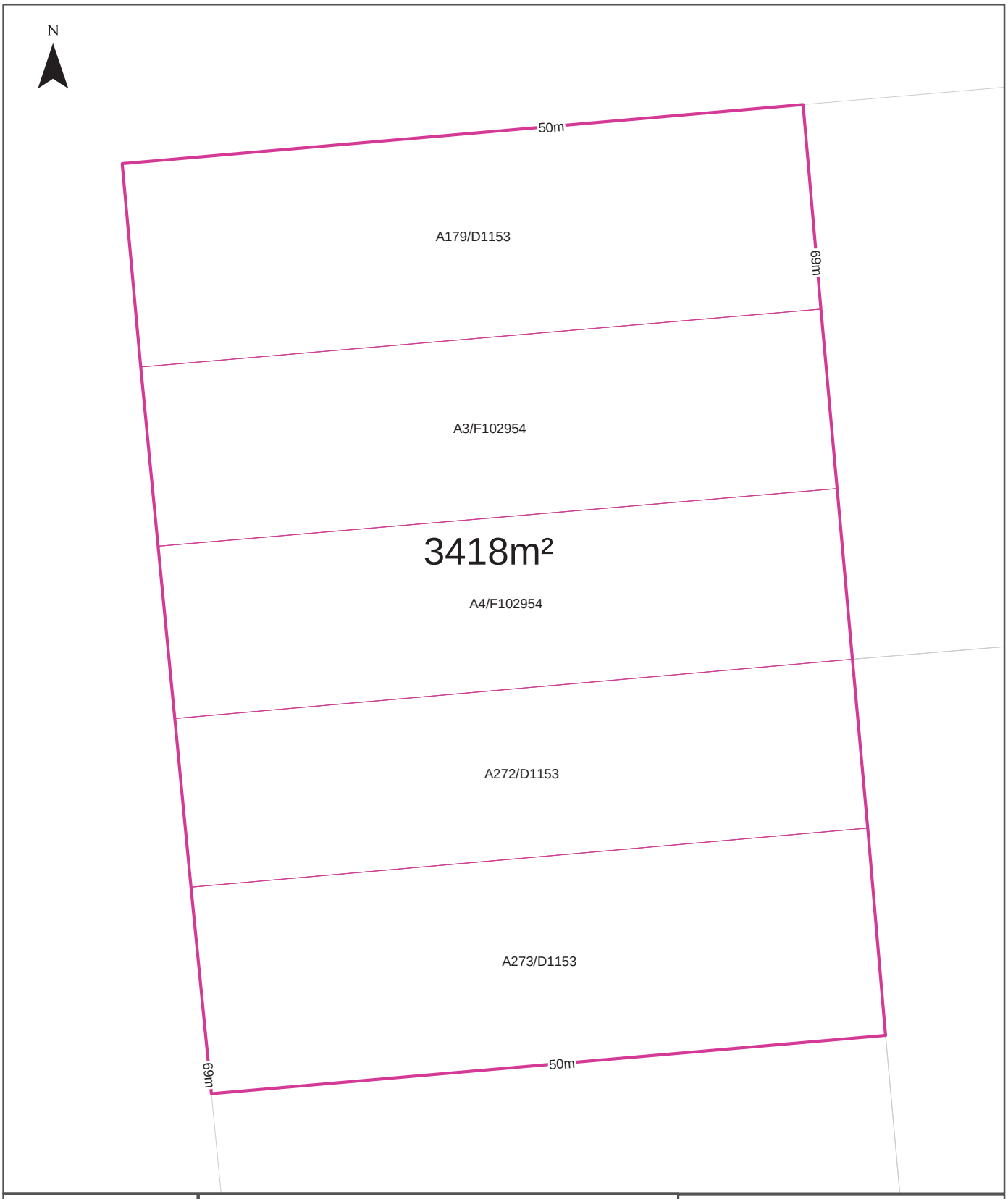
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
SA Cadastre	Land Services SA	12/06/2025	09/06/2025	Quarterly	-	-	-	-
EPA Site Contamination Index	Environment Protection Authority SA	01/08/2025	01/08/2025	Monthly	1000m	0	1	17
EPA Environmental Protection Orders	Environment Protection Authority SA	08/08/2025	08/08/2025	Monthly	1000m	0	0	0
EPA Environmental Authorisations	Environment Protection Authority SA	08/08/2025	08/08/2025	Monthly	1000m	0	0	8
Contamination Assessment Areas	Environment Protection Authority SA	15/07/2025	15/07/2025	Quarterly	1000m	0	0	1
EPA Groundwater Prohibition Areas	Environment Protection Authority SA	24/07/2025	26/05/2025	Monthly	1000m	0	0	0
EPA PFAS Site Investigations	Environment Protection Authority SA	31/07/2025	05/03/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	15/07/2025	15/07/2025	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	15/07/2025	15/07/2025	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	15/07/2025	21/05/2025	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	15/07/2025	15/07/2025	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	11/06/2025	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Australian Department of Defence	15/07/2025	15/07/2025	Quarterly	2000m	0	0	1
National Waste Management Facilities Database	Geoscience Australia	30/05/2025	19/01/2023	Annually	1000m	0	0	2
EPA Collection Depots	Environment Protection Authority SA	12/06/2025	20/08/2022	Quarterly	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	16/10/2024	19/01/2023	Annually	1000m	0	0	1
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	100m	23	156	156
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	100m	-	27	27
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	250m	0	9	27
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	250m	-	2	2
Mines and Mineral Deposits	SA Department for Energy and Mining	20/05/2025	20/05/2025	Quarterly	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	22/04/2025	19/08/2019	Annually	1000m	1	1	1
Drillholes	SA Department for Environment and Water	09/07/2025	26/06/2025	Quarterly	2000m	0	5	739
Surface Geology 1:100,000	SA Department for Energy and Mining	06/05/2025	22/10/2024	Annually	1000m	1	1	3
Geological Linear Structures 1:100,000	SA Department for Energy and Mining	06/05/2025	22/10/2024	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agricultural and Resource Economics and Sciences	15/01/2025	17/02/2011	Annually	1000m	1	1	1
Soil Types	SA Department for Environment and Water	07/05/2025	01/02/2019	Annually	1000m	1	1	1
Atlas of Australian Acid Sulfate Soils	CSIRO	15/01/2025	21/02/2013	Annually	1000m	1	1	1
Acid Sulfate Soil Potential	SA Department for Environment and Water	26/05/2025	01/02/2019	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Soil Salinity - Watertable Induced	SA Department for Environment and Water	17/12/2024	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Non-watertable	SA Department for Environment and Water	17/12/2024	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Non-watertable (magnesia patches)	SA Department for Environment and Water	17/12/2024	18/02/2020	Annually	1000m	1	1	1
Planning and Design Code - Zones	Attorney-General's Department	24/07/2025	03/07/2025	Monthly	1000m	1	4	18
Planning and Design Code - Subzones	Attorney-General's Department	24/07/2025	27/02/2025	Monthly	1000m	0	0	0
Land Use Generalised 2024	SA Department for Trade and Investment	13/03/2025	29/01/2025	Annually	1000m	1	5	11
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	500m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	500m	0	0	0
State Heritage Areas	SA Department for Environment and Water	30/05/2025	23/05/2025	Annually	500m	0	0	0
SA Heritage Places	SA Department for Environment and Water	20/05/2025	10/04/2025	Quarterly	500m	0	18	117
Aboriginal Land	SA Department for Energy and Mining	30/05/2025	25/05/2025	Annually	500m	0	0	0
Planning and Design Code - Overlays - Bushfire	SA Department for Trade and Investment	24/07/2025	24/07/2025	Monthly	1000m	0	0	0
Bushfires and Prescribed Burns History	SA Department for Environment and Water	24/07/2025	27/06/2025	Monthly	1000m	0	0	0
Planning and Design Code - Overlays - Flooding	SA Department for Trade and Investment	24/07/2025	24/07/2025	Monthly	1000m	0	0	3
Native Vegetation Floristic Areas - NVIS - State-wide	SA Department for Environment and Water	23/04/2025	14/02/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, the Environment and Water	20/03/2025	19/06/2024	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, the Environment and Water	20/03/2025	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	30/05/2025	07/05/2020	Annually	1000m	0	0	0
Ramsar Wetland Areas	SA Department for Environment and Water	19/05/2025	05/03/2025	Annually	1000m	0	0	0

Site Diagram

259-269 Unley Road, Malvern, SA 5061



Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 3418m²

Total Perimeter: 237m

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Scale:

0 10 20
Meters

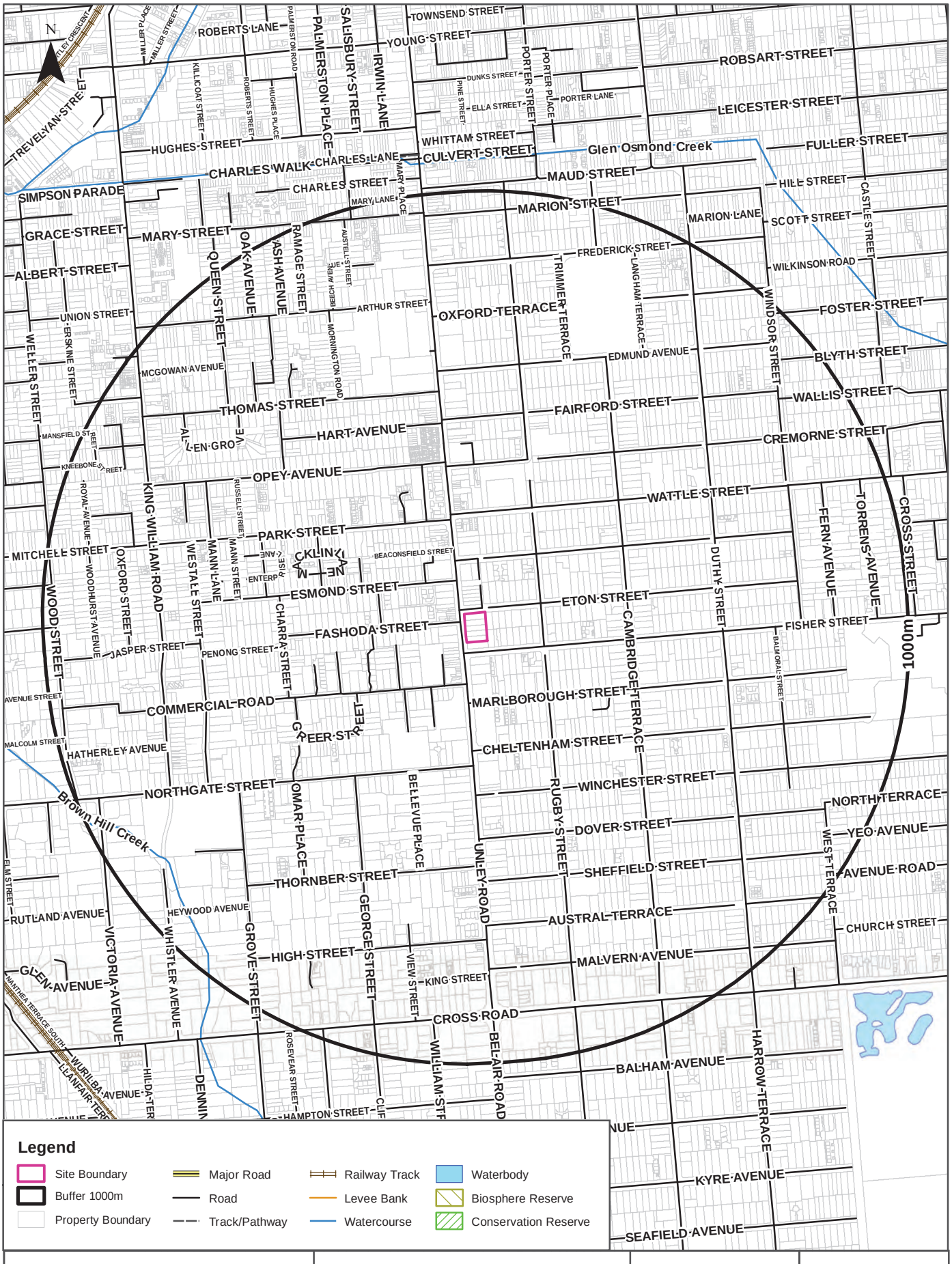
Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 08 August 2025

Topographic Features

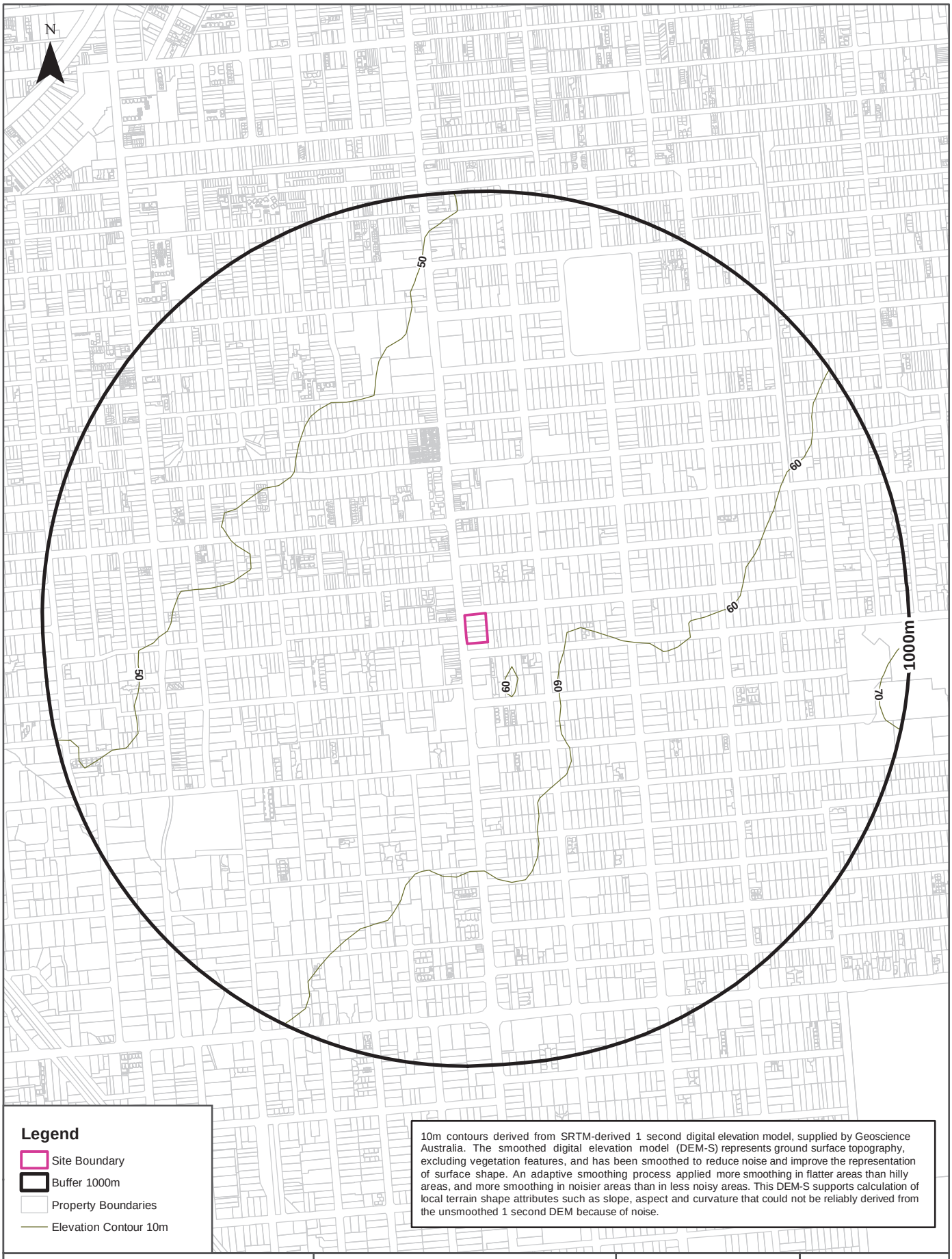
259-269 Unley Road, Malvern, SA 5061



Scale:	Data Sources:	Coordinate System:	Date: 08 August 2025
0 100 200 400 600 Meters	Property Boundaries Sourced by Land Services SA ©Land Services SA	GDA 1994 MGA Zone 54	

Elevation Contours

259-269 Unley Road, Malvern, SA 5061



Legend

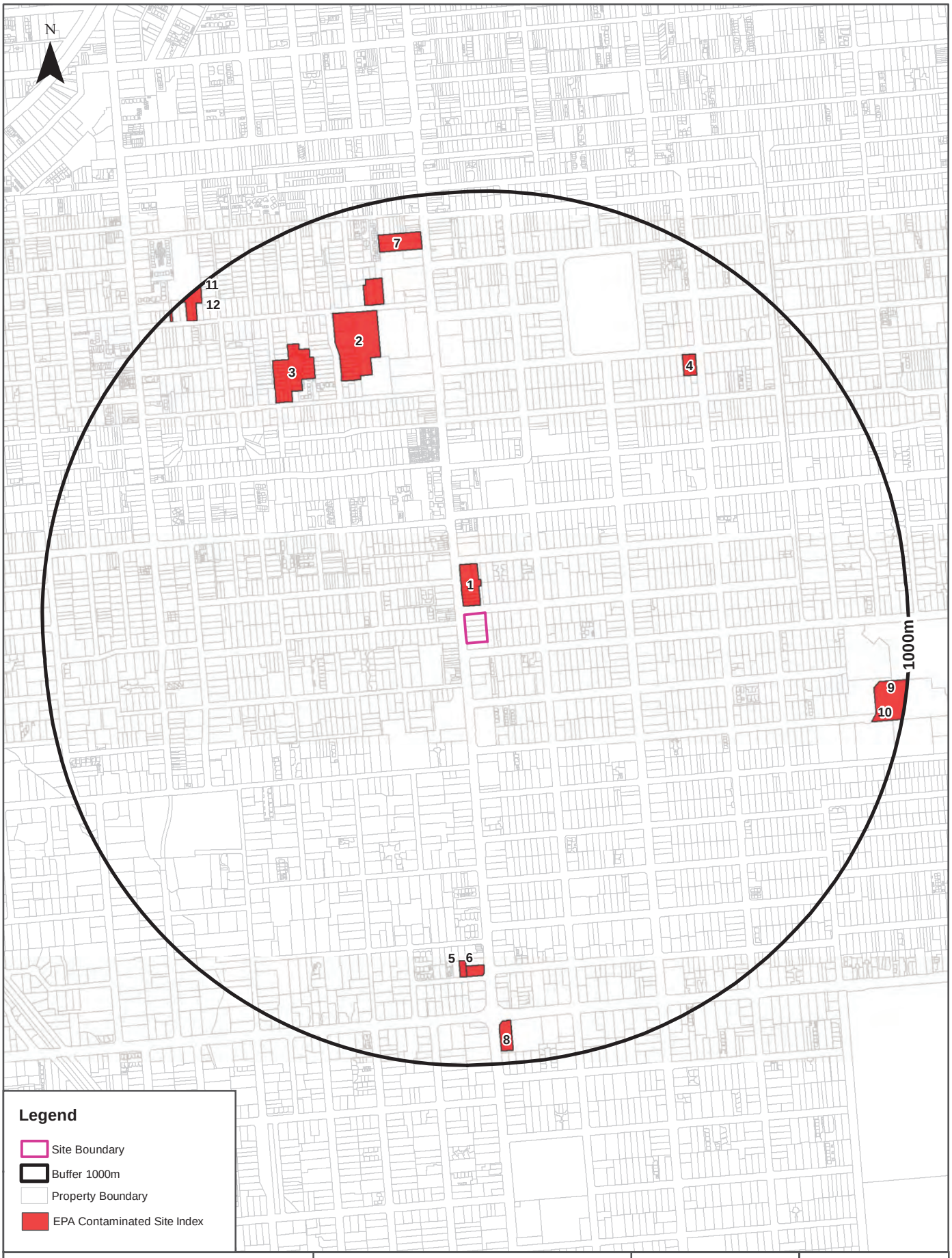
- Site Boundary
- Buffer 1000m
- Property Boundaries
- Elevation Contour 10m

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

Scale:	Data Sources:	Coordinate System:	Date: 08 August 2025
0 100 200 400 600 Meters	Property Boundaries Sourced by Land Services SA ©Land Services SA	GDA 1994 MGA Zone 54	

EPA Site Contamination Index

259-269 Unley Road, Malvern, SA 5061



EPA Contaminated Land

259-269 Unley Road, Malvern, SA 5061

EPA Site Contamination Index

Sites on the EPA Contamination Index within the dataset buffer:

Map ID	Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
1	11015	S83 Notification	245-255 Unley Road MALVERN SA 5061	Not recorded	Current EPA List	Premise Match	20m	North
2	12175	SAHC	10 Thomas Street, Mornington Street, and Arthur Street Road UNLEY SA 5061	Not recorded	Current EPA List	Premise Match	609m	North
3	12069	SAHC	40-42 Thomas Street UNLEY SA 5061	Not recorded	Current EPA List	Premise Match	648m	North West
4	61198 - 02	S83A Notification	21 Edmund Avenue UNLEY SA 5061	Service stations	Current EPA List	Premise Match	734m	North East
	61198 - 01	S83A Notification	21 Edmund Avenue UNLEY SA 5061	Service stations	Current EPA List	Premise Match	734m	North East
5	62518 - 01	S83A Notification	2 King Street UNLEY PARK SA 5061	Dry cleaning	Current EPA List	Premise Match	752m	South
6	62656	Voluntary Proposal	410-412 Unley Road UNLEY PARK SA 5061	Dry cleaning	Current EPA List	Premise Match	764m	South
	63166 - 01	S83A Notification	410 Unley Road, Unley Park 410 Unley Road UNLEY PARK SA 5061	Dry cleaning	Current EPA List	Premise Match	764m	South
7	61676 - 02	S83A Notification	154-164 Unley Road UNLEY SA 5061	Textile operations	Current EPA List	Premise Match	873m	North
	61676 - 01	S83A Notification	154-164 Unley Road UNLEY SA 5061	Not recorded	Current EPA List	Premise Match	873m	North
8	63293 - 01	S83A Notification	1-9 Belair Road KINGSWOOD SA 5062	Listed Substances (storage); Service stations	Current EPA List	Premise Match	898m	South
9	63155	109 Notification	Lot 100 Highgate Street, Highgate and 10 Highgate Street, Fullarton 10 Highgate Street FULLARTON SA 5063	Listed Substances (storage)	Current EPA List	Premise Match	922m	East
10	12123 - 001	Pre 1 July 2009 Audit Report	Cnr Highgate and Cheltenham Streets HIGHGATE SA 5063	Not recorded	Current EPA List	Premise Match	922m	East
	12123	Pre 1 July 2009 Audit Notification	Cnr Highgate and Cheltenham Streets HIGHGATE SA 5063	Not recorded	Current EPA List	Premise Match	922m	East
11	62331 - 01	S83A Notification	79-85 Mary Street UNLEY SA 5061	Listed Substances (storage)	Current EPA List	Premise Match	942m	North West
	62712	Liability Transfer	79-85 Mary Street UNLEY SA 5061	Fill or soil importation	Current EPA List	Premise Match	942m	North West
12	63358 - 001	Audit Report	79-85 Mary Street & 62 Arthur Street UNLEY SA 5061	Not recorded	Current EPA List	Premise Match	942m	North West

Site Contamination Index Data Source: EPA South Australia

EPA Public Register

259-269 Unley Road, Malvern, SA 5061

EPA Environment Protection and Clean Up Orders

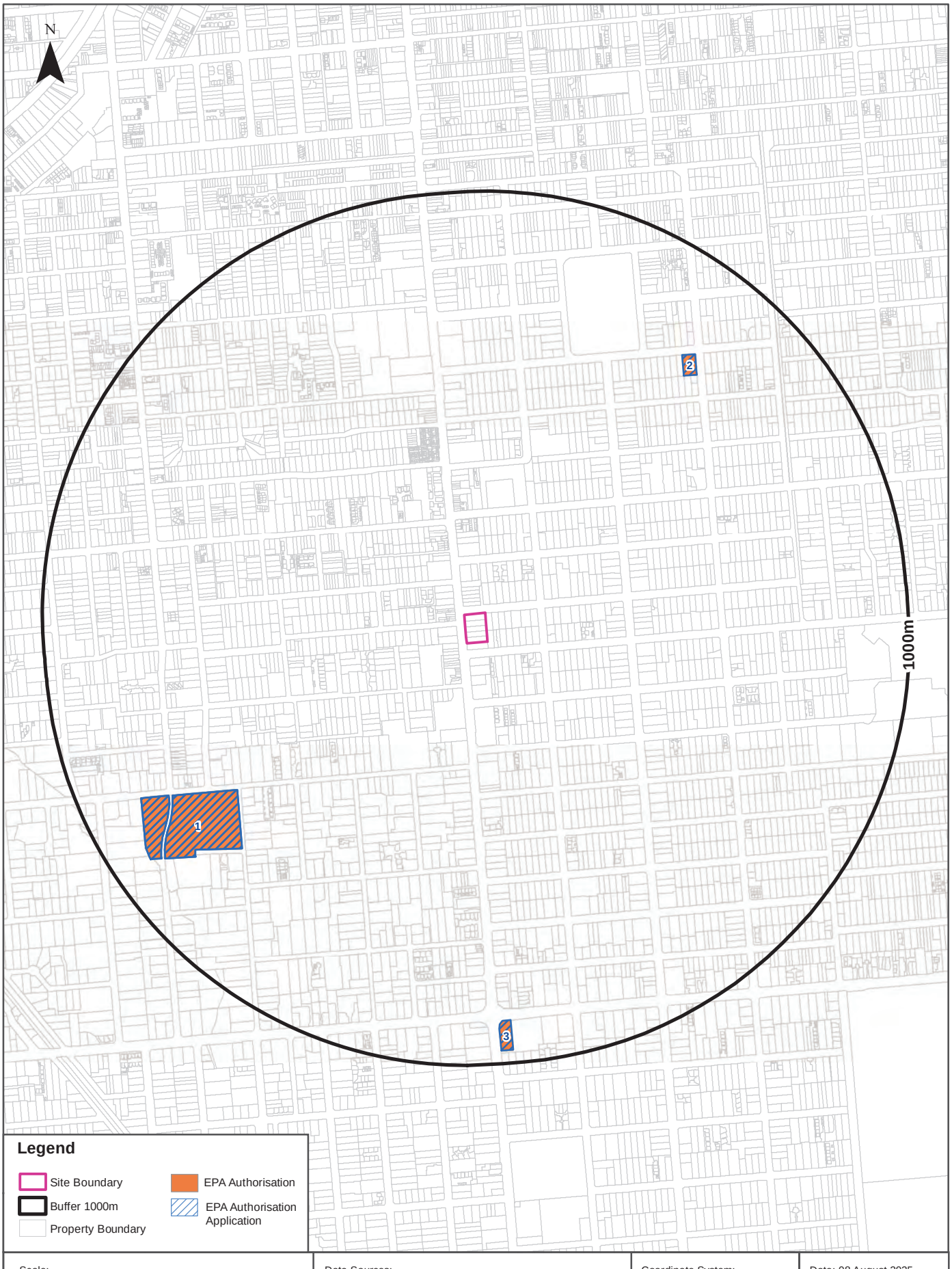
EPA Environment Protection and Clean Up Orders, within the dataset buffer:

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

Authorisations Data Source: EPA South Australia

EPA Authorisations and Applications

259-269 Unley Road, Malvern, SA 5061



EPA Public Register

259-269 Unley Road, Malvern, SA 5061

EPA Authorisations and Applications

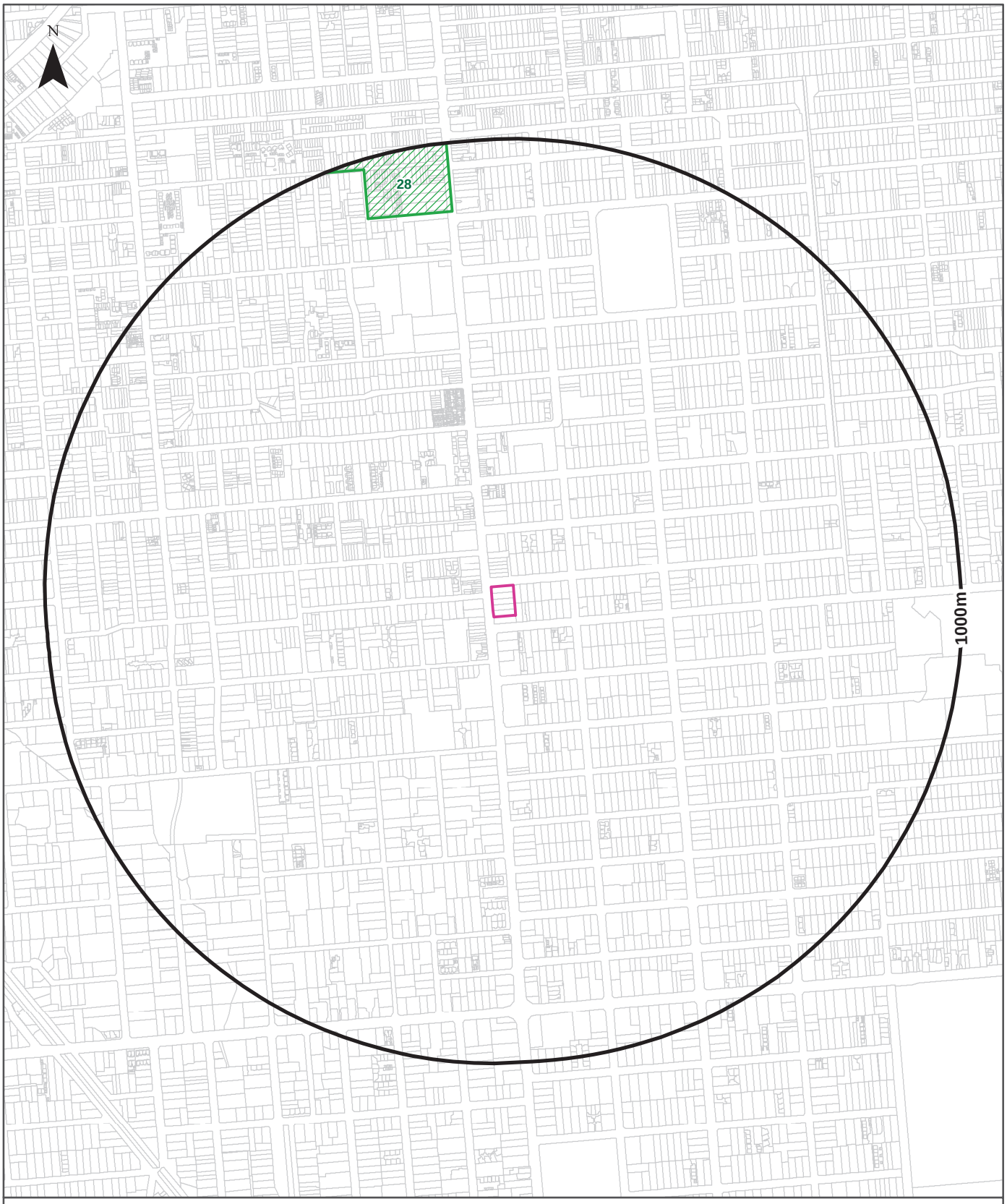
EPA Authorisations and Authorisation Applications within the dataset buffer:

Map ID	Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
1	41242	LICENCE APPLICATION	Proceed To Authorisation	Corporation of the City of Unley	Allotment 181 (FP 12744) Northgate Street, Unley Park SA 5061	Discharge during the licence period of stormwater to underground aquifers from a stormwater drainage system situated in metropolitan Adelaide -	Current EPA Register	Premise Match	645m	South West
	41222	WORKS APPROVAL APPLICATION	Proceed To Authorisation	Corporation of the City of Unley	Allotment 181 (FP 12744) Northgate Street, Unley Park SA 5061	Discharge during the licence period of stormwater to underground aquifers from a stormwater drainage system situated in metropolitan Adelaide -	Current EPA Register	Premise Match	645m	South West
	41242	LICENCE	Issued	CORPORATION OF THE CITY OF UNLEY	Allotment 181 (FP 12744) Northgate Street, UNLEY PARK, 5061, SA	Discharge during the licence period of stormwater to underground aquifers from a stormwater drainage system situated in metropolitan Adelaide -	Current EPA Register	Premise Match	645m	South West
2	ENL9373C6LB	LICENCE APPLICATION	Authorisation Updated	ANDRASH UNLEY PTY LTD	21 Edmund Avenue, UNLEY SA 5061	Petrol stations	Current EPA Register	Premise Match	734m	North East
	51324	LICENCE	Issued	ANDRASH UNLEY PTY LTD	21 Edmund Avenue, UNLEY SA 5061	Petrol stations	Current EPA Register	Premise Match	734m	North East
3	51108	LICENCE	Issued	ON THE RUN PTY LTD	1-9 Belair Road, KINGSWOOD SA 5062	Petrol stations	Current EPA Register	Premise Match	898m	South
	50940	LICENCE	Transferred	SHAHIN ENTERPRISES PTY. LTD.	1-9 Belair Road, KINGSWOOD SA 5062	Petrol stations	Current EPA Register	Premise Match	898m	South
	ENL0A2G0J	LICENCE APPLICATION	Authorisation Updated	SHAHIN ENTERPRISES PTY. LTD.	1-9 Belair Road, KINGSWOOD SA 5062	Petrol stations	Current EPA Register	Premise Match	898m	South

Authorisations Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

259-269 Unley Road, Malvern, SA 5061



Legend

- Site Boundary
- Buffer 1000m
- Property Boundary
- Contamination Assessment Area
- EPA Groundwater Prohibition Area

Scale:	Data Sources:	Coordinate System:	Date: 08 August 2025
0 100 200 400 Meters	Property Boundaries Sourced by Land Services SA ©Land Services SA	GDA 1994 MGA Zone 54	

Contamination Assessment and Groundwater Prohibition Areas

259-269 Unley Road, Malvern, SA 5061

Contamination Assessment Areas

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

Map Id	Area Name	Map Link	Status	Location Confidence	Distance	Direction
28	Unley	https://www.epa.sa.gov.au/environmental_info/site_contamination/assessment_areas/unley	Currently on EPA list	Premise Match	847m	North

Assessment Areas Data Source: EPA South Australia

EPA Groundwater Prohibition Areas

EPA Groundwater Prohibition Areas within the dataset buffer:

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

Groundwater ProhibitionAreas Data Source: EPA South Australia

PFAS Investigation & Management Programs

259-269 Unley Road, Malvern, SA 5061

EPA PFAS Site Investigations

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

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

EPA PFAS Site Investigations Custodian: EPA South Australia

Defence PFAS Investigation & Management Program Investigation Sites

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

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

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

Defence PFAS Investigation & Management Program Management Sites

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

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

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

Airservices Australia National PFAS Management Program

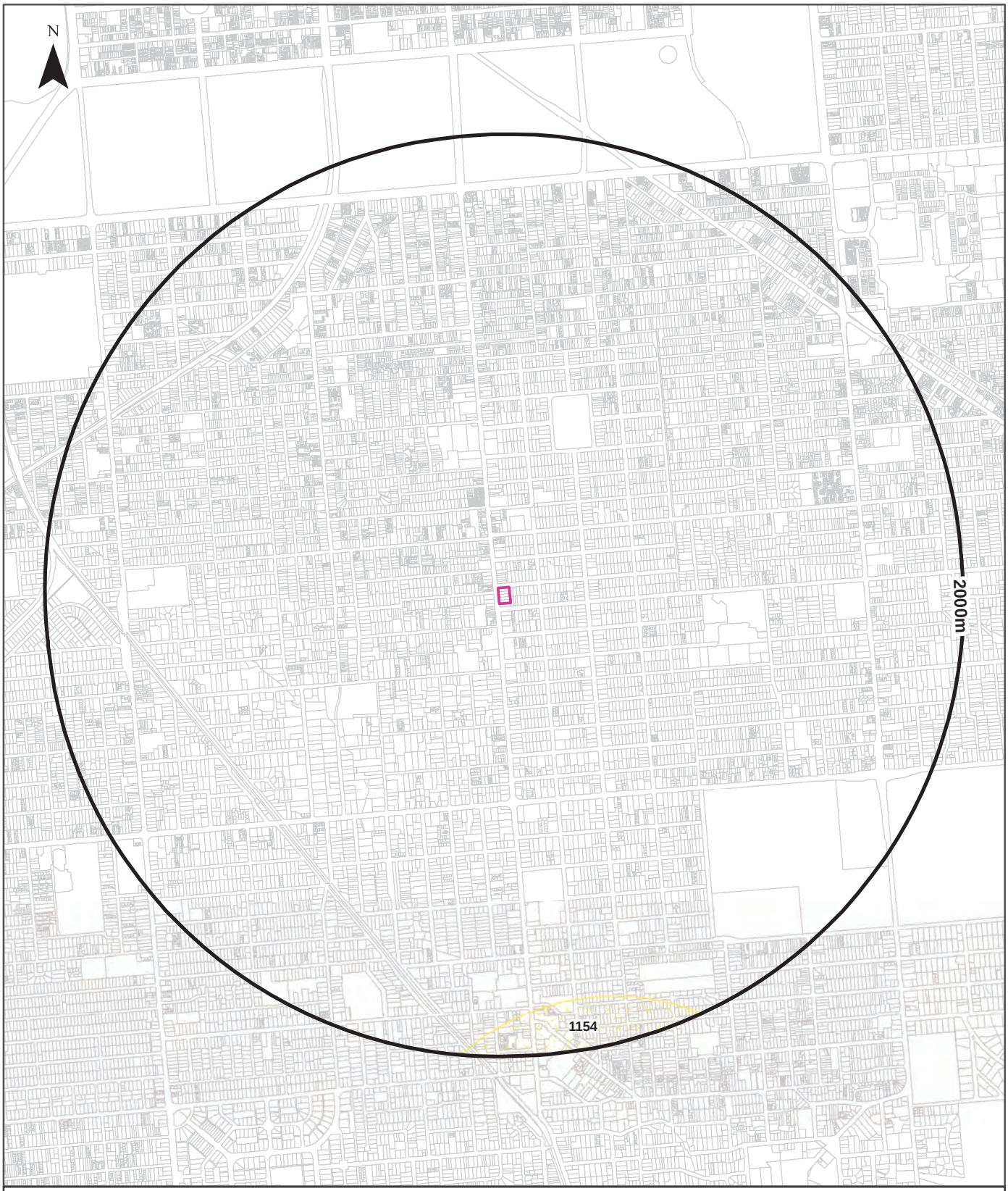
Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

259-269 Unley Road, Malvern, SA 5061



Legend

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

Scale: 0 100 200 400 600 800 1,000 1,200 Meters

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

Coordinate System:
GDA 1994 MGA Zone 54

Date: 08 August 2025

Defence Sites and Unexploded Ordnance

259-269 Unley Road, Malvern, SA 5061

Defence Controlled Areas (DCA)

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

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

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

Defence 3 Year Regional Contamination Investigation Program (RCIP)

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

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

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

National Unexploded Ordnance (UXO)

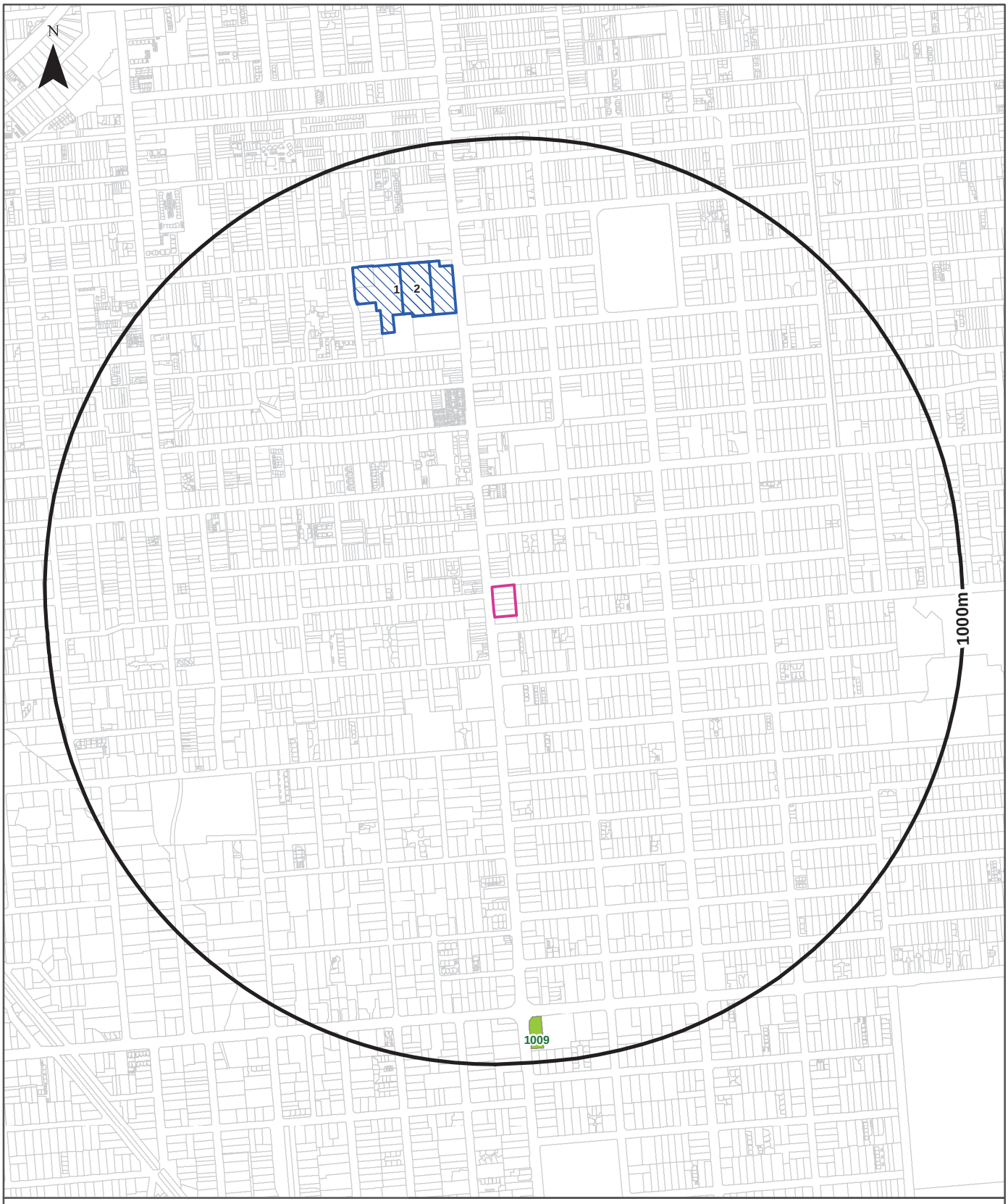
Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
1154	Mitcham	Other	There was an Ammunition Facility in this general area during WW2.		Not Commonwealth Land	As Supplied	1774m	South

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

Waste Management and Liquid Fuel Facilities

259-269 Unley Road, Malvern, SA 5061



Legend

- Site Boundary
- Buffer 1000m
- Property Boundary
- Waste Management Facilities
- Container Collection Depot
- National Liquid Fuel Facility

Scale:	Data Sources:	Coordinate System:	Date: 08 August 2025
0 160 320 480 640 Meters	Property Boundaries Sourced by Land Services SA ©Land Services SA	GDA 1994 MGA Zone 54	

Waste Management and Liquid Fuel Facilities

259-269 Unley Road, Malvern, SA 5061

National Waste Management Facilities Database

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

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
1	WOOLWORTHS	WOOLWORTHS SUPERMARKET	204 UNLEY ROAD, UNLEY	DROP-OFF	SOFT PLASTICS DROP-OFF FACILITY	OPERATIONAL	Premise Match	610m	North
2	COLES	COLES SUPERMARKET	11 ARTHUR STREET, UNLEY	DROP-OFF	SOFT PLASTICS DROP-OFF FACILITY	OPERATIONAL	Premise Match	623m	North

Source: Waste Management Facilities Database

EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

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

Collection Depot Data Source: EPA South Australia

National Liquid Fuel Facilities

National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Dir
1009	Peregrine Corporation	Mobil On The Run Kingswood	1 Belair Road	Kingswood	Petrol Station	Operational		13/07/2012	Premise Match	898m	South

National Liquid Fuel Facilities Data Source: Geoscience Australia

Historical Business Directories

259-269 Unley Road, Malvern, SA 5061

Legend

- Site Boundary
- Buffer 100m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 20 40 60 80 Meters

Coordinate System: GDA 1994 MGA Zone 54

Date: 08 August 2025

Historical Business Directories

259-269 Unley Road, Malvern, SA 5061

Business Directory Records 1910-1991
Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Carpet &/or Floor Covering Layers Supplies	Elliotts Floor Coverings. 259 Unley Rd., Malvern. 5061.	4153	1984	Premise Match	0m	On-site
	MANUFACTURING JEWELLERS	Bartrams Opal Supplies 259 Unley rd Unley	39959	1973	Premise Match	0m	On-site
	ENGINEERS (DESIGNING)	Bowes K & Co 259 Unley rd Malvern	11915	1973	Premise Match	0m	On-site
	Upholsterers	Winter J & Son 265-267 Unley rd Malvern	8065	1973	Premise Match	0m	On-site
	CABINET MAKERS & FRENCH POLISHERS	Baker R 259 Unley rd Malvern	4910	1965	Premise Match	0m	On-site
	ANTIQUES	Barrie Heaven Antiques 263 Unley rd Malvern	29316	1965	Premise Match	0m	On-site
	ENGINEERS (DESIGNING)	Bowes K & Co 259 Unley rd Malvern	58234	1965	Premise Match	0m	On-site
	UPHOLSTERERS	Winter & Sons 267 Unley rd Malvern	9247	1965	Premise Match	0m	On-site
	UPHOLSTERERS	Winter J & Sons 265 Unley rd Malvern	9246	1965	Premise Match	0m	On-site
	CABINET MAKERS & FRENCH POLISHERS	Baker R 259 Unley rd Malvern	13942	1955	Premise Match	0m	On-site
	CHILDREN'S & INFANTS' WEAR	Hender Miss L M 263 Unley rd Malvern	23462	1955	Premise Match	0m	On-site
	FLORISTS	Miller W & M, 267 Unley rd, Malvern	39468	1955	Premise Match	0m	On-site
	UPHOLSTERERS	Winter J 265 Unley rd Malvern	6255	1955	Premise Match	0m	On-site
	FRENCH POLISHERS	Baker, R., 261 Unley Rd., Malvern	7742	1950	Premise Match	0m	On-site
	PIANO TUNERS & REPAIRERS	Cherry, A. C., 263 Unley Rd., Malvern	15622	1950	Premise Match	0m	On-site
	PIANOS & PLAYER PIANOS	Cherry, A. C., 263 Unley Rd., Malvern	15641	1950	Premise Match	0m	On-site
	FLORISTS	Delphine., 267 Unley Rd., Malvern	7554	1950	Premise Match	0m	On-site
	UPHOLSTERERS	Winter, J. J., 265 Unley Rd., Malvern	18728	1950	Premise Match	0m	On-site
	CABINET MAKERS, FRENCH POLISHERS (Proprietors only)	Baker, R., 259 Unley rd, Mlvrn	15601	1940	Premise Match	0m	On-site
	WINE AND SPIRIT MERCHANTS	Roper, A. E, 263 Unley rd , Malvern	17145	1940	Premise Match	0m	On-site
	Wine And Spirit Merchants	Roper, A. E, 263 Unley rd, Malvern	13844	1930	Premise Match	0m	On-site
	Painters, Paperhangers, and Glaziers	Pascoe Bros, 267 Unley rd, Malvern	13768	1920	Premise Match	0m	On-site
	Plumbers and Gasfitters	Pascoe Bros, 267 Unley rd, Malvern	14220	1920	Premise Match	0m	On-site
2	BOOTMAKERS, REPAIRERS & FOOTWEAR STORES	Matters J 208 Fisher st Malvern	3554	1955	Premise Match	0m	South
	HAM AND BEEF SHOPS	Fotheringham, A. E , 275 Unley rd, Malvern	2092	1940	Premise Match	0m	South
	Bootmakers And Boot Shops	Toll, C. A, 210 Fisher st, Malvern	13081	1940	Premise Match	0m	South
	Ham And Beef Shops	Copping, Miss, 275 Unley road, Malvern	19820	1930	Premise Match	0m	South

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
2	Bootmakers And Boot Shops	Kayer, R., 210 Fisher st, Malvern	6763	1930	Premise Match	0m	South
3	PIANO TUNERS	LUCIEN PARENT PIANOS 310 Unley Road, Unley	37688	1965	Premise Match	20m	North West
	ELECTRICAL APPLIANCES	Radio & Elec Repairs 310 Unley rd Hyde Pk	51101	1965	Premise Match	20m	North West
	Bootmakers And Boot Shops	Oaten, H. C, 310 Unley rd, Hyde Park	12957	1940	Premise Match	20m	North West
	Bootmakers And Boot Shops	Oaten, H. C, 310 Unley rd, Hyde Park	7128	1930	Premise Match	20m	North West
	Bootmakers And Boot Shops	Sparkes, G, 310 Unley-rd, Hyde Pk	2032	1920	Premise Match	20m	North West
4	Dry Cleaners, Dyers & Laundries	Bowden Dry Cleaners 312 Unley rd Hyde Park	28660	1955	Premise Match	20m	West
	Dry Cleaners, Dyers & Laundries	BOWDEN DRY CLEANERS,312 Unley Rd., Unley	28646	1955	Premise Match	20m	West
5	GALVANIZED IRON & SHEET METAL ENGINEERS & WORKERS	Muggleton A & Vauser 257 Unley rd Malvern	1767	1955	Premise Match	20m	North
	HOSPITAL EQUIPMENT & SUPPLIES	Muggleton & Vawser., 257 Unley Rd., Malvern	9993	1950	Premise Match	20m	North
	HOT WATER & DOMESTIC ENGINEERS	Muggleton & Vawser., 257 Unley Rd., Malvern	10094	1950	Premise Match	20m	North
	SHEET METAL WORKERS	Muggleton & Vawser., 257 Unley Rd., Malvern	17125	1950	Premise Match	20m	North
	SHEET METAL WORKERS AND COPERSMITHS	Muggleton & Vawser., 257 Unley Road Malvern	17106	1950	Premise Match	20m	North
	GALVANIZED IRON AND SHEET METAL WORKERS	Muggleton & Vawser, 257 Unley rd, Malvern	523	1940	Premise Match	20m	North
	MOTOR AND ACCESSORY AGENTS, CYCLE MAKERS AND IMPORTERS	Ridgeway, R. W, 257 Unley rd, Malvern	1155	1930	Premise Match	20m	North
6	BUTCHERS	Acme Meat Store 314 Unley rd Ryde Park	28138	1973	Premise Match	21m	West
	BUTCHERS	Acme Meat Store 314 Unley rd Hyde Park	55578	1965	Premise Match	21m	West
	Butchers	Bulmer F 314 Unley rd Hyde Park	10502	1955	Premise Match	21m	West
	CARRIERS AND IRON CORRUGATERS.	Colls, E. R., 314 Unley Rd., Malvern	3392	1950	Premise Match	21m	West
	BUTCHERS	Grave. W. A. W., 314 Unley rd, Hyde Park	14210	1940	Premise Match	21m	West
7	SPECIALISING IN TOOLS OF TRADE AND KITCHENWARE	Malvern Hardware House ., 306 Unley Road, Hyde Park	9634	1950	Premise Match	21m	North West
	ELECTRICAL CONTRACTORS & ELECTRICIANS	Malvern Hardware House., 306 Unley Rd., Hyde Park	6455	1950	Premise Match	21m	North West
	FISHING TACKLE IMPORTERS & DEALERS	Malvern Hardware House., 306 Unley Rd., Hyde Park	7444	1950	Premise Match	21m	North West
	PAINT, OIL & COLOUR MERCHANTS & DISTRIBUTORS	Malvern Hardware House., 306 Unley Rd., Hyde Park	14971	1950	Premise Match	21m	North West
8	Piano Tuners &/or Repairers	Parent Lucien Pianos, 304 Unley Rd., Hyde Park. 5061.	20350	1984	Premise Match	23m	North West
	PIANO TUNERS	Parent Pianos 302-304 Unley rd Hyde Park	30104	1973	Premise Match	23m	North West
	FANCY GOODS	Goudie, Mrs. M. I., 304 Unley rd, Hyde Pk	20708	1940	Premise Match	23m	North West
9	SILVERWARE MANUFACTURERS	Bermingham, F. & G., 320 Unley Rd., Hyde Park	17342	1950	Premise Match	26m	South West
	FANCY GOODS	Williams, J. H., 320 Unley rd, Hyde Park	20753	1940	Premise Match	26m	South West
10	Electric Light Specialists &/or Installers &/or Designers	White Lights Trading 300 Unley Rd Hyde Park 5061	42750	1991	Premise Match	27m	North West
	Lighting Equipment - Commercial &/Or Domestic - Mfrs &/Or Imps &/Or Dists.	White Lights Trading, 300 Unley Rd, Hyde Park, 5061	25310	1991	Premise Match	27m	North West
	PHOTOGRAPHERS-GENERAL.	Unley Studio., 300 Unley Rd., Hyde Park	15460	1950	Premise Match	27m	North West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
10	Bootmakers And Boot Shops	Mussman, L, 300 Unley rd, Hyde Park	12946	1940	Premise Match	27m	North West
	CHEMISTS, DRUGGISTS, AND MANUFACTURING CHEMISTS	Fox, R. O, 298 Unley rd, Hyde Park	4466	1920	Premise Match	27m	North West
	Bootmakers And Boot Shops	Mugg, G. M, 300 Unley-rd, Hyde Park	1915	1920	Premise Match	27m	North West
11	Kitchen Units Mfrs &/or Dists &/or Installers	Complete Kitchens Pty Ltd, 322 Unley Rd, Hyde Park, 5061	24745	1991	Premise Match	31m	South West
	Kitchen Unit Mfrs &/or Dists	Complete Kitchens Pty Ltd, 322 Unley Rd, Hyde Park 5061	16129	1984	Premise Match	31m	South West
	PAINT, OIL & COLOUR MERCHANTS & DISTRIBUTORS	Handy Man's Store., 322 Unley Rd., Hyde Park	14964	1950	Premise Match	31m	South West
12	WINE & SPIRIT MERCHANTS	Malvern Wine & Provision Store., 296 Unley Rd., Hyde Park	19061	1950	Premise Match	34m	North West
13	PAINTERS & DECORATORS	Adams W 203 Fisher st Malvern	21773	1973	Premise Match	38m	South East
14	Dentists	Day Graham J 324 Unley Rd Hyde Park 5061	7393	1984	Premise Match	39m	South West
	DENTISTS & DENTAL SURGEONS	Stain M W 324 Unley rd Hyde Park	7409	1973	Premise Match	39m	South West
	DENTISTS & DENTAL SURGEONS	Stain M W 324 Unley rd Hyde Park	44844	1965	Premise Match	39m	South West
15	Builders &/or Building Contractors	Kennett, P Pty Ltd, 326 Unley Rd, Hyde Park 5061	2796	1984	Premise Match	43m	South West
	BUILDERS AND GENERAL CONTRACTORS	Heritage Homes P/L 326 Unley rd Unley	25071	1973	Premise Match	43m	South West
	Ham and Beef Shops	Potgort, C, 326 Unley rd, Hyde Park	9454	1920	Premise Match	43m	South West
16	Chemists - Pharmaceutical	Retallick, J. M., 294 Unley Rd., Hyde Park. 5061	4904	1984	Premise Match	47m	North West
	CHEMISTS (Retail, Industrial & Manufacturing)	Retallick I M 294 Unley rd Hyde Park	34101	1965	Premise Match	47m	North West
	CHEMISTS	RETALLICK'S PHARMACY 294 Unley Road Unley	28765	1965	Premise Match	47m	North West
	CHEMISTS	UNLEY: RETALLICK'S PHARMACY 294 Unley Road	30015	1965	Premise Match	47m	North West
	CHEMISTS (Retail, Industrial & Manufacturing)	Retallick C M 294 Unley rd Hyde Park	23359	1955	Premise Match	47m	North West
	CHEMISTS, DRUGGISTS, AND MANUFACTURING CHEMISTS	Retallick, C. M., 292-294 Unley rd, Hyde Park	17847	1940	Premise Match	47m	North West
	CHEMISTS, DRUGGISTS, AND MANUFACTURING CHEMISTS	Retallick, C. M., 292-294 Unley rd, Hyde Park	13602	1930	Premise Match	47m	North West
17	Antiques & Art Restorers &/or Repairers	Baileys Cottage Antiques 328 Unley Rd, Hyde Park 5061	37482	1991	Premise Match	52m	South West
	BUTCHERS	Bailys Meat Store 328 Unley rd Hyde Park	56466	1965	Premise Match	52m	South West
	Butchers	Braybrook R 328 Unley rd Hyde Park	10476	1955	Premise Match	52m	South West
	BUTCHERS	Braybrook, R, 328 Unley rd, Hyde Park	14037	1940	Premise Match	52m	South West
	Butchers	Braybrook, R, 328 Unley rd, Hyde Park	9868	1930	Premise Match	52m	South West
18	MOTOR CARS, TRUCKS & ACCESSORIES	Unley Motors Pty Ltd 277 Unley rd Malvern	12486	1973	Premise Match	54m	South
	MOTOR ENGINEERS & REPAIRERS	Unley Motors Pty Ltd 277 Unley rd Malvern	13347	1973	Premise Match	54m	South
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Ampol Service Station Malvern 277 Unley rd Malvern	55761	1965	Premise Match	54m	South
	MOTORS & ACCESSORIES	Unley Motors 277 Unley rd Malvern	13373	1965	Premise Match	54m	South
	WOOD & ICE MERCHANTS	Gross & Sons., 277 Unley Rd., Malvern	19153	1950	Premise Match	54m	South
	FIREWOOD MERCHANTS	Langley, J. 277 Unley rd, Mlvrn	21823	1940	Premise Match	54m	South
	FIREWOOD MERCHANTS	Lawson S. A, 277 Unley rd, Malvern	17732	1930	Premise Match	54m	South

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
18	Chaff Cutters and Dealers	Cullen, Wm, 277 Unley rd, Malvern	4288	1920	Premise Match	54m	South
	Firewood Merchants	Cullen, Wm, 277 Unley rd, Malvern	7630	1920	Premise Match	54m	South
19	Schools &/or Colleges Private &/or Public	Walford House Church of England Girls Grammar School, 316 Unley Rd., Hyde Park. 5061.	22751	1984	Premise Match	58m	South West
	COLLEGES & PRIVATE SCHOOLS	WALFORD CHURCH OF ENGLAND GIRLS' GRAMMAR SCHOOL 316 Unley Road Hyde Park 5061	492	1973	Premise Match	58m	South West
	COLLEGES & PRIVATE SCHOOLS	Walford Church of England Girls' Grammar School Inc 316 Unley rd Hyde Park	491	1973	Premise Match	58m	South West
	COLLEGES & PRIVATE SCHOOLS	Walford House School 5 Fashoda st Hyde Pk	495	1973	Premise Match	58m	South West
	COLLEGES & PRIVATE SCHOOLS	Walford House School 5 Fashoda st Hyde Pk	37003	1965	Premise Match	58m	South West
	COLLEGES & PRIVATE SCHOOLS	Walford House School 5 Fashoda st Hyde Pk	24376	1955	Premise Match	58m	South West
20	Fabric - Knitted &/Or Woven - Mfrs &/Or Dists.	Just Knits., Shop 2/290 Unley Rd., Hyde Park. 5061	21038	1991	Premise Match	61m	North West
	Interior Decorators	London Mews, Shop 9/290 Unley Rd, Hyde Park, 5061	24440	1991	Premise Match	61m	North West
	Carpet &/or Floor Covering Planners &/or Layers	Solomons Carpets (Unley) 290 Unley Rd. Hyde Park. 5061.	39907	1991	Premise Match	61m	North West
	Manchester Specialists &/or Retailers	Duna World, 290 Unley Rd, Hyde Park 5061	16688	1984	Premise Match	61m	North West
	Quilt Mfrs. &/Or W/Salers	Duna World, 290 Unley Rd., Hyde Park. 5061.	21382	1984	Premise Match	61m	North West
	MOTOR CARS, TRUCKS & ACCESSORIES	Caravan Accessories 290 Unley rd Hyde Park	11659	1973	Premise Match	61m	North West
	CHILDREN'S & INFANTS' WEAR	Bambi Childrens Wear 290 Unley rd Hyde Park	35134	1965	Premise Match	61m	North West
	MOTORS & ACCESSORIES	Caravan Accessories 290 Unley rd Hyde Park	12051	1965	Premise Match	61m	North West
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Stekelenburg A 290 Unley rd Hyde Park	7879	1965	Premise Match	61m	North West
	PASTRYCOOKS AND CATERERS	Higgins, Miss G., 290 Unley rd, Hyde Park	9042	1940	Premise Match	61m	North West
21	Agents, Manufacturers' Agents & Indent Agents	Woods G, 196 Fisher st., Malvern	28389	1965	Premise Match	61m	East
22	Computer Sales &/or Service	Computer Initiative Pty. Ltd., 5/330 Unley Rd., Hyde Park. 5061.	41137	1991	Premise Match	64m	South West
	DENTISTS & DENTAL SURGEONS	Stain H S 330 Unley rd Hyde Park	26538	1955	Premise Match	64m	South West
	DENTISTS & DENTAL SURGEONS	Stain M W 330 Unley rd Hyde Park	26540	1955	Premise Match	64m	South West
	DENTISTS	Stain, H. S., 330 Unley Rd., Hyde Park .	5132	1950	Premise Match	64m	South West
	DENTISTS	Stain, M. W., 330 Unley Rd., Hyde Park	5133	1950	Premise Match	64m	South West
	Dentists	Stain, H. S., 330 Unley rd, Hyde Park	19416	1940	Premise Match	64m	South West
23	Motor Car Dealers - New &/or Used	Unley Mitsubishi, 245 Unley Rd., Malvern. 5061.	26624	1991	Premise Match	65m	North
	Motor Car &/or Truck Dealers - New &/or Used	MALVERN, Unley Mitsubishi, 245 Unley Rd	17793	1984	Premise Match	65m	North
	Motor Car &/or Truck Dealers - New &/or Used	Unley Mitsubishi, 245 Unley Rd, Malvern 5061	17858	1984	Premise Match	65m	North
	Motor Car &/Or Truck State Dists &/Or Agents	Unley Mitsubishi, 245 Unley Rd, Malvern 5061,	17895	1984	Premise Match	65m	North
	MOTOR ENGINEERS & REPAIRERS	Dodd H Motors Pty Ltd 245 Unley rd Malvern	12618	1973	Premise Match	65m	North
	MOTOR CARS, TRUCKS & ACCESSORIES	Harry Dodd Motors 245 Unley rd Malvern	11752	1973	Premise Match	65m	North

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
23	CARRIERS & HAULAGE CONTRACTORS	North South Freight Lines Pty Ltd 255 Unley rd Malvern	36517	1973	Premise Match	65m	North
	CARRIERS & HAULAGE CONTRACTORS	Richard Mitchell Storage Pty Ltd 255 Unley rd Malvern	36614	1973	Premise Match	65m	North
	CARRIERS & HAULAGE CONTRACTORS	Richard Mitchell Transport Pty Ltd 255 Unley rd Malvern	36615	1973	Premise Match	65m	North
	USED CAR DEALERS	Clem Foster Motors Pty Ltd 245 Unley rd Malvern	9324	1965	Premise Match	65m	North
	CARRIERS & HAULAGE CONTRACTORS	MITCHELL R. & Co. PTY. LTD. 255 Unley Road, Unley.	24917	1965	Premise Match	65m	North
	BUTCHERS	Moreau A 245a Unley rd Unley	1040	1965	Premise Match	65m	North
	CARRIERS & HAULAGE CONTRACTORS	North South Freight Lines Pty Ltd 255 Unley rd Malvern	24960	1965	Premise Match	65m	North
	MOTORS & ACCESSORIES	Clem Foster Motors 245 Unley rd Malvern	23668	1955	Premise Match	65m	North
	Carriers & Haulage Contractors	Mitchell R & Co 255 Unley rd Malvern	20292	1955	Premise Match	65m	North
	MOTOR ACCESSORIES & SPARE PARTS-RETAIL	Foster, Clem, Motors., 245-253 Unley Rd., Malvern	13421	1950	Premise Match	65m	North
	MOTOR GARAGES, ENGINEERS & SERVICE STATIONS	Foster, Clem, Motors., 245-253 Unley Rd., Malvern	13974	1950	Premise Match	65m	North
	MOTOR TYRE DEALERS, REPAIRERS & VULCANISERS	Foster, Clem, Motors., 245-253 Unley Rd., Malvern	14456	1950	Premise Match	65m	North
	MOTOR CAR & TRUCK DEALERS-USED	Foster,. Clem, Motors., 245 Unley Rd., Malvern	13618	1950	Premise Match	65m	North
	Motor Engineers, Garages And Service Stations	Clifton Service Stn, 245 Unley rd, Malvern	6754	1940	Premise Match	65m	North
24	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Hewitt R S 197 Fisher st Malvern	20553	1955	Premise Match	70m	South East
25	ENGINEERS (Mechanical & General)	Wilson J 77 Clifton st Malvern	9754	1965	Premise Match	72m	North
	MOTOR GARAGES AND SERVICE STATIONS.	BARTON, A. F., 77 Clifton st, Malvern	1544	1930	Premise Match	72m	North
26	Manufacturers Agents	Boltan, Donald, 285 Unley Rd, Malvern, 5061	25508	1991	Premise Match	77m	South
	Manufacturers Agents	Bolton D, 285 Unley Rd Malvern 5061	16711	1984	Premise Match	77m	South
	Agents, Manufacturers' Agents & Indent Agents	Bolton Donald Pty Ltd 285 Unley rd Malvern	15116	1973	Premise Match	77m	South
	Agents, Manufacturers' Agents & Indent Agents	Donald Bolton 285 Unley rd Malvern	25165	1965	Premise Match	77m	South
27	CABINET MAKERS & FRENCH POLISHERS	Sirl C N 1-3 Esmond st Hyde Park	14474	1955	Premise Match	77m	North West
28	CHEMISTS (Retail, Industrial & Manufacturing)	Retallick J M 79 Clifton ct Malvern	34102	1965	Premise Match	79m	North
	CHEMISTS (Retail, Industrial & Manufacturing)	Retallick J J M 79 Clifton st Malvern	23360	1955	Premise Match	79m	North
29	BAKERS & CAKE SHOPS & CATERERS	Mahoney J 69 Clifton st Malvern	34359	1965	Premise Match	81m	North East
30	DENTISTS	Stain, H. S, 332 Unley rd. Hyde Park	15911	1930	Premise Match	82m	South
31	MILK VENDORS (WHOLESALE & RETAIL)	Chaplin C A A 4 Fashoda st Hyde Park	49235	1965	Premise Match	85m	West
32	Motor Car Dealers - New &/or Used	Unley Nissan, 288 Unley Rd,. Hyde Park. 5061.	26625	1991	Premise Match	90m	North West
	Motor Car &/or Truck Dealers - New &/or Used	Graham Douglas Nissan, 286 Unley Rd, Hyde Park 5061	17758	1984	Premise Match	90m	North West
	Used Car Dealers	Dodd Harry Pty Ltd 288 Unley rd Hyde Park	8139	1973	Premise Match	90m	North West
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Foster C R 288 Unley rd Hyde Park	36	1965	Premise Match	90m	North West
	USED CAR DEALERS	Foster C R 288 Unley rd Hyde Park	9364	1965	Premise Match	90m	North West

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
33	ENGINEERS (Mechanical & General)	Bettcher J 67 Clifton st Malvern	33238	1955	Premise Match	92m	North East

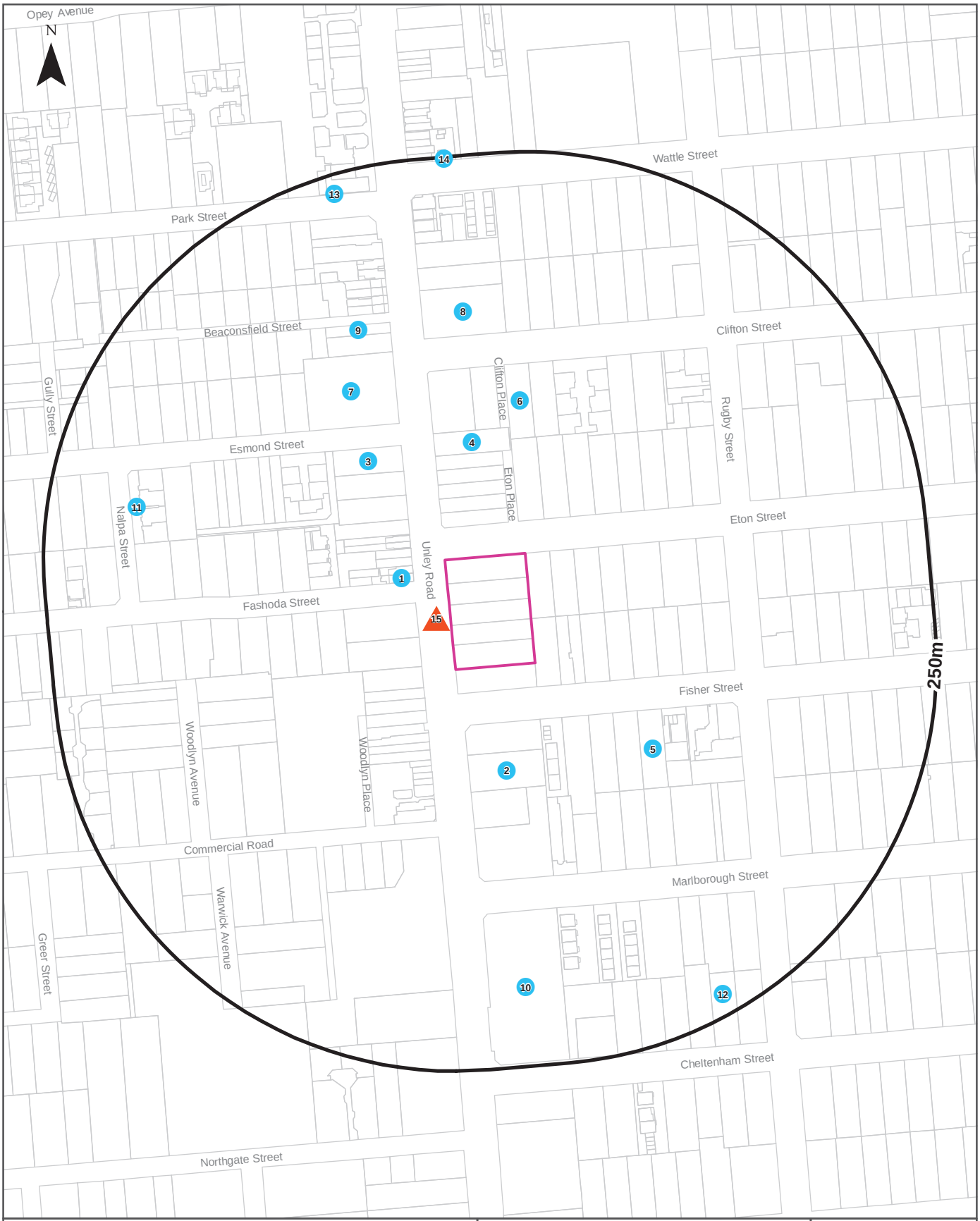
Business Directory Records 1910-1991
Road or Area Matches

Potentially contaminative business activities extracted from Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
34	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Claridge Motors Ltd Unley rd Malvern	57868	1965	Road Match	8m
	GRAIN, SEED & PRODUCE MERCHANTS	Mitcham Grain Co., Unley Rd., Mitcham	8576	1950	Road Match	8m
	CHEMISTS, DRUGGISTS, AND MANUFACTURING CHEMISTS	Garrett. J. D., Unley rd, Malvern Extn	17755	1940	Road Match	8m
	CHEMISTS, DRUGGISTS, AND MANUFACTURING CHEMISTS	Fox, Unley rd, Malvern	13492	1930	Road Match	8m
	Ham And Beef Shops	Maly, Mrs L. A, Unley rd, Malvern Extn	19876	1930	Road Match	8m
	PETROL STORAGE SYSTEMS AND SERVICE STATIONS	Milburn Quick Service Station, Unley rd	3842	1930	Road Match	8m
	PLUMBERS AND GASFITTERS	Wyld, A. E & E. J, Unley rd,Malvern Ext	4357	1930	Road Match	8m
	Bootmakers And Boot Shops	Brougham, M. F, Unley-rd, Hyde Pk	1656	1920	Road Match	8m
	CHEMISTS, DRUGGISTS, AND MANUFACTURING CHEMISTS	Fowles, Mrs H. J, Unley rd, Hyde Pk	4465	1920	Road Match	8m
	Butchers	Grave, W. A. W, Unley-rd, Hyde Park	3225	1920	Road Match	8m
	Saddlers and Harnessmakers	Allan and Lasscock, Unley rd,Malvern	12992	1910	Road Match	8m
	Chemists, Druggists and Manufacturing Chemists	Fowles, Mrs H. J, Unley- rd, Hyde Pk	4392	1910	Road Match	8m
	Blacksmiths and Farriers	Hunter, Robt, Unley rd, Hyde Park	423	1910	Road Match	8m
	Florists	Kemp, Herbt, Unley rd, Unley Park	7362	1910	Road Match	8m
	Saddlers and Harnessmakers	Lasscock, William, Unley rd, Malvern	13111	1910	Road Match	8m
	Upholsterers	Lovell, F, McD, Unley rd, Malvern	15820	1910	Road Match	8m
	Cabinetmakers and Furniture Manufacturers	Lovell, F. McD, Unley rd, Malvern	3559	1910	Road Match	8m
	Bakers	Parks, Chas, Unley rd, Hyde Park	17564	1910	Road Match	8m
	Bootmakers	Perry, Mrs G. E, Unley rd, Malvern	1769	1910	Road Match	8m
	Confectioners (Manufacturing)	Stevens, Jas, Unley rd, Hyde Park	4612	1910	Road Match	8m
	Dentists	Tovey, A, Unley rd, Hyde Park	5985	1910	Road Match	8m
35	PLASTERERS	Cox H J Fashoda st Hyde Park	30748	1973	Road Match	10m
	PLASTERERS	Noble R S Fashoda st Hyde Park	30945	1973	Road Match	10m
	PLASTERERS	Cox H J Fashoda st Hyde Park	38648	1965	Road Match	10m
36	BOOT & SHOE REPAIRERS	Coventry, J., Fisher St., Malvern	38190	1950	Road Match	23m
37	Incubator Makers	Sayer, E. S, Esmond st, Hyde Park	9373	1910	Road Match	79m
38	Signwriters	Greenwood Geo, Commercial rd, Hyde Park	15334	1920	Road Match	96m

Dry Cleaners, Motor Garages & Service Stations

259-269 Unley Road, Malvern, SA 5061



Legend

- Site Boundary
- Buffer 250m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 40 80 120 160 Meters

Coordinate System: GDA 1994 MGA Zone 54

Date: 08 August 2025

Historical Business Directories

259-269 Unley Road, Malvern, SA 5061

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

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Dry Cleaners, Dyers & Laundries	Bowden Dry Cleaners 312 Unley rd Hyde Park	28660	1955	Premise Match	20m	West
	Dry Cleaners, Dyers & Laundries	BOWDEN DRY CLEANERS,312 Unley Rd., Unley	28646	1955	Premise Match	20m	West
2	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Ampol Service Station Malvern 277 Unley rd Malvern	55761	1965	Premise Match	54m	South
3	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Stekelenburg A 290 Unley rd Hyde Park	7879	1965	Premise Match	61m	North West
4	MOTOR GARAGES, ENGINEERS & SERVICE STATIONS	Foster, Clem, Motors., 245-253 Unley Rd., Malvern	13974	1950	Premise Match	65m	North
	Motor Engineers, Garages And Service Stations	Clifton Service Stn, 245 Unley rd, Malvern	6754	1940	Premise Match	65m	North
5	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Hewitt R S 197 Fisher st Malvern	20553	1955	Premise Match	70m	South East
6	MOTOR GARAGES AND SERVICE STATIONS.	BARTON, A. F., 77 Clifton st, Malvern	1544	1930	Premise Match	72m	North
7	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Foster C R 288 Unley rd Hyde Park	36	1965	Premise Match	90m	North West
8	Dry Cleaners, Dyers & Laundries	Torch Dry Cleaners 243 Unley rd Malvern	29420	1955	Premise Match	138m	North
	Dry Cleaners, Dyers & Laundries	Torch Dry Cleaners Ltd 243 Unley rd Malvern	29419	1955	Premise Match	138m	North
	Dry Cleaners, Dyers & Laundries	Torch Dry Cleaners Ltd 78 Clifton st Malvern	29418	1955	Premise Match	138m	North
	Motor Engineers, Garages And Service Stations	Oakley, E., 78 Clifton st, Mlvrn	7007	1940	Premise Match	138m	North
9	DRY CLEANERS AND DYERS	Torch Dry Cleaners Pty Ltd 282 Unley rd Hyde Park	9225	1973	Premise Match	146m	North West
	Dry Cleaners, Dyers & Laundries	Torch Dry Cleaners Ltd 282 Unley rd Hyde Pk	50120	1965	Premise Match	146m	North West
10	MOTOR GARAGES & SERVICE STATIONS	Shell Service Station Malvern 291b Unley rd Malvern	17675	1973	Premise Match	153m	South
11	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Atkins E W G 15 Esmond st Hyde Park	18974	1955	Premise Match	181m	West
12	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Courtney H W 104 Cheltenham st Malvern	57952	1965	Premise Match	222m	South East
13	MOTOR GARAGES & SERVICE STATIONS	BP Unley 264 Unley rd Hyde Park	14333	1973	Premise Match	234m	North
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	BP Unley Service Station 264-266 Unley rd Hyde Park	56853	1965	Premise Match	234m	North
	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Serv Stn 264-266 Unley rd Hyde Park	7729	1965	Premise Match	234m	North

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
13	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Serv Stn 264-266 Unley rd Hyde Park	22145	1955	Premise Match	234m	North
	MOTOR GARAGES, ENGINEERS & SERVICE STATIONS	Unley Service Station., 264 Unley Rd., Unley	14166	1950	Premise Match	234m	North
	Motor Engineers, Garages And Service Stations	Unley Service Station, 264-266 Unley rd, Hyde Park	7124	1940	Premise Match	234m	North
	PETROL STORAGE SYSTEMS AND SERVICE STATIONS	Unley Service Station, 264-266 Unley rd, Hyde Park	4147	1930	Premise Match	234m	North
14	Dry Cleaners, Dyers & Laundries	Ford Bros 223 Unley rd Malvern	49021	1965	Premise Match	248m	North
	Dry Cleaners, Dyers & Laundries	Ford Bros 223 Unley rd Malvern	28706	1955	Premise Match	248m	North

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

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1984, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
15	MOTOR ENGINEERS, GARAGES & SERVICE STATIONS	Claridge Motors Ltd Unley rd Malvern	57868	1965	Road Match	8m
	PETROL STORAGE SYSTEMS AND SERVICE STATIONS	Milburn Quick Service Station, Unley rd	3842	1930	Road Match	8m

Aerial Imagery 2025

259-269 Unley Road, Malvern, SA 5061

Scale:
0 25 50 75 100
Meters

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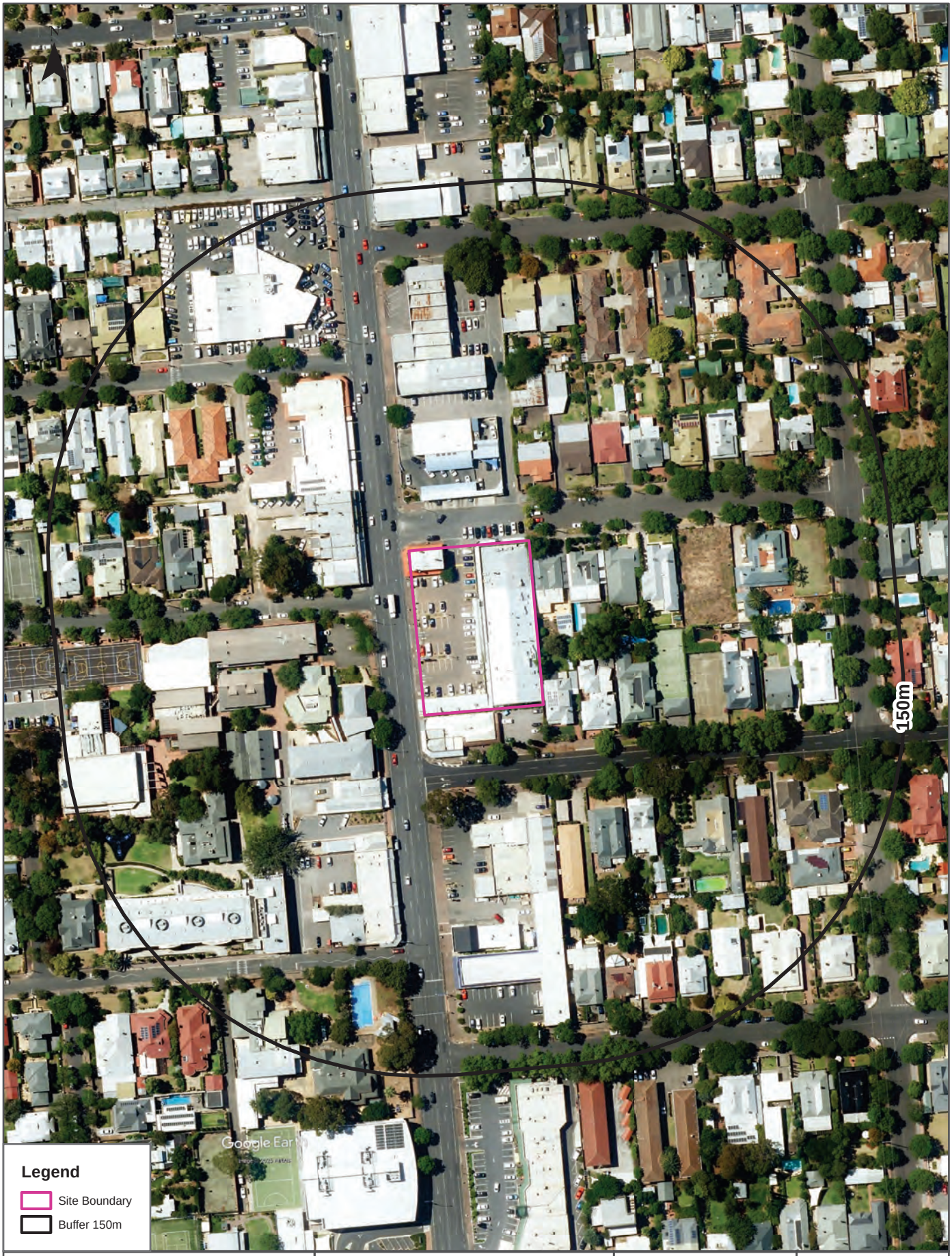
Coordinate System:
GDA 1994 MGA Zone 54

Date: 07 August 2025

Aerial Imagery 2014

259-269 Unley Road, Malvern, SA 5061



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Meters

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Aerial Imagery 2008

259-269 Unley Road, Malvern, SA 5061

Scale:
0 25 50 75 100
Meters

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Aerial Imagery 1997-1998

259-269 Unley Road, Malvern, SA 5061

Scale:	Data Sources: Aerial Imagery:	Coordinate System:	Date: 07 August 2025
0 25 50 75 100 Meters	© South Australia Department for Environment & Water	GDA 1994 MGA Zone 54	

Aerial Imagery 1986-1989

259-269 Unley Road, Malvern, SA 5061

Data Sources: Aerial Imagery:
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Coordinate System:
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Date: 07 August 2025

Aerial Imagery 1979

259-269 Unley Road, Malvern, SA 5061

Scale:	Data Sources: Aerial Imagery:	Coordinate System:	Date: 07 August 2025
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Aerial Imagery 1968-1969

259-269 Unley Road, Malvern, SA 5061

Scale: 0 25 50 75 100 Meters	Data Sources: Aerial Imagery: © South Australia Department for Environment & Water	Coordinate System: GDA 1994 MGA Zone 54	Date: 07 August 2025

Aerial Imagery 1959-1961

259-269 Unley Road, Malvern, SA 5061

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

Date: 07 August 2025

Aerial Imagery 1949

259-269 Unley Road, Malvern, SA 5061

Scale:	Data Sources: Aerial Imagery:	Coordinate System:	Date: 07 August 2025
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Aerial Imagery 1935-36

259-269 Unley Road, Malvern, SA 5061

Scale:	Data Sources: Aerial Imagery:	Coordinate System:	Date: 07 August 2025
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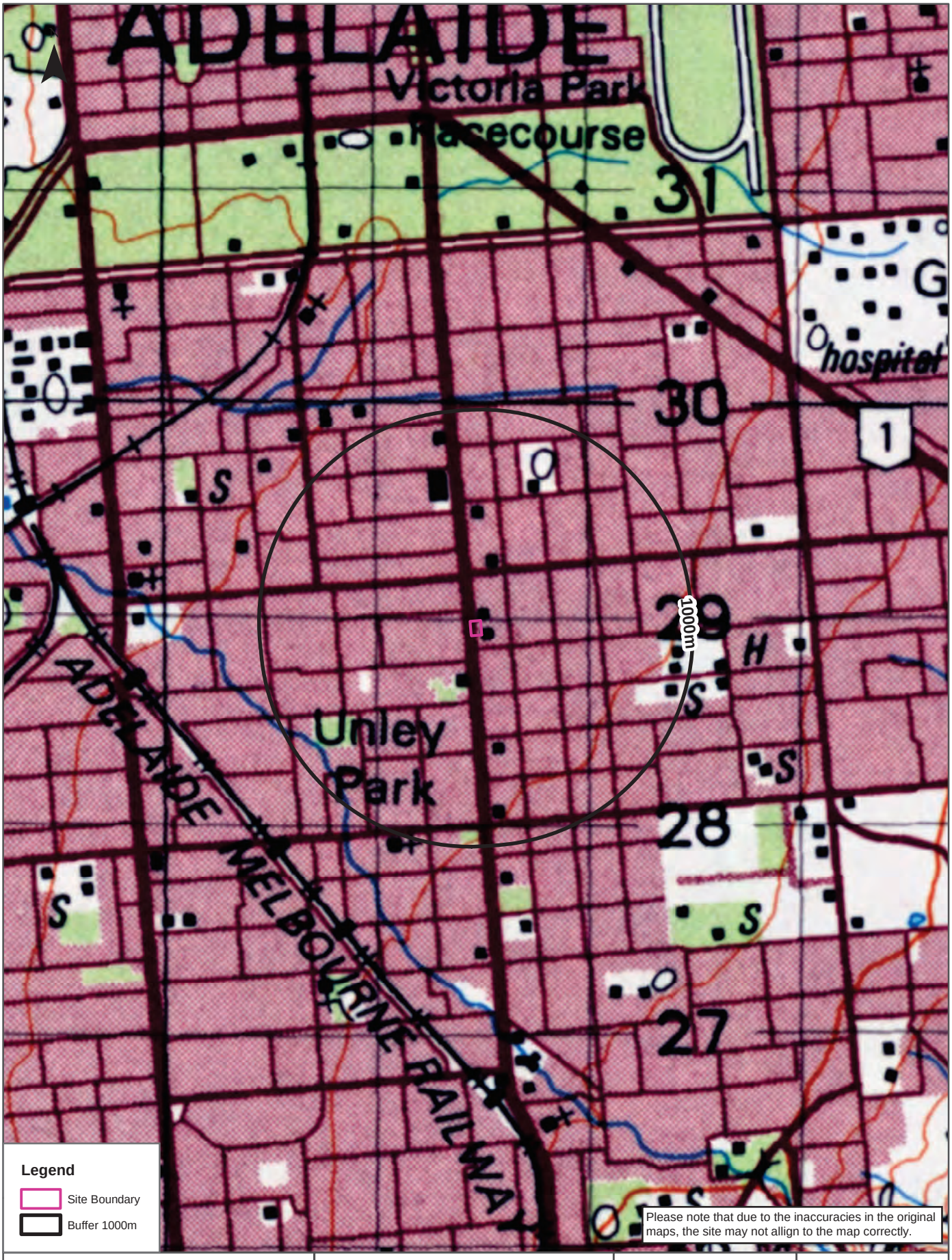
Historical Map 1982

259-269 Unley Road, Malvern, SA 5061



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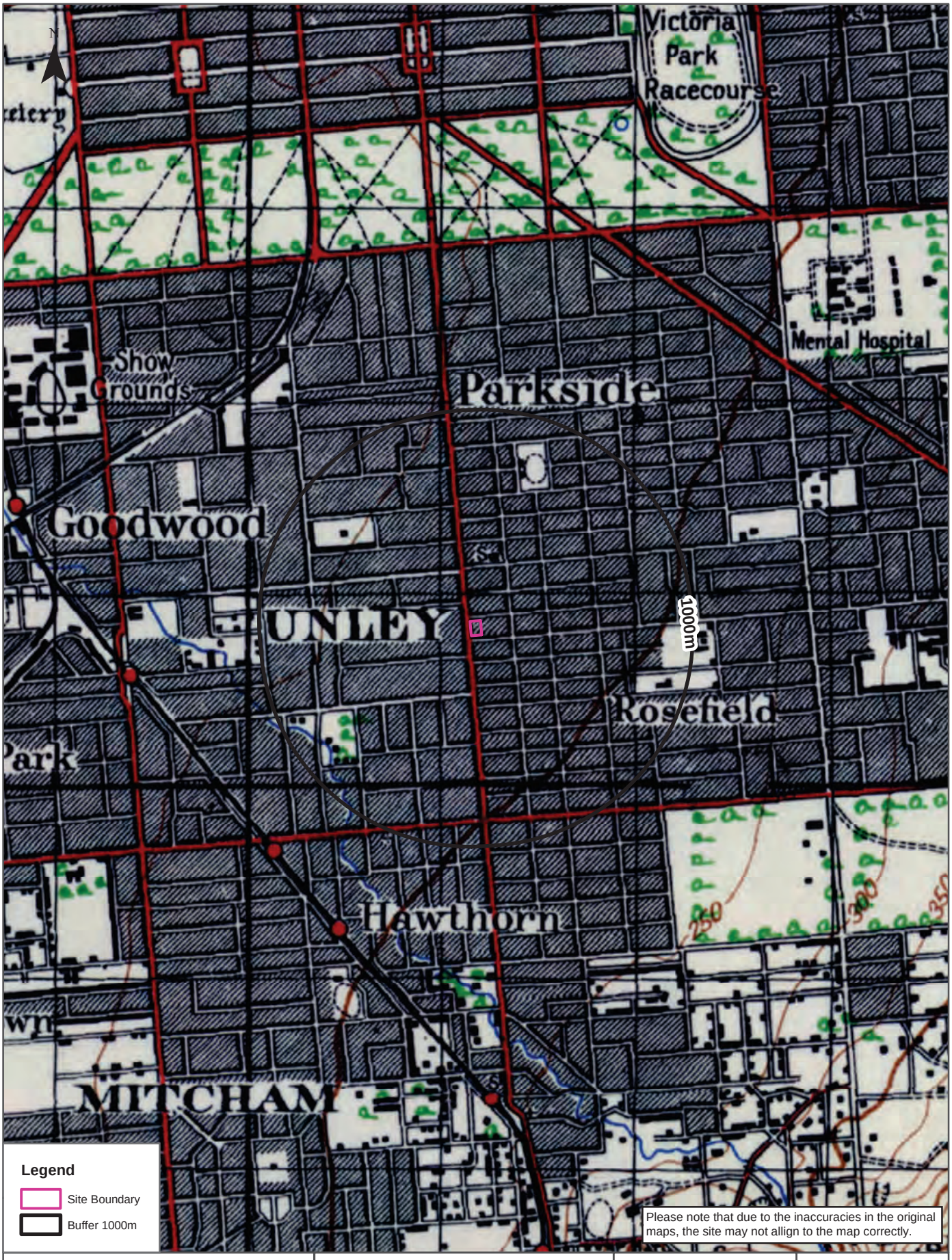
Data Source: NATMAP 1:100,000
Topographic Maps Geoscience Australia

Coordinate System:
GDA 1994 MGA Zone 54

Date: 07 August 2025

Historical Map c.1937

259-269 Unley Road, Malvern, SA 5061



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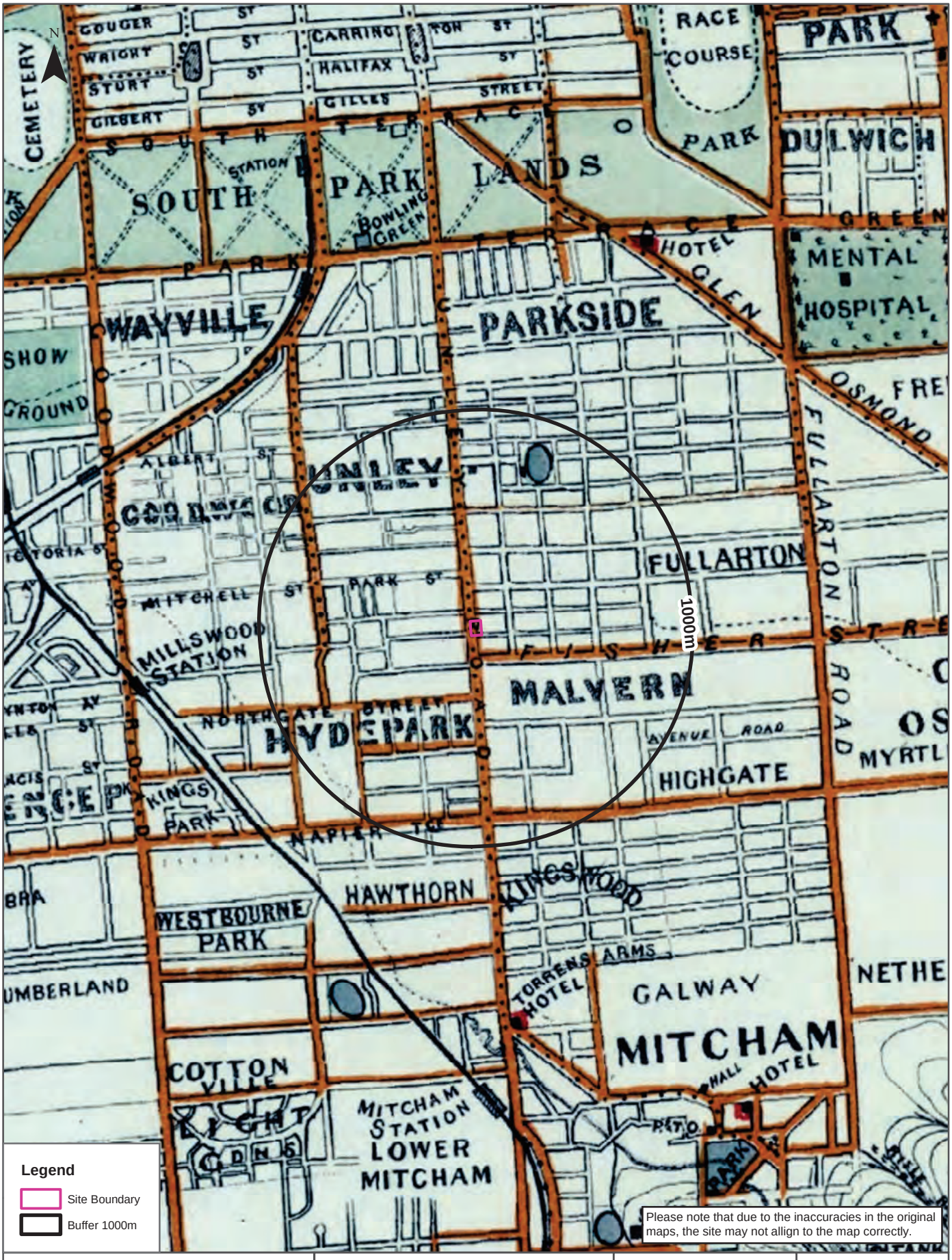
Data Source: Australia 1:63360
Produced by Australian Section Imperial General Staff

Coordinate System:
GDA 1994 MGA Zone 54

Date: 07 August 2025

Historical Map 1926

259-269 Unley Road, Malvern, SA 5061



Scale: 0 280 560 840 1,120 Meters

Data Sources: Topographic Maps of South Australia
Compiled from Reconnaissance Surveys by W.H. Edmunds

Coordinate System:
GDA 1994 MGA Zone 54

Date: 07 August 2025

Mining

259-269 Unley Road, Malvern, SA 5061

Mines and Mineral Deposits

Mines and mineral deposits within the dataset buffer:

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

Drillholes

259-269 Unley Road, Malvern, SA 5061

Hydrogeology & Groundwater

259-269 Unley Road, Malvern, SA 5061

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive highly productive aquifers	0m	On-site

Drillholes

Drillholes within the dataset buffer:

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-12820	59789			1984-01-24	8.00		51.60		1552		3.00	3.00	48.60	61m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7190	54159						52.80		2545					77m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12572	59541	Operational	Domestic	1983-11-30	25.00		53.20	7.60	2036	0.7000	4.00	4.00	49.20	83m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19637	176109		Monitoring	1999-03-19	7.00		50.80			0.0100	5.00	5.00	45.80	96m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19639	176111		Monitoring	1999-03-19	7.00		50.80			0.0100	5.00	5.00	45.80	99m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19640	176112		Monitoring	1999-03-19	7.00		50.90			0.0100	5.00	5.00	45.90	102m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7191	54160				9.14		52.80		2530					104m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19636	176108		Monitoring	1999-03-19	7.00		50.50			0.0100	5.00	5.00	45.50	117m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19638	176110		Monitoring	1999-03-19	7.00		50.60			0.0100	5.00	5.00	45.60	132m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19641	176113		Monitoring	1999-03-19	7.00		50.50			0.0100	5.00	5.00	45.50	133m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19635	176107		Monitoring	1999-03-19	7.00		50.20			0.0100	5.00	5.00	45.20	138m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28561	290204			2016-09-16	20.00		52.20		2008	1.5000	5.20	5.20	47.00	149m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-19634	176106		Monitoring	1999-03-19	7.00		50.10			0.0100	5.00	5.00	45.10	153m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-28365	289158	Backfilled	Domestic				51.70							184m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-13393	60362	Operational	Domestic	1985-08-01	8.00		49.80	7.40	1692		3.00	3.00	46.80	194m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-23673	240264			2007-01-30	20.00		53.80		1856	1.0000				212m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7192	54161				9.14		53.90		1927					215m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12674	59643	Operational	Domestic	1984-01-16	16.20	52.00		7.60	1535	2.5000	4.50	4.50	47.50	236m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-12549	59518		Observation	1983-10-21	114.00	49.68	49.72	7.50	1071	6.0900	10.57	10.61	39.11	257m	North
		Aquifer Description		Port Willunga Formation - T1 aquifer [SU4791]						**Class**	Water Well				
6628-7189	54158				7.77	52.00			1330	0.7600	4.27	4.27	47.73	280m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7171	54140	Unequipped			14.56		51.10		1170		6.33	6.33	44.77	311m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-29024	299040			2017-05-19	26.00		50.60	6.98	1934	1.0000	5.20	5.20	45.40	312m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21121	195706		Domestic	2001-12-04	16.00		48.00		2182	0.5000	5.00	5.00	43.00	317m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14220	61189	Operational	Domestic	1988-05-04	14.00	55.00		7.10	1737	1.6000	8.20	8.20	46.80	324m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23760	241492			2008-03-26	24.00		49.60		1378	0.2000	6.00	6.00	43.60	329m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-18127	162788	Backfilled	Domestic	1996-11-28	21.00		51.10		1923		8.30	8.30	42.80	331m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17263	150892		Domestic	1995-05-16	20.00		55.50	7.00	2352	3.0000				354m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23818	241706			2008-05-30	22.00		51.70		1923	0.5000	8.00	8.00	43.70	374m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23607	239798			2008-06-06	27.00		56.40		2097	0.8000	7.00	7.00	49.40	376m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-3920	50889			1981-07-15	13.80	53.00		7.40	2030	1.2500	3.00	3.00	50.00	383m	South
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7167	54136				7.01		47.00	7.00	2355		3.66	3.66	43.34	384m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23967	245246	Backfilled		1999-01-15	3.04		56.00							393m	South East
		Aquifer Description								**Class**	Water Well				
6628-25076	253616			2009-08-07	39.00		55.90	7.05	1856	1.6000	11.00	11.00	44.90	403m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16084	63053	Operational	Drainage	1992-06-12	14.30		56.70				6.05	6.05	50.65	406m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7173	54142				8.23		52.60	6.40	1170		5.49	5.49	47.11	415m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20780	189077		Domestic	2001-11-10	35.00		50.40		966	1.5000	3.00	3.00	47.40	418m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7170	54139				7.32	50.00		7.00	1715	0.6100	3.51	3.51	46.49	435m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6628-12608	59577	Operational	Domestic	1983-12-09	12.00	50.00				0.6000	1.00	1.00	49.00	440m	North East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23016	232424			2007-06-12	69.00		56.20		1278	0.3300	22.00	22.00	34.20	441m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7168	54137						48.00		1716					451m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22988	231303			2007-05-18	36.00		55.60		1552	1.2000	8.00	8.00	47.60	452m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17358	151235		Domestic	1995-07-07	14.50		48.00	7.20	1815	1.4000				454m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-24751	247157			2008-11-18	20.00		57.30		1917	1.0000	9.10	9.10	48.20	457m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-16633	142104		Domestic	1994-05-16	18.00		56.70	6.80	2284					464m	South East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7169	54138				9.14		49.30	6.40	1455		4.57	4.57	44.73	490m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21564	198393		Domestic	2003-09-02	25.00		51.40		1322	0.3125	6.00	6.00	45.40	496m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21777	200355		Drainage	2004-02-24	21.00		56.20			1.0000	6.20	6.20	50.00	496m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-23778	241518			2008-01-04	26.00		52.20	6.73	1631	0.5000	10.00	10.00	42.20	496m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-21776	200354				21.00		56.30		1373					497m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20199	180891		Domestic	2000-03-08	20.00		46.70		1832		6.00	6.00	40.70	501m	West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-22807	228822			2007-02-05	16.00		51.10		1496	0.5000	6.30	6.30	44.80	501m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26311	269284	Backfilled			7.00		48.50		1524					501m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-26312	269285				45.00		48.50			1.0000	5.00	5.00	43.50	504m	South West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-7166	54135				7.32		46.30		1759					514m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-20248	181069		Domestic	2000-05-18	18.00		45.40		1804	1.0000	4.50	4.50	40.90	524m	North West
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-17475	153189		Domestic	1995-11-14	24.00		48.80	7.20	1390	0.5000				527m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-15829	62798	Operational	Domestic	1991-12-19	19.80		48.30	7.90	1312	1.0000	8.70	8.70	39.60	533m	North
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-14179	61148			1988-01-01	6.50	55.00				0.2500	3.50	3.50	51.50	537m	East
		Aquifer Description		Hindmarsh Clay [SU3642]						**Class**	Water Well				
6628-11775	58744						50.60							551m	North East
		Aquifer Description								**Class**	Water Well				