ATTACHMENTS CIRCULATED UNDER SEPARATE COVER

FOR POLICY AND PLANNING COMMITTEE MEETING TO BE HELD ON

22 APRIL 2025 AT 6.30PM

IN LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB, 34 CHURCH STREET, SALISBURY

1.1.2 Mill Road, Waterloo Corner Code Amendment

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Item 1.1.2 - Attachment 3 - Draft Code Amendment - Mill Road, Waterloo Corner

FUTURE URBAN

MILL ROAD, WATERLOO CORNER CODE AMENDMENT

EMDEV PTY LTD

FOR CONSULTATION

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HAVE YOUR SAY

This Code Amendment is on consultation from Tuesday, 11 March 2025 to Tuesday, 22 April 2025.

During this time, the public and identified stakeholders can lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions can be provided via one of the following:

a) Online on the SA Planning Portal (URL: plan.sa.gov.au/en/codeamendments)

Use your smart phone to scan this code

b) Via email to engagement@futureurban.com.au

c) Via post to:

Mill Road, Waterloo Corner Code Amendment
Future Urban
Level 1/74 Pirie Street
ADELAIDE SA 5000

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the SA Planning Portal.

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk. They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy overrides the zone policy.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4 Sub zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

1.6 Technical and Numeric Variations

Different Technical and Numeric Variations (TNVs) apply spatially across various areas of the state. The data in these layers populate policies within a zone, subzone, overlay or general development policies. While a technical and numeric variation may spatially apply at a particular location, it has no work to do unless it is specifically referenced in the relevant Code policies. Assessment provisions in the Code can reference TNVs to provide for local variation in the policy.

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1.7 Amending the Planning and Design Code

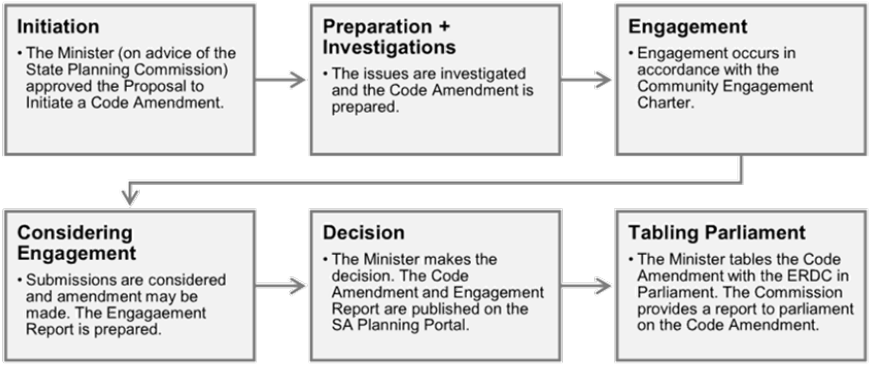
The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning (the Minister) a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process. A summary of this process is provided in Figure 1.1 below.

Figure 1.1 *Summary of the Code Amendment Process*



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1 Need for the Amendment

The Affected Area and surrounding area have been identified as 'new strategic employment lands' for several years, including in the original 2010 version of the *30-Year Plan for Greater Adelaide* and 2017 update.

The State Government's 2013 Playford Growth Area Structure Plan shows the land as Industry/Employment with 'Potential Coordinated Mixed Use Precinct'.

The land is within the Greater Edinburgh Parks Precinct and major industrial growth corridor and has become an area of high interest and demand for future employment purposes.

This Code Amendment is one of several Code Amendments currently being pursued in the Greater Edinburgh Parks Precinct.

Employment land is particularly necessary in this region to support the significant residential growth areas in northern Adelaide. Figure 2.1 shows the Affected Area in context with the residential growth areas in the region, as well as key infrastructure such as the North South Corridor and Intermodal Facility.

There is a shortage of employment land supply in the region, as evident through a search (on 24/06/2024) of vacant land for sale within the Strategic Employment Zones, which revealed approximately 25 hectares of land on the market. This demonstrates that while there is a significant amount of land identified for future employment, there is very limited land supply that is zoned for employment uses and available on the market currently.

Of the estimated 247 hectares of industrial land absorbed between 2020 to 2023, the largest proportion was recorded in the Outer North precinct. A total of 141 hectares were absorbed in the Outer North over the period, equating to 56.5% of the total. Since 2020, average industrial land values in Adelaide's Outer North have grown faster than anywhere else in Australia[1].

In accordance with the strategic vision for the area, the Code Amendment proposes to rezone the Affected Area from Rural Horticulture Zone and Rural Zone to the Strategic Employment Zone to facilitate warehousing, logistics and distribution related land uses. The rezoning is a logical extension of the adjacent Strategic Employment land to the east.

The land is particularly well located for transport logistics, with close connections to the North-South Corridor, Port Wakefield Road and Penfield Intermodal Facility. The Edinburgh Defence Precinct is also nearby.

[1] Source: Report for the Property Council of Australia, Land locked: The economic potential of unlocking Adelaide's industrial land supply, May 2024

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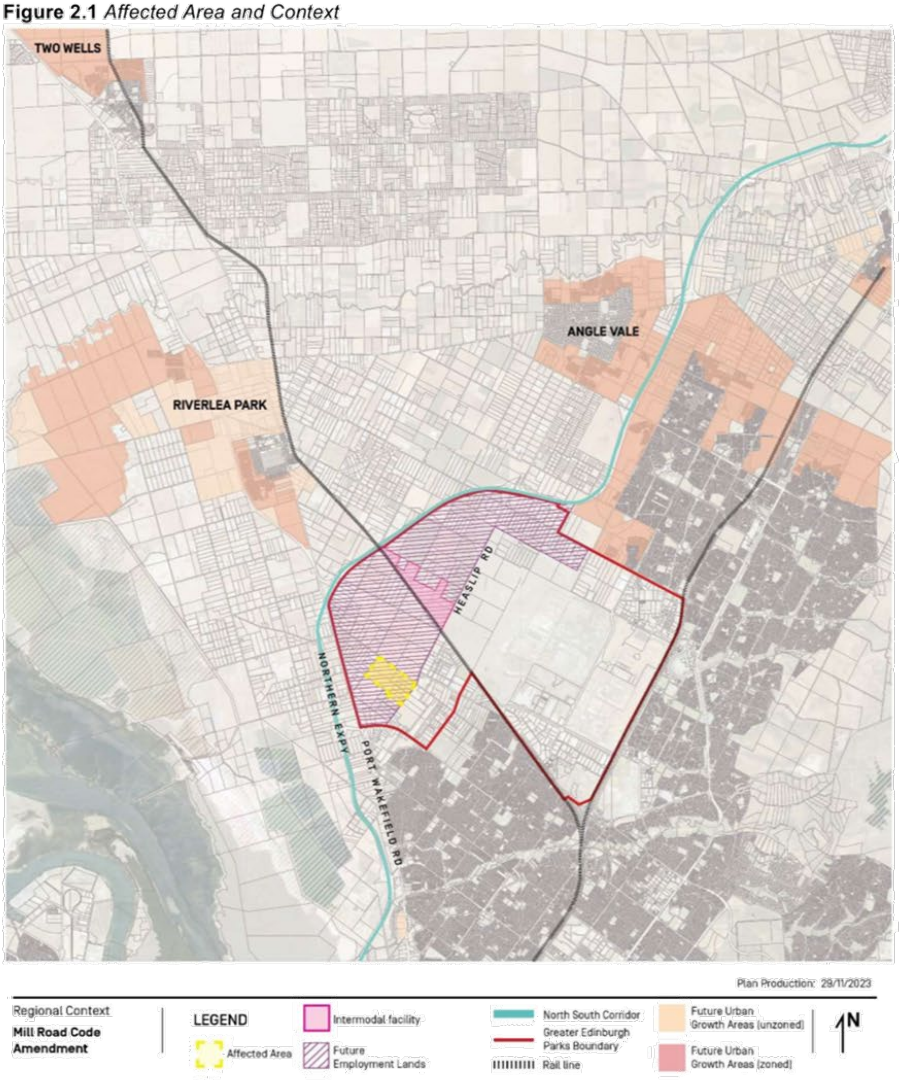
Figure 2.1 *Affected Area and Context*



2.2 Affected Area

The Affected Area comprises approximately 63.5 hectares of land and is shown in Appendix 1 and in Figure 2.2 below. The Code Amendment seeks to rezone the land from Rural Horticulture Zone and Rural Zone to the Strategic Employment Zone.

The land is formally identified as:

- Allotment 11 of Deposited Plan 16691 - Certificate of Title Volume 5892 Folio 933;

- Allotment 10 of Deposited Plan 16691 - Certificate of Title Volume 5892 Folio 932;
- Allotment 9 of Deposited Plan 16691 - Certificate of Title Volume 5892 Folio 931;
- Allotment 8 of Deposited Plan 19001 - Certificate of Title Volume 5990 Folio 714;
- Allotment 7 of Deposited Plan 19002 - Certificate of Title Volume 5990 Folio 713;
- Allotment 15 of Deposited Plan 19001 - Certificate of Title Volume 6123 Folio 582;
- Allotment 642 of Deposited Plan 72473 - Certificate of Title Volume 5990 Folio 711;
- Allotment 641 of Deposited Plan 72473 - Certificate of Title Volume 6123 Folio 583; and
- Allotment 6 of Deposited Plan 19002 – Certificate of Title Volume 5990 Folio 712.

The Affected Area is currently used for cropping. Some roadside vegetation exists along Mill Road and a small agriculture building and two water tanks exists on the land. Heaslip Road is a State Maintained, Type A Road. Mill and Greyhound Roads are bituminised local roads.

The locality contains largely cropping and horticulture uses west of Heaslip Road (Rural Horticulture Zone) and commercial/ warehousing uses to the east of Heaslip Road (Strategic Employment Zone). Infrastructure associated with the petroleum pipeline exists on the corner of Mill and Greyhound Roads and this is not included in the Affected Area.

Figure 2.2 *Affected Area*



2.3 Summary of Proposed Policy Changes

2.3.1 Current Code Policy

The Affected Area is currently located in the Rural Horticulture Zone and Rural Zone and within the following Overlays:

- Building Near Airfields;
- Defence Aviation Area - All structures over 15 metres;
- Defence Aviation Area - All structures over 45 metres;
- Gas and Liquid Petroleum Pipelines;
- Gas and Liquid Petroleum Pipelines (Facilities);
- Hazards (Flooding);
- Hazards (Flooding - General);
- Hazards (Bushfire - General);
- Hazards (Bushfire – Urban Interface);
- Limited Dwelling;
- Limited Land Division;
- Major Urban Transport Routes;
- Prescribed Wells Area;
- Regulated and Significant Tree;
- Traffic Generating Development; and
- Water Resources.

The Rural Horticulture Zone also contains the following Technical and Numeric Variations:

- Minimum Site Area - Minimum site area is 10 ha; and
- Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints.

A summary of the Overlays that apply to the land, their Desired Outcome and their impact on the development of the land are summarised in Table 2.1 below.

Table 2.1 *Summary of Overlays relating to the Affected Area*

Overlay	Desired Outcome	Impact on Development
Building Near Airfields	Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.	Ensures development does not pose a hazard to commercial or military aircraft operations.

Defence Aviation Area – All structures over 15 metres All structures over 45 metres	Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.	Ensure development does not exceed the relevant height specified by the Defence Aviation Area Overlay. Development does not include exhaust stacks.
Gas and Liquid Petroleum Pipelines	Management of risk to public safety, the environment and security of energy supply from the encroachment of development on strategic gas and liquid petroleum pipelines.	Development that may accommodate or result in large congregations of people, buildings for housing and / or caring for vulnerable people and community facilities is located outside areas that pose an unacceptable risk to protect life.
Gas and Liquid Petroleum Pipelines (Facilities)	Management of risk to public safety, the environment and security of energy supply from the encroachment of development on gas and liquid petroleum pipeline facilities.	Ensures development (including land division) does not present a risk to public health and safety due to continuous or occasional noise associated with pipeline facilities.
Hazards (Flooding)	Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred.	Development sited and designed to minimise exposure of people and property to unacceptable flood risk.
Hazards (Flooding - General)	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.	Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.
Hazards (Bushfire - General)	Development, including land division responds to the general level of bushfire risk by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.	Development must be designed and sited to mitigate the threat of bushfires on life and property. Seeks to ensure safe access for emergency vehicles.

	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.	
Hazards (Bushfire – Urban Interface)	Urban neighbourhoods that adjoin areas bushfire risk allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack and facilitate evacuation to areas safe from bushfire danger.	Development must be designed and sited to mitigate the threat of bushfires on life and property. Seeks to ensure safe access for emergency vehicles.
Limited Dwelling	Establishment of additional dwellings in primary production areas is limited to avoid undermining primary production.	The Overlay does not allow additional dwellings to be established.
Limited Land Division	The long term use of land for primary production is maintained by minimising fragmentation through division of land.	The Overlay does not allow additional allotments to be created.
Major Urban Transport Routes	Safe and efficient operation of Major Urban Transport Routes for all road users. Provision of safe and efficient access to and from Major Urban Transport Routes.	Outcomes sought by existing policy can be achieved having regard to traffic investigations undertaken and traffic management interventions proposed.
Prescribed Wells Area	Sustainable water use in prescribed wells areas.	Development must have a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.
Regulated and Significant Tree	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.	Existing policy sees the retention of regulated and significant trees. Tree damaging activity is only anticipated in specific circumstances, including where required to ensure the reasonable development of land.

Traffic Generating Development	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users. Provision of safe and efficient access to and from urban transport routes and major urban transport routes.	Outcomes can be achieved having regard to traffic investigations undertaken and traffic management interventions proposed.
Water Resources	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change. Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.	Outcomes can be achieved having regard to natural flow paths and water sensitive urban design in future development and subdivision layout.

2.3.2 Proposed Code Policy

The Code Amendment proposes the following changes:

- Rezone the Affected Area to the Strategic Employment Zone. Remove the Rural Horticulture Zone and Rural Zone;
- Retain the following Overlays as they currently apply within the Affected Area:
  - Building Near Airfields;
  - Defence Aviation Area - All structures over 15 metres;
  - Defence Aviation Area - All structures over 45 metres;
  - Gas and Liquid Petroleum Pipelines;
  - Gas and Liquid Petroleum Pipelines (Facilities);
  - Hazards (Flooding);
  - Hazards (Flooding - General);
  - Hazards (Bushfire - General);
  - Hazards (Bushfire – Urban Interface);
  - Major Urban Transport Routes;
  - Prescribed Wells Area;
  - Regulated and Significant Tree;
  - Traffic Generating Development; and
  - Water Resources.

- Remove the following Overlays from the Affected Area:
  - » Limited Dwelling; and
  - » Limited Land Division.
- Remove the following Technical and Numeric Variation from the Affected Area:
  - » Minimum site area is 10 hectares.
- Apply a new Concept Plan to the Affected Area:
  - » Proposed Concept Plan demonstrated in **Figure 2.3** below and contained in **Appendix 1**.

Spatial mapping of the Zones, Overlays and Technical and Numeric Variations is provided in **Appendix 1.** A copy of the Strategic Employment Zone is contained in **Appendix 3**.

The General Development Policies that will apply to the Affected Area are contained within Part 4 – General Development Policies of the Code and can be accessed via the following link: https://code.plan.sa.gov.au.

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Figure 2.3 *Proposed Concept Plan*



Proposed Stormwater Channels

- 10m - <20m
- 20m - <30m
- Road Upgrade
- Potential Roads
- Road Duplication
- Detention Basin
- Subject Land Boundary
- Access Points
- Intersection (all movements)
- Roundabout

0 100 200 300 400 500 metres

N

Draft Concept Plan #
Mill Road, Waterloo Corner

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3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- engagement is genuine;
- engagement is inclusive and respectful;
- engagement is fit for purpose;
- engagement is informed and transparent;
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the SA Planning Portal at (www.plan.sa.gov.au).

A summary of the engagement that is occurring for this Code Amendment is as follows:

- letters will be sent to adjacent owners and occupiers, the Council, relevant State agencies, utility providers and the local Member of Parliament;
- information will be provided to the public generally via the Plan SA Have Your Say website; and
- interested parties will have the opportunity to provide a written submission via the Plan SA Have Your Say website or by email or post to Future Urban.

3.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

a) Online on the SA Planning Portal (URL: plan.sa.gov.au/en/codeamendments)

Use your smart phone to scan this code

b) Via email to engagement@futureurban.com.au;

c) Via post to:

Mill Road, Waterloo Corner Code Amendment
Future Urban
Level 1/74 Pirie Street
ADELAIDE SA 5000

3.3 What changes to the Code Amendment can my feedback influence?

Aspects of the Code Amendment which stakeholders and the community can influence (i.e. are negotiable) are:

- whether the Strategic Employment Zone is the most appropriate Zone for the Affected Area;
- whether the investigations undertaken as part of the Code Amendment are sufficient to consider the impact of the rezoning on the surrounding area; and
- elements of the Concept Plan which will guide future development.

Aspects of the project which stakeholders and the community cannot influence (i.e. are not negotiable) are:

- the geographic extent of the Code Amendment (i.e. the Affected Area);
- the intent of the Strategic Employment Zone; and
- the policy wording within the Planning and Design Code.

3.4 What will happen with my feedback?

The Designated Entity is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the Designated Entity when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register, and you will receive an email acknowledging receipt of your submission. Your submission will be published on the SA Planning Portal. Personal addresses, email and phone numbers will not be published; however, company details will be.

The Designated Entity will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the SA Planning Portal.

3.5 Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the SA Planning Portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

4. ANALYSIS

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

The Code Amendment will achieve the strategic outcomes of the State and the Salisbury and Playford Councils in the following ways:

- ensuring adequate employment land supply for northern Adelaide and the Greater Adelaide region;
- facilitating employment uses to support job and business growth;
- infrastructure and services to support future employment land uses;
- identification of potential hazards, including flooding and the gas pipeline, and the introduction of appropriate measures to mitigate risk;
- ensuring safe access and egress to the site without disruption to the State maintained road; and
- interface between different land uses.

4.1.2 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is considered to be consistent with the State Planning Policies as shown in **Appendix 4**.

4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the SA Planning Portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is considered to be consistent with the Regional Plan as shown in **Appendix 4**.

4.1.4 Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy and strategic documents, including:

- City of Playford Strategic Plan 2020-2024;

- Playford Community Vision 2043;
- Playford Growth Area Structure Plan – December 2013;
- City of Salisbury City Plan 2035; and
- City of Salisbury Strategic Growth Framework - Waterloo Corner and Bolivar Corridor.

This Code Amendment is consistent with the relevant objectives in these strategic policy documents as shown in **Appendix 4**.

4.2 Infrastructure planning

The following infrastructure planning is relevant to this Code Amendment:

Council Infrastructure Planning	Response/Comment
Roads	The existing road infrastructure in Waterloo Corner is not adequate to cater for the volume or type of vehicle envisaged to be generated by future development. The identified traffic solutions largely relate to local road connections with State Maintained Roads; however, the traffic investigations have identified that the following interventions to local roads: • Closure of the Mumford Road where it connects to Port Wakefield Road; and • Mill Road, Greyhound Road and Mumford require upgrades (more information below). Mumford Road, Mill Road and Greyhound Road fronting the subject land will require upgrading to facilitate traffic movements associated with future development of the land. The SA Infrastructure Guidelines specifies that industrial roads should have a road width of 20.0 m and a 10.2 m sealed carriageway. Accordingly, Mumford Road and Mill Road will require widening and sealing while Greyhound Road will be upgraded to provide a wider carriageway.
Stormwater	The existing stormwater infrastructure throughout the general area largely consists of local/roadside drainage (mostly small, informal swales, cross culverts and driveway culverts) on Greyhound Road, Heaslip Road and Port Wakefield Road. Besides this infrastructure, stormwater generally flows overland from northeast to southwest. Due to the flat topography of the area, there is also a lot of natural flood storage.

	Tonkin is updating the Greater Edinburgh Parks (GEP) Stormwater Management Plan (SMP) on behalf of the City of Playford. This SMP is a broad regional-scale stormwater strategy that covers an area of approximately 1,740 Ha in the City of Playford and City of Salisbury council areas. The proposed strategy primarily involves a small number of detention basins distributed throughout the catchment and large open channels to direct water to the south-west, ultimately to the ocean, to reduce flooding across the catchment area (including within the proposed development areas). Additional stormwater investigations have been undertaken by Tesseract in relation to the proposed future development of Stage 1, which includes land on the corner of Mill Road and Heaslip Road (refer **Appendix 8**). The proposed stormwater channel and retention basin associated with this future development has been included in the Concept Plan.
Government Agency Infrastructure Planning	**Response/Comment**
Roads	The Department for Transport and Infrastructure (DIT) is planning an upgrade of Heaslip Road which is likely to result in the duplication of the lanes to a four lane divided road. The analysis undertaken for Greater Edinburgh Parks identified that the duplication of Heaslip Road will be required to cater for the forecast growth on the road associated with broader development. Accordingly, any treatment on Heaslip Road requires the consideration of the future road widening. DIT is investigating potential future infrastructure requirements to identify the anticipated road widening requirements along Heaslip Road. It is expected that this will include a land acquisition requirement on the Affected Area. The following solutions (which relate to State maintained roads) have been determined appropriate to cater for all four Code Amendments: • A roundabout at the Mill Road/Heaslip Road intersection; • All movements provided at a new intersection on Heaslip Road; • Left in/left out movements at the Mumford Road/Heaslip Road intersection;

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	• Closure of the Mumford Road/Port Wakefield Road intersection; and • A new signalised intersection on Port Wakefield Road at Greyhound Road/Dunn Road.
SA Water	*Potable water* There are SA Water potable water mains on Port Wakefield Road, Waterloo Corner Road, Heaslip Road and Mumford Road. The main pipelines on these roads are as follows: • Port Wakefield Road 150mm AC • Port Wakefield Road 200mm AC • Waterloo Corner Road 150mm AC • Heaslip Road 200mm AC • Mumford Road 300mm DICL SA Water have stated that augmentation is likely to be required in this area to cater for development of these sites, and that the extent of augmentation works would be dependent on the final scope and layout of the developments. Depending on the site usage, there is also potential for stormwater to be harvested and reused for site operations. This can decrease the potable water demand and decrease the post-development peak stormwater runoff flows and thus reduce stormwater detention requirements. This could be implemented by installing rainwater tanks to collect roof runoff, or reusing water from a basin. It should also be noted that a 200mm and a 150mm reclaimed water pipeline are located on Mill Road and Heaslip Road respectively. Although this water is not potable, this may also be used for other purposes. *Wastewater* Under current conditions, there is no SA Water sewer service within the vicinity of the Affected Area. The two closest connection points to the SA Water sewer network are adjacent to 549 Waterloo Corner Road, or at the intersection of Port Wakefield Road and Burton Road. Both gravity mains are 225mm in diameter. SA Water advised that significant works to the receiving network would be required to service these allotments, and therefore SA Water is unlikely to be able to accommodate these sites.

	It was noted that any SA Water upgrades would be dependent on the nature, timing and scope of the development so they are unable to quantify any augmentation works at this stage.
Other	**Response/Comment**
Wastewater	Given that the developments are likely to be logistics-based (e.g. transport depot, large storage warehouses), there is likely to be only small numbers of staff onsite. For this reason, onsite management of sewage is likely to be an option, at least in the short term. If the ultimate usage for a site is different, then that development is likely to need servicing with an SA Water mains sewer connection to drain to the Bolivar Wastewater Treatment Plant.
Electricity	*High Voltage Network* Electricity is supplied through the region via zone substations, which are operated at 66 kV and stepped down to 11 kV. The substation that is closest to the Affected Area is the Paralowie Zone Substation. SAPN's yearly "Distribution Annual Planning Report (2022/23 to 2026/27)" (DAPR) has not identified any sub transmission lines with insufficient capacity for the 2025 forecast that form part of the electrical supply to the Paralowie substation. From reviewing the associated forecast summary provided by SAPN along with the DAPR, the Parafield Gardens West to Paralowie sub transmission line has sufficient capacity to support the anticipated future developments. *Low Voltage Network* The low voltage network and new local transformers will need to be designed to suit the new demands. Existing power distribution lines existing along Port Wakefield Road, Greyhound Road, Heaslip Road and Mill Road.

4.3 Investigations

4.3.1 Investigations undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Honourable Nick Champion MP, Minister for Planning (the Minister) in the Proposal to Initiate.

The investigations undertaken to inform the Code Amendment include:

- Traffic investigations – Code Amendment (refer **Appendix 5**);
- Traffic investigations – Waterloo Corner (refer **Appendix 6**);
- Services and Infrastructure (including stormwater) (refer **Appendix 7**);
- Stormwater Analysis – Stage 1 (**Appendix 8**);
- Economic analysis (refer **Appendix 9**);
- Preliminary site investigation (refer **Appendix 10**);
- Infrastructure funding solution;
- Search of the Register of Aboriginal Sites and Objects (Taa wika); and
- Concept Plan.

In addition to the investigations outlined in the Proposal to Initiate, the State Planning Commission has also specified certain investigations to be undertaken to support the Code Amendment. A summary of which investigations were conditioned by the Commission and how each of these investigations have been addressed is provided in Table 4.1.

Table 4.1 *Summary of Response to Further Investigations conditioned by the State Planning Commission*

Investigation	Response
A comprehensive infrastructure analysis by an appropriately qualified expert(s) that identifies all future infrastructure works required to accommodate the development of the affected area as proposed by the Code Amendment and provides a strategy that offers a funding and delivery solution for all required infrastructure works (noting that the City of Salisbury and City of Playford have stated that they expect that Infrastructure Deed(s) will be required). Consideration should be given to understanding any potential consolidated infrastructure impacts associated with the proposed Code Amendments being undertaken directly adjected to the affected area (being overseen by Ekistics, URPS and MasterPlan SA). Investigations should also consider any recommendations from network planning currently underway by the Department for Infrastructure and Transport.	These investigations are included in the Traffic and Infrastructure investigations in **Appendix 6** and **Appendix 7** respectively. Tonkin have undertaken a comprehensive analysis of the required infrastructure, in conjunction with stormwater investigations being undertaken by the Councils. As Tonkin has been engaged by all Proponents, investigations are cognisant of all four of the Code Amendment's requirements. Regarding traffic investigations, MFY was engaged by three out of four Proponents and CIRQA was engaged by one Proponent. MFY and CIRQA shared information throughout the process to ensure alignment between the proposed traffic solutions. Engagement occurred with Department for Infrastructure and Transport at every stage. An Infrastructure Deed will be required for both traffic and stormwater.

Investigation	Response
Demonstrate integration and coordination of infrastructure between the Code Amendments being undertaken directly adjacent to the affected area (being overseen by Ekistics, URPS and MasterPlan SA).	Regular consultant working group meetings were held between Future Urban, Ekistics, MasterPlan and URPS. In most instances, the City of Salisbury, City of Playford, Department for Infrastructure and Transport, Planning and Land Use Services and relevant technical consultants were also invited to attend. Meetings held to-date include: • 7 May 2024; • 13 August 2024; • 22 August 2024 (traffic related workshop); • 11 December 2024; and • 5 February 2025. Meetings will continue throughout the Code Amendment process.
Stormwater investigations to ensure there is no run-off to the existing buildings nor the surrounding allotments (or such other arrangements as may be agreed to by the City of Salisbury, City of Playford, Designated Entity, and the affected landowners).	These investigations are included in the infrastructure investigations in **Appendix 5Appendix 7**. An interim stormwater solution is proposed which includes 50ML of stormwater detention within the Affected Area which will pump out at a rate of 66 L/s. The proposed location and size of the detention basin is shown on the Concept Plan. In the ultimate case (after Council's Stormwater Management Plan is implemented) the outflow allowance from the Affected Area will increase, and so the detention requirement will reduce. A 20-30m wide stormwater swale along Greyhound Road is shown on the Concept Plan to cater for the ultimate scenario. Further stormwater investigations relating to likely Stage 1 development is included in **Appendix 8**.
Conduct a search of the Register of Aboriginal Sites and Objects (Taa wika) to identify any relevant Aboriginal heritage considerations, including any identified cultural sites and objects.	A Taa Wika Cultural Heritage Database and Register Search has been undertaken for all allotments within the Affected Area (with a buffer of 100 metres) and no known Aboriginal sites or objects were identified because of this search.

Investigation	Response
Explore the use of a Concept Plan that outlines a layout that ensures connectivity and integration with existing and future adjacent rural uses – for example, through the identification of interface buffers, stormwater treatments, transport linkages, and so forth.	A Concept Plan is proposed which identifies vehicle access locations, anticipated road connections and upgrades and the location of required stormwater infrastructure.

Details of the investigations, including outcomes and recommendations, are contained in Table 4.2 below.

Table 4.2 *Investigations*

Investigation	Outcomes/Recommendations
Traffic investigations	Two traffic studies have been undertaken. One relates to the anticipated traffic requirements specifically for the Code Amendment. The other relates to the road upgrades required to facilitate development within Waterloo Corner, with consideration of the other three Code Amendments occurring in the area. The traffic investigations associated with this Code Amendment have identified a requirement for improved infrastructure to provide for safe and convenient access and facilitate the movement of people and goods to and from the site. The growth of broader Adelaide has necessitated the introduction of development on land previously used for low traffic generating developments which have not required infrastructure to the same specification as would now be expected. Investigations have identified the need for upgraded roads and intersections to provide increased capacity and safety in the longer term. Importantly, the recommendations have been tailored to provide flexibility in how development delivery is staged and to not compromise potential future Code Amendments which will consider requirements for other land parcels in this precinct. Consideration has also been given to staged development requirements. This is important due to the multiple land owners and relatively small parcels of land on which access for development will need to be accommodated. The following solutions have been determined appropriate to cater for all four Code Amendments: • a roundabout at the Mill Road/Heaslip Road intersection; • all movements provided at a new intersection on Heaslip Road; • left in/left out movements at the Mumford Road/Heaslip Road intersection; • closure of the Mumford Road/Port Wakefield Road intersection; • a new signalised intersection on Port Wakefield Road at Greyhound Road/Dunn Road; and • Mill Road, Greyhound Road and Mumford will be upgraded.

Investigation	Outcomes/Recommendations
	The timing of the implementation of the infrastructure will depend on the accumulative development of land within the surrounding area and has been identified in the combined Code Amendment traffic investigations report. Notwithstanding this, development of the Affected Area will require safe and convenient access to be provided which, depending on staging, will require fit for purpose design solutions to cater for the development proposed, having regard to the specific proposal and access requirements. High-level intersection designs have been included in **Appendix 5**. Access to the Affected Area will be provided via Mill Road or Greyhound Road. While there may be potential for partial access to be obtained via Heaslip Road, existing constraints will limit the number and type of movement that could occur. The locations of access points will be identified during the Development Application stage of developments on the land. An infrastructure deed is required to fund the necessary upgrades. This deed will need to be put in place prior to adoption of the Code Amendment, as per the condition placed on the Code Amendment by the Minister for Planning. **How are these investigations addressed by the Code Amendment?** Road infrastructure planning is required to consider the future traffic requirements of the Affected Area but also what infrastructure is required at a regional level. The Code Amendment addresses this through regular working group meetings to ensure that road upgrades and interventions are planned with consideration of the wider network, with support from DIT and both councils. An infrastructure deed will be put in place prior to adoption of the Code Amendment to ensure developers make fair and equitable contributions towards the necessary road infrastructure upgrades when they proceed to develop their land. **Recommended Policy Change** Apply the Strategic Employment Zone to the Affected Area. Apply a Concept Plan to the Affected Area showing the indicative location of access points and traffic interventions.
Services and Infrastructure (including stormwater)	Infrastructure upgrades and extension will be required to supply essential services such as electricity, potable water, and sewer services to the Affected Area. Stormwater infrastructure upgrades are also required. In some cases (such as wastewater and stormwater), interim solutions are proposed to allow development to proceed in the short term to address the urgent need for further land supply, allowing time for regional infrastructure upgrades to occur as further development in the region progresses. A summary of the findings relating to infrastructure requirements is provided in section 4.2 above. **How are these investigations addressed by the Code Amendment?** Infrastructure planning is required to consider the future servicing requirements of the Affected Area but also what infrastructure is required at a regional level. The Code Amendment addresses this through engagement of a single engineering consultant who is working with both councils and all Proponents for the Code Amendments in Waterloo Corner. This, together

Investigation	Outcomes/Recommendations
	with regular working group meetings, ensures that regional infrastructure planning aligns with interim solutions which will be put in place through each Code Amendment. An infrastructure deed will be put in place prior to adoption of the Code Amendment to ensure developers make fair and equitable contributions towards the necessary infrastructure upgrades when they proceed to develop their land. **Recommended Policy Change** Apply the Strategic Employment Zone to the Affected Area. Apply a Concept Plan to the Affected Area showing the indicative location of stormwater infrastructure.
Economic analysis	Plan SA forecasts that the population of the Metropolitan Adelaide area will increase by 165,000 people from 2023-2030. With over half of the forecast residential dwelling pipeline located in the Outer North, it is essential that industrial sector growth moves in line with population growth. The unlocking of industrial development land in areas of significant population growth is critical to the growth of the city with a focus on the Outer North in the near term, and the Outer South as the North-South Corridor completes in 2030. The rapid escalation of demand for warehouse space laid the foundation for Adelaide's current industrial land shortage. Much of this tenant demand (>3,000 sqm) from 2020-2023 was recorded in areas with strong connectivity to the Northern Connector. Predominantly, in the North West and Outer North precincts, which accounted for almost 70% of the four-year total. With very low availability of existing warehouse space and very limited development-ready industrial land remaining in the Outer North and North West precincts, occupiers looking to relocate to the precincts are left with few options. This low availability of warehouse floorspace underpins the importance of unlocking more industrial land in Adelaide. Of the estimated 247 hectares of industrial land absorbed between 2020 to 2023, the largest proportion was recorded in the Outer North precinct. A total of 141 hectares were absorbed in the Outer North over the period, equating to 56.5% of the total. The challenges acquiring industrially zoned land has placed significant upward pressure on land values across Adelaide. Since 2020, average land values have increased between 100% - 300%. The 300% growth in land values that has been recorded in Adelaide's Outer North precinct since 2020 is the strongest rate of growth across all tracked industrial markets nationally. If average land values continue to increase at the same percentage growth rate recorded over 2020 – 2023, land values in the Outer North could reach over $1,000 per sqm. If land values continue to trend upwards in line with this high growth scenario, industrial development will become unfeasible for developers and will be uneconomical for tenants. To avoid the further escalation of this crisis is a fluid industrial land market with development-ready industrial land lots available to the private market. Of the ~1,500 hectares of vacant industrial lands first published in the Plan SA Land Supply Report for Greater Adelaide in 2021, only 146 hectares are development-ready, having the potential for immediate development. Furthermore, using the current rate of industrial land absorption recorded in

Investigation	Outcomes/Recommendations
	Adelaide from 2020 to 2023, there is significant concern that the current available industrially zoned land in the market will be exhausted in just over two years. The retention of industrial land is critical to a growing city. The industrial sector provides space for manufacturing, production, goods storage and logistics activities. It contributes to productivity, job creation, and economic growth. Conversely, the loss of industrial land can lead to negative economic impacts, including job losses and lower wages. Direct and indirect employees associated with the SA manufacturing sector contribute on average $149,788 to Gross State Product per annum. This includes direct on-site jobs, the jobs of supplying industries and the jobs associated with the spend of salaries and wages on consumption. For every direct job on-site in an industrial precinct contributing $149,788 to Gross State Product, there are 2.07 jobs created elsewhere in the economy through the induced effects contributing another $300,000 to Gross State Product. Therefore, the loss of every hectare of productive industrial land for urban development in Metropolitan Adelaide could result in the loss of 90 direct jobs and $13.5 million of direct contribution to Gross State Product in existing precincts. It is also worth noting that this economic activity could be transferred interstate should the zoned land be available. The future Edinburgh Parks lands is 1719 Hectares. If fully developed, retaining this precinct for industrial use could support capacity for: Future Jobs: 154,710 GSP Output: $23.2 billion Key Future Industrial Sectors: Warehouse and Distribution | Defence | Food Manufacturing | Retail and Wholesale It is anticipated that rezoning of the Affected Area could facilitate approximately 1900 future jobs. Recommendation: Prioritise the rezoning and release of this land to ensure that affordable opportunities to acquire industrial land is available to the market. **How are these investigations addressed by the Code Amendment?** The Code Amendment seeks to rezone the Affected Area to address the immediate need for further employment land in the region. **Recommended Policy Change** Apply the Strategic Employment Zone to the Affected Area.
Preliminary Site Investigation (PSI)	The objectives of the PSI were to: • identify whether potentially contaminating activities (PCAs) have occurred on or near the site, including chemicals of interest (COI) if any, relating to the identified PCAs; • provide a desktop review of the potential risk to the proposed land use related to identified PCAs and likelihood that PCAs may have caused site contamination about the previous land use; and

Investigation	Outcomes/Recommendations
	• provide advice if additional assessment is required to assess the contamination status of site. The scope of work completed for the PSI included the review of publicly available information for the site and surrounds, as well as a site inspection and the development of a preliminary site conceptual model. The site history research has revealed that: • the site has been utilised for agricultural purposes from as early as 1881 and appears to have been utilised in a horticultural land use from approximately the early 2000's (as indicated in the 2004 aerial photo); • intensive agriculture associated with market gardening for the growing of cabbages and lettuce appear to have dominated the site since the early 2000's; • chemical application of insecticides and fungicides has been undertaken in accordance with the manufacturer's specifications; • the site has been identified as being in the Edinburgh Groundwater Prohibition Area due to the identification of known PFAS contaminated groundwater; • there is an off-site operational electrical substation immediately adjacent to the northern corner of the site which was constructed in the 1970s. Based on the results of the PSI, one on-site and two key off-site potentially contaminating activity (PCAs) as defined by the State Planning Commission Practice Direction 14 were identified. The on-site PCA relates to intensive application or administration of a listed substance to plants associated with current and historical market garden activities. The following recommendations are made based on the results of the PSI and the identification of the PCA's at the site: • a broad grid-based soil assessment is recommended to assess the risk associated with the application of insecticides and fungicides at the site. The soil assessment should also include targeted sampling in the northern corner of the site to determine if impacts are present from leak and/or spills of coolant oils from the adjacent off-site substation; and • a detailed literature review is recommended to be completed of the identified assessment reports and EPA records for the site and surrounding areas including for, but not limited to the Edinburgh Groundwater Prohibition Zone, the Waste depot and further information is also recommended where available for the Humes Doors and Timbers site. Subject to the findings of the literature review, it may be appropriate to undertake additional intrusive assessment works to evaluate possible soil and groundwater impacts at the site from these potential off-site sources. Additionally, all site activities and future site development is to be undertaken in accordance with the conditions of the Edinburgh Groundwater Prohibition Area.

Investigation	Outcomes/Recommendations
	Should any buried waste or any other evidence of potential site contamination be uncovered or identified during site construction activities, work must cease immediately, and an appropriately qualified environmental consultant be contacted to inspect and assess the identified area of potential contamination. Based on the results of the limited PSI and subject to the findings of the additional investigation and assessment works, it is considered unlikely that there would be gross contamination that would preclude commercial/industrial development at the site. **How are these investigations addressed by the Code Amendment?** With consideration of current and previous uses of the Affected Area and proposed future land uses which will be facilitated through the rezoning, the Code Amendment is deemed appropriate. Soil testing is likely to be required where land will be used for detention basins. This can be undertaken at development approval stage in accordance with Practice Direction 14. **Recommended Policy Change** Apply the Strategic Employment Zone to the Affected Area.
Infrastructure funding solution	Infrastructure agreements ensure that all landowners/developers make fair and equitable contributions towards the necessary infrastructure upgrades when they proceed to develop their land. Infrastructure agreements will be required for road infrastructure and regional stormwater infrastructure. These agreements are being drafted and will be in place prior to adoption of the Code Amendment.
Search of the Register of Aboriginal Sites and Objects (Taa wika)	A Taa Wika Cultural Heritage Database and Register Search has been undertaken for all allotments within the Affected Area (with a buffer of 100 metres) and no known Aboriginal sites or objects were identified as a result of this search. In the event that places or items of Aboriginal significance are identified in the future, the *Aboriginal Heritage Act 1988* will continue to protect these places and items.
Concept Plan	A Concept Plan is proposed to be adopted into the Planning and Design Code to guide future development within the Affected Area. The Concept Plan has been drafted to ensure required infrastructure within the Affected Area aligns with infrastructure requirements for adjoining Code Amendments and regional infrastructure planning. The proposed Concept Plan can be found in **Appendix 1** and includes: • the location of future road upgrades; • the location of future intersections; • the location of access points and an indicative internal road; and • stormwater infrastructure. The Proponent is only able to introduce a Concept Plan over land within the Affected Area, however, it is likely that the Concept Plan for each of the four

Investigation	Outcomes/Recommendations
	Code Amendments occurring in Waterloo Corner will be merged when adopted into the Planning and Design Code.

Further details on investigations undertaken in support of the Code Amendment are included in **Appendix 5-9**.

4.3.2 Recommended policy changes

The above investigations confirm that the policy contained within the Planning and Design Code is adequate to guide future redevelopment of the Affected Area.

Accordingly, this Code Amendment does not seek to change any policy contained within the Planning and Design Code and will only result in the changes to the spatial application of the Strategic Employment Zone, Overlay and Technical and Numeric Variation boundaries and inclusion of a Concept Plan as described in section 2.3.2 of this report.

APPENDIX 1. AFFECTED AREA MAPPING

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at www.plan.sa.gov.au/codeamendments

APPENDIX 2. CURRENT CODE POLICY

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at www.plan.sa.gov.au/codeamendments

APPENDIX 3. PROPOSED CODE POLICY

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at www.plan.sa.gov.au/codeamendments

FUTURE URBAN

APPENDIX 4. STRATEGIC PLANNING OUTCOMES

This investigation report can also be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at www.plan.sa.gov.au/codeamendments

(1) STATE PLANNING POLICIES

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are summarised below:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
State Planning Policy 1 – Integrated Planning: To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future. *(1.1) An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.* *(1.2) Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.* *(1.3) Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.*	The Affected Area has been identified for future employment land by the State Government, City of Playford and City of Salisbury and will increase employment land supply in a growth area. The Affected Area is can be serviced by infrastructure is very well connected to existing transport routes and intermodal facility.
State Planning Policy 9 – Employment Lands: To provide sufficient land supply for employment generating uses that supports economic growth and productivity. *(9.1) Support the expansion and clustering of key economic growth areas including health; education; tourism; energy and resources; primary industry; defence; and knowledge and creative industries.* *(9.2) Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.* *(9.4) Adaptable policies that allow commercial and industrial-focused employment lands to support local economies and evolve in response to changing business and community needs.*	The Affected Area is currently underutilised and strategic visioning for the area has established that the highest and best use of the land is for employment purposes. The Strategic Employment Zone provides an adaptable policy framework to allow commercial and employment type uses, flexible to market demand. The Affected Area is well located with infrastructure and transport connections. Development of the site is desirable and will leverage off recent and planned infrastructure investment.

(9.5) Promote new, latent and alternative employment types and attract new business investment by enabling a diverse range of flexible land use opportunities. *(9.6) Protect prime industrial land for employment use where it provides connectivity to freight networks; enables a critical mass or cluster of activity; has the potential for expansion; is connected to skilled labour; is well serviced; and is not constrained by abutting land uses.* *(9.12) Plan for employment and industrial precincts in strategic locations that improve economic productivity; are protected from encroachment; connect to efficient supply chains; and are located to provide transport access and connectivity.*	
State Planning Policy 11 - Strategic Transport Infrastructure: To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business. *(11.2) Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.*	Rezoning of the Affected Area will assist in maximising use of the North-South Corridor.
State Planning Policy 14 - Water Security and Quality: To ensure South Australia's water supply is able to support the needs of current and future generations. *(14.5) Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and liveability.* *(14.6) Support development that does not adversely impact on water quality.*	Stormwater investigations identify measures that future development must incorporate to minimise risks of flooding. The Proponent intends to detain stormwater on site through detention basins and enter into an infrastructure deed to equitably contribute to the provision of required infrastructure.
State Planning Policy 16 - Emissions and Hazardous Activities: To protect communities and the environment from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable. *(16.1) Protect communities and the environment from risks associated with industrial emissions*	The Gas and Liquid Petroleum Pipelines Overlay applies over a significant proportion of the Affected Area. This Overlay applies some restrictions on land uses, however, it is not expected to impact future development of the land. Future land uses will be selected in consultation with the relevant referral agency.

and hazards (including radiation) while ensuring that industrial and infrastructure development remains strong through: *a) supporting a compatible land use mix through appropriate zoning controls* *b) appropriate separation distances between industrial sites that are incompatible with sensitive land uses* *c) controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver.*	

(2) REGIONAL PLANS

The Regional Plan

The key policies and targets of the *30-Year Plan for Greater Adelaide* (2017 update) which are most relevant to this Code Amendment are detailed in the table below.

The investigations undertaken to date and outlined in this Code Amendment, will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
The economy and jobs	
P55 Promote certainty to undertake development while at the same time providing scope for innovation. **P56** Ensure there are suitable land supplies for the retail, commercial and industrial sectors. **P68** Focus business clusters and manufacturing hubs around key transport infrastructure such as road, air, rail, sea terminals and intermodal facilities to maximise the economic benefits of export infrastructure. **P73** Provide sufficient strategic employment land options with direct access to major freight routes to support activities that require separation from housing and other sensitive land uses.	The existing use and zoning of the Affected Area does not represent the highest and best use of the land. The land has been identified for future employment use. The Strategic Employment Zone will introduce a flexible and adaptive policy framework to facilitate warehousing, logistics and distribution type uses. The zoning will facilitate development on well-located and serviceable land which will maximise use of existing transport linkages. The Affected Area is particularly well located in terms of freight routes.
Water	
P115 Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.	Stormwater investigations have been undertaken which identify mitigation measures to ensure stormwater is distributed appropriately. The Proponent intends to retain stormwater on site through use of detention

	basins. Discussions are occurring with the relevant councils to ensure infrastructure and treatments contribute to the broader flood mitigation strategy.
Emergency Management and Hazard Avoidance	
P118 Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, erosion, dune drift and acid sulphate soils) by designating and planning for development in accordance with a risk hierarchy of: • avoidance • adaptation • protection **P119** Improve the integration of disaster risk reduction and hazard avoidance policies and land use planning.	The Gas and Liquid Petroleum Pipelines Overlay will continue to apply over the Affected Area. The Code Amendment investigations and future development will ensure risks are minimised.

(3) OTHER STRATEGIC PLANS

The table below identifies other documents relevant to this proposed Code Amendment.

Other Relevant Documents	Code Amendment Alignment with Other Relevant Documents
City of Playford Strategic Plan 2020-2024	The Code Amendment supports Community Theme 4: Supporting business and local employment opportunities.
Playford Community Vision 2043	The Code Amendment supports the Plan's aspiration for prosperity - economic development: a thriving local economy.
Playford Growth Area Structure Plan – December 2013	The Code Amendment seeks to realise the strategic vision of the Structure Plan.
City of Salisbury City Plan 2035	City Plan 2035 contains a vision for Salisbury to be 'a progressive, sustainable and connected community'. It has three directions that capture the social, environmental and economic influences on Salisbury, and one direction that addresses factors within Salisbury Council itself. Several 'Foundations' are then identified for each of the 4 directions. Council has determined that these Foundations are the goals that we will seek to achieve for Salisbury. They are supported by critical actions that outline the Council's priority deliverables over the life of the plan.

	The Plan includes critical actions to review the existing economic growth strategy and develop plans to progress economic activity in Technology Park and Edinburgh Parks.
City of Salisbury Strategic Growth Framework - Waterloo Corner and Bolivar Corridor	The purpose of this Strategic Growth Framework is to: • Present a fully informed, consolidated and coordinated growth framework to inform future Council decisions relating to infrastructure planning and funding and the orderly sequencing and management of Council and/or Proponent led Code Amendments. • Take both a long term 30-year perspective on development potential and forward planning, within a flexible framework that can support existing or short-term development interest within a coordinated and orderly development pattern. • Produce a framework that appreciates the regional context with a level of investigation and regional coordination to be used to directly inform the upcoming State Government's Regional Planning process. • Promote and encourage economic growth and job creation for the City of Salisbury community. • Identify infrastructure delivery mechanism options that could support an intensification of development while ensuring fair apportionment of costs between the landowners, developers, City of Salisbury, Adjacent Council's and State Government. The Strategic Growth Framework identifies the Affected Area within Planning Area 1 – Future Strategic Employment (potential for an eco-industrial park). The Framework identifies the land as Strategic Employment Zone in the North Structure Plan.

APPENDIX 5. TRAFFIC INVESTIGATIONS – CODE AMENDMENT

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at www.plan.sa.gov.au/codeamendments

APPENDIX 6. TRAFFIC INVESTIGATIONS – WATERLOO CORNER

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at www.plan.sa.gov.au/codeamendments

APPENDIX 7. SERVICES AND INFRASTRUCTURE (INCLUDING STORMWATER) INVESTIGATIONS

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at www.plan.sa.gov.au/codeamendments

APPENDIX 8. STORMWATER ANALYSIS – STAGE 1

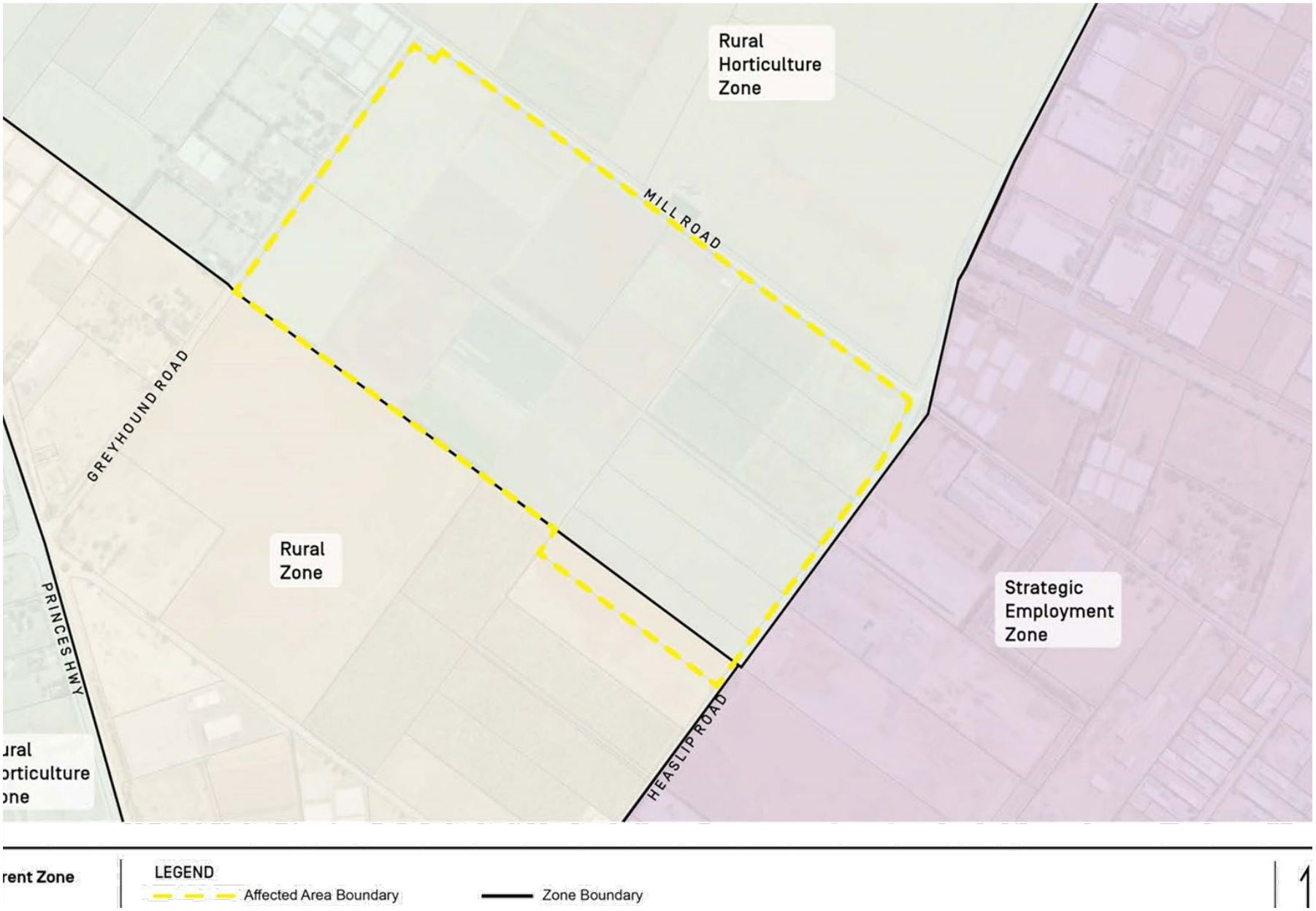
This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at www.plan.sa.gov.au/codeamendments

APPENDIX 9. ECONOMIC ANALYSIS

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at www.plan.sa.gov.au/codeamendments

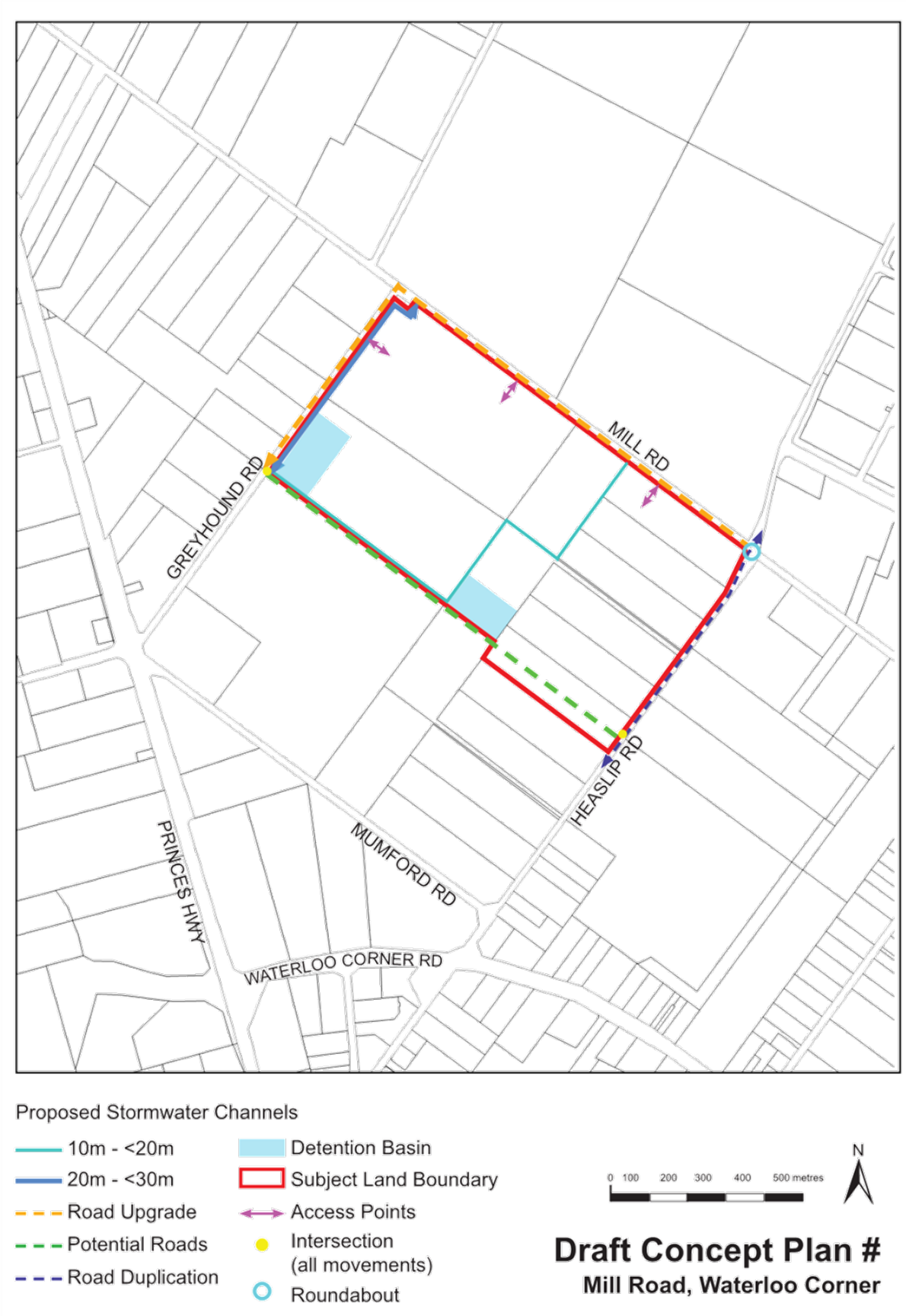
APPENDIX 10. PRELIMINARY SITE INVESTIGATION

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at www.plan.sa.gov.au/codeamendments



Item 1.1.2 - Attachment 4 - Appendix 1 - Affected Area Mapping


Rural
Horticulture
Zone
MILL ROAD
Strategic
Employment
Zone
GREYHOUND ROAD
Rural
Zone
HEASLIP ROAD
PRINCES HWY
Strategic
Employment
Zone
LEGEND
Affected Area Boundary
Zone Boundary


MILL RD
GREYHOUND RD
HEASLIP RD
MUMFORD RD
PRINCES HWY
WATERLOO CORNER RD
Proposed Stormwater Channels
10m - <20m
20m - <30m
Road Upgrade
Potential Roads
Road Duplication
Detention Basin
Subject Land Boundary
Access Points
Intersection
(all movements)
Roundabout
0 100 200 300 400 500 metres
N
Draft Concept Plan #
Mill Road, Waterloo Corner



Current



Proposed

Plan Production: 25/02/2025

Limited Dwelling Overlay

LEGEND

Subject land boundary

Limited Dwelling

N



Current



Proposed

Plan Production: 25/02/2025

Limited Land Division Overlay

LEGEND

Subject land boundary

Limited Land Division

N



Current



Proposed

Plan Production: 25/02/2025

TNV Minimum site area

LEGEND

Subject land boundary

10 hectares TNV Minimum site area

N

Address: LOT 6 HEASLIP RD WATERLOO CORNER SA 5110

To view a detailed interactive property map in SAPPA click on the map below



Property Zoning Details

Zone

Rural
Rural Horticulture

Overlay

Building Near Airfields
Defence Aviation Area *(All structures over 45 metres)*
Gas and Liquid Petroleum Pipelines
Hazards (Bushfire - General)
Hazards (Bushfire - Urban Interface)
Hazards (Flooding - General)
Limited Dwelling
Limited Land Division
Major Urban Transport Routes
Prescribed Wells Area
Regulated and Significant Tree
Traffic Generating Development

Local Variation (TNV)

Minimum Site Area *(Minimum site area is 10 ha)*
Concept Plan *(Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints)*

Development Pathways

- Rural

1. Accepted Development
   Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.
   - Agricultural building
   - Air handling unit, air conditioning system or exhaust fan
   - Brush fence
   - Building alterations
   - Building work on railway land
   - Carport
   - Outbuilding
   - Partial demolition of a building or structure
   - Private bushfire shelter
   - Protective tree netting structure
   - Shade sail
   - Solar photovoltaic panels (ground mounted)
   - Solar photovoltaic panels (roof mounted)
   - Swimming pool or spa pool and associated swimming pool safety features
   - Verandah
   - Water tank (above ground)
   - Water tank (underground)

2. Code Assessed - Deemed to Satisfy
   Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.
   - Advertisement
   - Agricultural building
   - Carport

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- Deck
- Horticulture
- Outbuilding
- Temporary accommodation in an area affected by bushfire
- Verandah

3. Code Assessed - Performance Assessed
Performance Assessed development types listed below are those for which the Code identifies relevant policies.
Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- Advertisement
- Agricultural building
- Ancillary accommodation
- Brewery
- Carport
- Cidery
- Deck
- Demolition
- Detached dwelling
- Distillery
- Dwelling addition
- Fence
- Horticulture
- Industry
- Land division
- Outbuilding
- Retaining wall
- Shop
- Store
- Tourist accommodation
- Tree-damaging activity
- Verandah
- Warehouse
- Winery
- Workers' accommodation

4. Impact Assessed - Restricted
Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

- Rural Horticulture

1. Accepted Development
Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Air handling unit, air conditioning system or exhaust fan
- Brush fence
- Building alterations
- Building work on railway land
- Carport
- Outbuilding
- Partial demolition of a building or structure
- Private bushfire shelter
- Protective tree netting structure
- Shade sail
- Solar photovoltaic panels (ground mounted)
- Solar photovoltaic panels (roof mounted)
- Swimming pool or spa pool and associated swimming pool safety features
- Verandah
- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy
Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Advertisement
- Agricultural building
- Carport
- Deck
- Horticulture

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- Outbuilding
- Temporary accommodation in an area affected by bushfire
- Verandah

3. Code Assessed - Performance Assessed
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- Advertisement
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- Retaining wall
- Shop
- Store
- Tourist accommodation
- Tree-damaging activity
- Verandah
- Warehouse
- Winery
- Workers' accommodation

4. Impact Assessed - Restricted
Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

Part 2 - Zones and Sub Zones

Rural Zone

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.
DO 2	A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Commercial forestry

	(g) Dairy (h) Dam (i) Distillery (j) Dwelling (k) Dwelling addition (l) Farming (m) Horse keeping (n) Horticulture (o) Industry (p) Intensive animal husbandry (q) Low intensity animal husbandry (r) Outbuilding (s) Renewable energy facility (t) Shop (u) Small-scale ground mounted solar power facility (v) Stock slaughter works (w) Tourist accommodation (x) Transport distribution (y) Verandah (z) Warehouse (aa) Winery (ab) Workers' accommodation
Siting and Design	
PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather trafficable public road.
PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.	DTS/DPF 2.2 Buildings: (a) are located on sites with a slope not greater than 10% (1-in-10) (b) do not result in excavation and/or filling of land greater than 1.5m from natural ground level.
Horticulture	
PO 3.1 Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a sustainable manner that: (a) enhances the productivity of the land for the growing of food and produce in a sustainable manner (b) avoids adverse interface conflicts with other land uses (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality (d) is sympathetic to surrounding rural landscape character and amenity where horticulture is proposed to be carried out in enclosed buildings such as such as greenhouses.	DTS/DPF 3.1 Horticultural activities: (a) are conducted on an allotment with an area of at least 1ha (b) are sited on land with a slope not greater than 10% (1-in-10) (c) are not conducted within 50m of a watercourse or native vegetation (d) are not conducted within 100m of a sensitive receiver in other ownership (e) provide for a headland area between plantings and property boundaries of at least 10m in width (f) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m^2 (g) where in the form of olive growing are not located within 500m of a conservation or national park.
Rural Industry	
PO 4.1 Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.	DTS/DPF 4.1 Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof): (a) are directly related and ancillary to a primary production use on the same or adjoining allotment (b) are located on an allotment not less than 20ha in area (c) have a total floor area not exceeding 500m^2.
PO 4.2 Expansion of established small-scale or new large scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities: (a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of the locality (b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like (c) primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas.	DTS/DPF 4.2 None are applicable.
PO 4.3 Industry, storage, warehousing, transport distribution or similar activities are sited,	DTS/DPF 4.3 Buildings and associated activities:

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designed and of a scale that maintains rural character and function and respects landscape amenity.	(a) are set back at least 100m from all road and allotment boundaries (b) are not sited within 200m of a sensitive receiver in other ownership (c) have a building height not greater than 10m above natural ground level (d) incorporate the loading and unloading of vehicles within the confines of the allotment.
Dwellings	
PO 5.1 Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and rural related value adding activities without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings.	DTS/DPF 5.1 Dwellings: (a) are located on an allotment with an area not less than: (b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities (c) will not result in more than one dwelling on an allotment. In relation to DTS/DPF 5.1, in instances where: (d) more than one value is returned in the same field, refer to the *Minimum Dwelling Allotment Size Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development (e) no value is returned for DTS/DPF 5.1(a) (ie there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met.
PO 5.2 Development resulting in more than one dwelling on an allotment supports ageing in place for the owner of the allotment or multi-generational management of farms in a manner that minimises the potential loss of land available for primary production.	DTS/DPF 5.2 Dwelling that will result in more than one dwelling on an allotment where all the following are satisfied: (a) it is located within 20m of an existing dwelling (b) shares the same utilities of the existing dwelling (c) will use the same access point from a public road as the existing dwelling (d) it is located on an allotment not less than 40ha in area (e) will not result in more than two dwellings on the allotment.
PO 5.3 Dwelling are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 5.3 Dwellings: (a) are set back from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height that is no greater than 6m.
PO 5.4 Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 5.4 Additions or alterations to an existing dwelling: (a) are set back from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height that is no greater than 6m.
Shops, Tourism and Function Venues	
PO 6.1 Shops are associated with an existing primary production use or primary production related value adding industry to support diversification of employment, provide services to visitors and showcase local and regional products.	DTS/DPF 6.1 Shops: (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industries (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments (c) have a gross leasable floor area not exceeding $100m^2$ or $250m^2$ in the case of a cellar door (d) have an area for the display of produce or goods external to a building not exceeding $25m^2$.
PO 6.2 Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 6.2 Shops in new buildings: (a) are set back from all allotment boundaries by at least 40m (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height that does not exceed 9m above natural ground level.
PO 6.3 Tourist accommodation is associated with the primary use of the land for primary production or primary production related value adding industry to enhance and provide authentic visitor experiences.	DTS/DPF 6.3 Tourist accommodation: (a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) in relation to the area used for accommodation: (i) where in a new building, or buildings, does not exceed a cumulative total floor area of $100m^2$

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	(ii) or where in an existing building, does not exceed a total floor area of 150m^2 and (c) does not result in more than one tourist accommodation facility being located on the same allotment.
PO 6.4 Tourist accommodation proposed in a new building or buildings is sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 6.4 Tourist accommodation in new buildings: (a) is set back from all allotment boundaries by at least 40m (b) has a building height that does not exceed 7m above natural ground level.
PO 6.5 Function venues are associated with the primary use of the land for primary production or primary production related value adding industry.	DTS/DPF 6.5 Function venues: (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) do not result in more than 75 persons for customer dining purposes.
PO 6.6 Function venues are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.	DTS/DPF 6.6 Function venues: (a) are located on an allotment having an area of at least 5ha (b) are set back from all property boundaries by at least 40m (c) are not sited within 100m of a sensitive receiver in other ownership (d) have a building height that does not exceed 9m above natural ground level.
Offices	
PO 7.1 Offices are directly related to and associated with the primary use of the land for primary production or primary production related value adding industry.	DTS/DPF 7.1 Offices: (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) have a gross leasable floor area not exceeding 100m^2.
Adaptive Reuse of Existing Buildings	
PO 8.1 Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.	DTS/DPF 8.1 Development within an existing building is for any of the following: (a) a shop (b) office (c) tourist accommodation.
Renewable Energy Facilities	
PO 9.1 Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.	DTS/DPF 9.1 None are applicable.
PO 9.2 Small-scale, ground-mounted solar power facilities support rural production or value-adding industries.	DTS/DPF 9.2 None are applicable.
Built Form and Character	
PO 10.1 Large buildings are designed and sited to reduce impacts on scenic and rural vistas by: (a) having substantial setbacks from boundaries and adjacent public roads (b) using low-reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines.	DTS/DPF 10.1 None are applicable.
Land Division	
PO 11.1 Land division, including boundary realignments, promotes productive, efficient and sustainable primary production.	DTS/DPF 11.1 Allotments have an area not less than: **Minimum Site Area** Minimum site area is 10 ha In relation to DTS/DPF 11.1, in instances where: (a) more than one value is returned in the same field, refer to the *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (b) no value is returned (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.

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PO 11.2 Land division, including boundary realignments, which facilitates the more intensive use of the land should occur only where: (a) the allotments are of a size and configuration to support the existing and proposed land uses (b) water of sufficient quality and quantity is available to sustain the proposed use (c) the use will be compatible with adjacent or nearby uses of land.	DTS/DPF 11.2 None are applicable.
PO 11.3 Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to: (a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard.	DTS/DPF 11.3 Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following: (a) 40m (b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.
Agricultural Buildings	
PO 12.1 Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function.	DTS/DPF 12.1 Agricultural buildings: (a) are located on an allotment having an area of at least 10ha (b) are set back at least 50m from an allotment boundary (c) have a building height not exceeding 10m above natural ground level (d) do not exceed 500m^2 in total floor area (e) incorporate the loading and unloading of vehicles within the confines of the allotment.
Outbuildings, Carports and Verandahs	
PO 13.1 Outbuildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 13.1 Outbuildings: (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a combined total floor area that does not exceed 150m^2 (c) do not exceed 5m in wall height measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 6m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (f) will not result in more than 2 outbuildings on the same allotment.
PO 13.2 Carports and verandahs are sited, designed and of a scale to maintain a pleasant rural character and amenity.	DTS/DPF 13.2 Carports and verandahs: (a) are set back from the primary street at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 80m^2 (c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 5m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour.
Concept Plans	
PO 14.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 14.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints In relation to DTS/DPF 14.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 14.1 is met.
Advertisements	
PO 15.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 15.1 Freestanding advertisements: (a) do not exceed 2m in height (b) do not have a sign face that exceeds 2m^2 per side.

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Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) carport (f) deck (g) dwelling (h) dwelling addition (i) farming (j) fence (k) horse keeping (l) internal building works (m) land division (n) outbuilding (o) pergola (p) private bushfire shelter (q) protective tree netting structure (r) replacement building (s) retaining wall (t) shade sail (u) solar photovoltaic panels (roof mounted) (v) swimming pool or spa pool and associated swimming pool safety features (w) temporary accommodation in an area affected by bushfire (x) tree damaging activity (y) verandah (z) water tank.	None specified.
3. Any development involving any of the following (or of any combination of any of the following): (a) industry (b) store (c) warehouse.	Except development that exceeds the total floor area limit expressed in Rural Zone DTS/DPF 4.1(c) or does not satisfy Rural Zone DTS/DPF 4.3.
4. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
5. Function venue.	Except function venue that does not satisfy any of the following: 1. Rural Zone DTS/DPF 6.5(b) 2. Rural Zone DTS/DPF 6.6.
6. Horticulture.	Except horticulture that does not satisfy any of the following: 1. Rural Zone DTS/DPF 3.1(d)

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	2. Rural Zone DTS/DPF 3.1(e) 3. Rural Zone DTS/DPF 3.1(f).
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
8. Shop.	Except shop that exceeds the gross leasable floor area limit expressed in Rural Zone DTS/DPF 6.1(c) or does not satisfy Rural Zone DTS/DPF 6.2.
9. Tourist accommodation.	Except tourist accommodation that does not satisfy any of the following: 1. Rural Zone DTS/DPF 6.3(b) 2. Rural Zone DTS/DPF 6.4.

Placement of Notices - Exemptions for Performance Assessed Development

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 107(3)(a)(ii) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Rural Zone.

Placement of Notices - Exemptions for Restricted Development

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 110(2)(a)(iv) of *the Planning, Development and Infrastructure Act 2016* does not apply in the Rural Zone.

Rural Horticulture Zone

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Intensive agriculture in the form of horticulture and associated value-adding enterprises and activities.
DO 2	The establishment of appropriately scaled industries for washing, processing, bottling and packaging primary produce and servicing and supporting horticulture.
DO 3	Manage interface conflict between horticulture and other land uses.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 The productive value of horticultural land for a range of agricultural, intensive horticultural activities and associated value adding, processing, warehousing and distribution activities is supported, protected and maintained. The proliferation of other land uses that may be sensitive to those activities is avoided.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Distillery (g) Dwelling (h) Dwelling addition (i) Horse keeping (j) Horticulture (k) Industry (l) Low intensity animal husbandry (m) Outbuilding (n) Shop (o) Small-scale ground mounted solar power facility (p) Tourist accommodation (q) Transport distribution (r) Verandah (s) Warehouse (t) Winery (u) Workers' accommodation
Siting and Design	
PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather public road.
PO 2.2	DTS/DPF 2.2

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Buildings are generally located on flat land to avoid cut and fill and the associated visual impacts.	Buildings: (a) are sited on land with a slope not greater than 10% (1-in-10) (b) do not result in excavation and filling of land greater than 1.5m from natural ground level.
Horticulture	
PO 3.1 Horticulture is located and conducted on land that has the physical capability of supporting the activity in a sustainable manner that: (a) enhances the productivity of the land for the growing of food and produce (b) avoids adverse interface conflicts with other land uses (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality.	DTS/DPF 3.1 Horticultural activities: (a) are conducted on an allotment with an area of at least 1ha (b) are sited on land with a slope not greater than 10% (1-in-10) (c) are not conducted within 50m of a watercourse or native vegetation (d) are not conducted within 100m of a sensitive receiver in other ownership (e) provide for a headland area between plantings and property boundaries of at least 10m in width (f) where in the form of olive growing, are not located within 500m of a conservation or national park.
Rural Industry	
PO 4.1 Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.	DTS/DPF 4.1 Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof): (a) are directly related and ancillary to a primary production use on the same or adjoining allotment (b) are located on an allotment not less than 2ha in area (c) have a total floor area not exceeding 350m^2.
PO 4.2 Expansion of established small-scale or new large scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities: (a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of the locality (b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like (c) primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas.	DTS/DPF 4.2 None are applicable.
PO 4.3 Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural function and character in a manner that respects landscape amenity.	DTS/DPF 4.3 Buildings and associated activities: (a) are setback at least 50m from all road and allotment boundaries (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height not greater than 10m above natural ground level (d) incorporate the loading and unloading of vehicles within the confines of the allotment.
Dwellings	
PO 5.1 Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and rural related value adding activities without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings.	DTS/DPF 5.1 Dwellings: (a) are located on an allotment with an area not less than: (b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities (c) will not result in more than one dwelling on an allotment. In relation to DTS/DPF 5.1, in instances where: (d) more than one value is returned for DTS/DPF 5.1(a), refer to the *Minimum Dwelling Allotment Size Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (e) no value is returned for DTS/DPF 5.1(a) (i.e. there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met.
PO 5.2 Dwellings are sited, designed and are of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 5.2 Dwellings: (a) are set back from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m from the top of the footings (c) have a wall height that is no greater than 6m.
PO 5.3 Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 5.3 Additions or alterations to an existing dwelling:

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	(a) are set back behind the main façade of the existing dwelling (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height no greater than 6m.
Shops and Tourist Accommodation	
PO 6.1 Shops are associated with primary production or primary production related value-adding industry to support diversification of employment, provide services to visitors and showcase local and regional products.	DTS/DPF 6.1 Shops: (a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or primary production related value-adding industries (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments (c) have a gross leasable floor area not exceeding 100m^2 or 250m^2 in the case of a cellar door (d) have an area for the display of produce or goods external to a building not exceeding 25m^2.
PO 6.2 Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 6.2 Shops in new buildings: (a) are set back from all property boundaries by at least 20m (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height that does not exceed 9m above natural ground level.
PO 6.3 Tourist accommodation: (a) is associated with the primary use of the land for primary production or primary production related value-adding industry to enhance and provide authentic visitor experiences (b) makes use of, re-uses and adapts existing buildings (c) maintains a pleasant rural character and amenity.	DTS/DPF 6.3 Tourist accommodation: (a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industries (b) reuses and adapts an existing building (c) does not result in more than one facility being located on the same allotment.
Offices	
PO 7.1 Offices are directly related to and associated with the primary use of the land for primary production or primary production related value adding industry.	DTS/DPF 7.1 Offices: (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) have a gross leasable floor area not exceeding 100m^2.
Adaptive Reuse of Existing Buildings	
PO 8.1 Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.	DTS/DPF 8.1 Development within an existing building is for any of the following: (a) a shop (b) office (c) tourist accommodation.
Workers' accommodation	
PO 9.1 Workers' accommodation provides short-term accommodation for persons temporarily engaged in the production, management or processing of primary produce.	DTS/DPF 9.1 Workers' accommodation: (a) is developed on a site at least 2ha in area (b) has a total floor area not exceeding 250m^2 (c) is in the form of a single building or part of a cluster of buildings that are physically connected (d) accommodates not more than 20 persons at any one time (e) is set back at least 50m from a road boundary (f) is set back at least 40m from a side or rear allotment boundary (g) is located within 20m of an existing dwelling on the same allotment (h) does not result in more than one facility being located on the same allotment.
Renewable Energy Facilities	
PO 10.1 Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.	DTS/DPF 10.1 None are applicable.
PO 10.2 Small-scale ground-mounted solar power facilities support rural production or value adding industries.	DTS/DPF 10.2 None are applicable.
Built Form and Character	
PO 11.1 Large buildings are designed and sited to reduce impacts on scenic and rural vistas by:	DTS/DPF 11.1 None are applicable.

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(a) having substantial setbacks from boundaries and adjacent public roads (b) using low-reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines.	
Land Division	
PO 12.1 Land division, including boundary realignments, promotes productive, efficient and sustainable horticulture.	DTS/DPF 12.1 Allotments have an area not less than: **Minimum Site Area** Minimum site area is 10 ha In relation to DTS/DPF 12.1, in instances where: (a) more than one value is returned in the same field, refer to the *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (b) no value is returned (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.
PO 12.2 Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to: (a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard.	DTS/DPF 12.2 Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following: (a) 40m (b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.
Agricultural Buildings	
PO 13.1 Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function.	DTS/DPF 13.1 Agricultural buildings: (a) are located on an allotment having an area of at least 1ha (b) are set back at least 40m from an allotment boundary (c) have a building height not exceeding 10m above natural ground level (d) do not exceed 200m^2 in total floor area (e) incorporate the loading and unloading of vehicles within the confines of the allotment.
Outbuildings, Carports and Verandahs	
PO 14.1 Outbuildings are sited, designed and of a scale that maintain a pleasant rural character and amenity.	DTS/DPF 14.1 Outbuildings: (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 120m^2 (c) do not exceed 5m in wall height measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 6m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (f) will not result in more than 2 outbuildings on the same allotment.
PO 14.2 Carports and verandahs are sited, designed and of a scale to maintain a pleasant rural character and amenity.	DTS/DPF 14.2 Carports and verandahs: (a) are set back from the primary street at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 80m^2 (c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 5m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour.
Advertisements	
PO 15.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 15.1 Freestanding advertisements: (a) do not exceed 2m in height (b) do not have a sign face that exceeds 2m^2 per side.
Concept Plans	
PO 16.1	DTS/DPF 16.1

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Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints In relation to DTS/DPF 16.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 16.1 is met.

Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) carport (e) deck (f) dwelling (g) dwelling addition (h) farming (i) fence (j) horse keeping (k) internal building works (l) land division (m) outbuilding (n) pergola (o) private bushfire shelter (p) protective tree netting structure (q) replacement building (r) retaining wall (s) shade sail (t) solar photovoltaic panels (roof mounted) (u) swimming pool or spa pool and associated swimming pool safety features (v) temporary accommodation in an area affected by bushfire (w) temporary public service depot (x) tree-damaging activity (y) verandah (z) water tank.	None specified.
3. Any development involving any of the following (or of any combination of any of the following): (a) industry (b) store (c) warehouse.	Except development that exceeds the total floor area limit expressed in Rural Horticulture Zone DTS/DPF 4.1(c) or does not satisfy Rural Horticulture Zone DTS/DPF 4.3.
4. Demolition.	Except any of the following:

	1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
5. Horticulture.	Except horticulture that does not satisfy any of the following: 1. Rural Horticulture Zone DTS/DPF 3.1(d) 2. Rural Horticulture Zone DTS/DPF 3.1(e).
6. Railway line.	Except where located outside of a rail corridor or rail reserve.
7. Shop.	Except shop that exceeds the gross leasable floor area limit expressed in Rural Horticulture Zone DTS/DPF 6.1(c) or does not satisfy Rural Horticulture Zone DTS/DPF 6.2.
8. Tourist accommodation.	Except tourist accommodation that does not satisfy Rural Horticulture Zone DTS/DPF 6.3.

Placement of Notices - Exemptions for Performance Assessed Development

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 107(3)(a)(ii) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Rural Horticulture Zone.

Placement of Notices - Exemptions for Restricted Development

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 110(2)(a)(iv) of *the Planning, Development and Infrastructure Act 2016* does not apply in the Rural Horticulture Zone.

Part 3 - Overlays

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Maintain the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites through management of non-residential lighting, turbulence and activities that may attract or result in the congregation of wildlife.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Outdoor lighting associated with a non-residential use does not pose a hazard to commercial or military aircraft operations.	DTS/DPF 1.1 Development: (a) primarily or wholly for residential purposes (b) for non-residential purposes that does not incorporate outdoor floodlighting.
PO 1.2 Development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike.	DTS/DPF 1.2 All development except where it comprises one or more of the following located not less than 3km from the boundaries of an airport used by commercial or military aircraft: (a) food packing/processing plant (b) horticulture (c) intensive animal husbandry (d) showground (e) waste management facility (f) waste transfer station (g) wetland (h) wildlife sanctuary.
PO 1.3	DTS/DPF 1.3

Buildings are adequately separated from runways and other take-off and landing facilities within certified or registered aerodromes to minimise the potential for building-generated turbulence and windshear that may pose a safety hazard to aircraft flight movement.	The distance from any part of a runway centreline to the closest point of the building is not less than 35 times the building height.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Building height does not pose a hazard to the operations of Defence Aviation Areas.	DTS/DPF 1.1 Building height does not exceed the relevant height specified by the *Defence Aviation Area Overlay*.
PO 1.2 Exhaust stacks are designed and sited to minimise plume impacts on aircraft movements associated with Defence Aviation Areas.	DTS/DPF 1.2 Development does not include exhaust stacks.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Gas and Liquid Petroleum Pipelines Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Management of risk to public safety, the environment and security of energy supply from the encroachment of development on strategic gas and liquid petroleum pipelines.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Community exposure to a potential hazard from the failure of a gas or liquid petroleum pipeline is mitigated by locating development that may accommodate or result in large congregations of people, buildings for housing and / or caring for vulnerable people and community facilities outside areas that pose an unacceptable risk to protect life.	DTS/DPF 1.1 Development satisfies one of the following: (a) it does not comprise: (i) child care facility

	(ii) caravan and tourist park (iii) educational facility (iv) buildings comprising 3 or more building levels (v) land division creating allotments under 1ha for residential purposes (except where the existing allotment is less than 1ha) (vi) prison (vii) residential park (viii) retirement facility (ix) student accommodation (x) supported accommodation (xi) shop or shops with a gross leasable floor area of 1000m^2 or greater (xii) tourist accommodation (xiii) stadium (b) a class of development referred to in part (a), or any combination thereof, which will occur in accordance with an agreement under section 123 of the *Planning, Development and Infrastructure Act, 2016*
PO 1.2 Emergency service and major community health related facilities are located outside areas where a gas or liquid petroleum pipeline failure may disrupt ongoing operations to maintain the response capacity in the event of an emergency.	DTS/DPF 1.2 Development does not comprise any of the following: (a) emergency services facility (b) hospital.
PO 1.3 Development involving the manufacture, collection, handling or bulk storage of flammable, explosive, or otherwise hazardous materials is located and designed to avoid escalating the potential for and effects of a gas or liquid petroleum pipeline failure.	DTS/DPF 1.3 Development satisfies one of the following: (a) it does not comprise: (i) general industry (ii) special industry (iii) landfill (iv) renewable energy facility (v) electricity substation (vi) fuel depot (vii) retail fuel outlet (viii) store (ix) warehouse (x) waste treatment facility (b) a class of development referred to in part (a), or any combination thereof, which will occur in accordance with an agreement under section 123 of the *Planning, Development and Infrastructure Act, 2016*

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral, a class of development that does not satisfy Gas and Liquid Petroleum Pipelines Overlay DTS/DPF 1.1, 1.2 and 1.3.	The Chief Executive of the Department of the Minister responsible for administering the *Petroleum and Geothermal Energy Act 2000*.	To provide expert assessment and direction to the relevant authority in relation to: (a) potential safety issues relating to development or (b) the potential for development to adversely impact upon the lawful continued operation of strategic infrastructure (gas and liquid petroleum pipelines).	Development of a class to which Schedule 9 clause 3 item 9B of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Hazards (Bushfire - General Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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Desired Outcome	
DO 1	Development, including land division responds to the general level of bushfire risk by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable.
PO 2.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 2.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 3.1 To minimise the threat, impact and exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	DTS/DPF 3.1 None are applicable.
PO 3.2 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	DTS/DPF 3.2 Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements*.	DTS/DPF 3.3 None are applicable.
Land Division	
PO 4.1 Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	DTS/DPF 4.1 None are applicable.
PO 4.2 Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.	DTS/DPF 4.2 None are applicable.
PO 4.3 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	DTS/DPF 4.3 None are applicable.
PO 4.4	DTS/DPF 4.4

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Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	None are applicable.
Vehicle Access – Roads, Driveways and Fire Tracks	
PO 5.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.2 Access to habitable buildings is designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors	DTS/DPF 5.2 Access is in accordance with (a) or (b): (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: A. a loop road around the building B. a turning area with a minimum radius of 12.5m (Figure 3) C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	DTS/DPF 5.3 None are applicable.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

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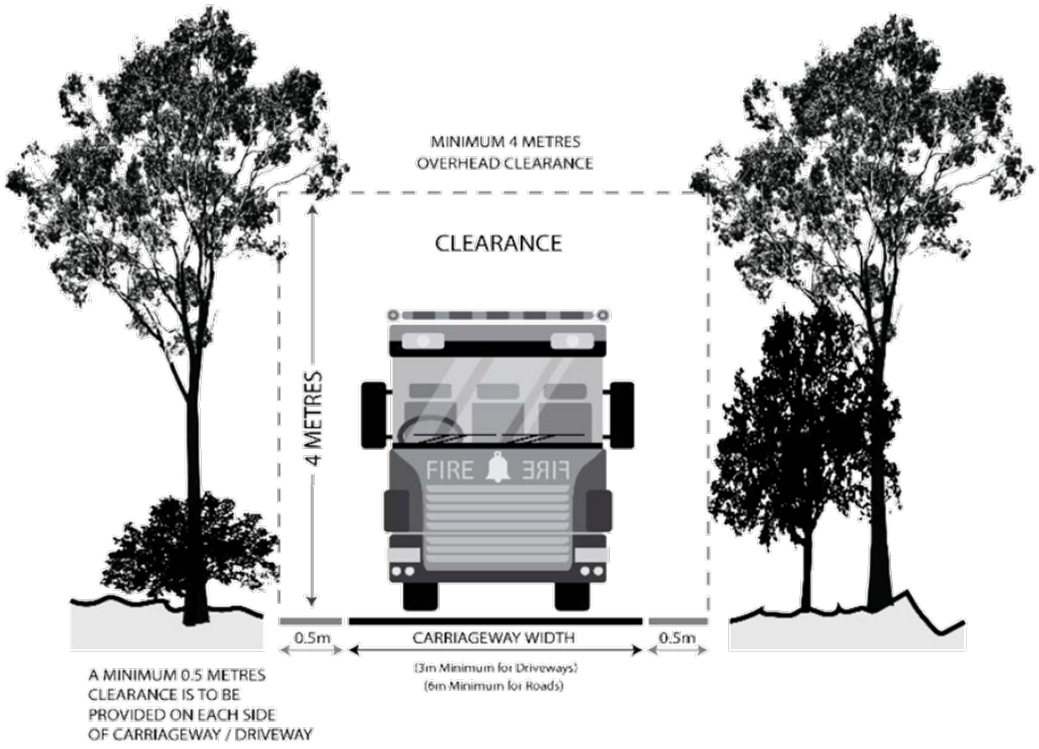
Figures and Diagrams

Land Division

Fire Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

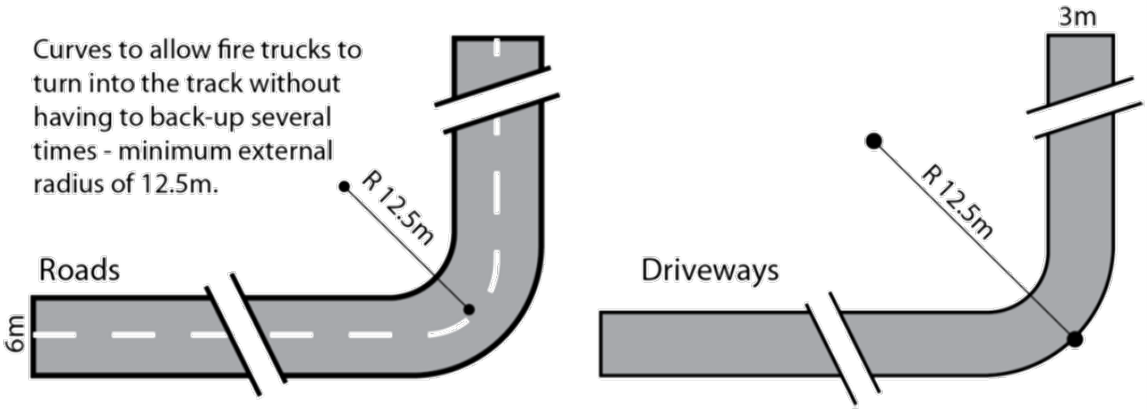


Figure 3 - Full Circle Turning Area

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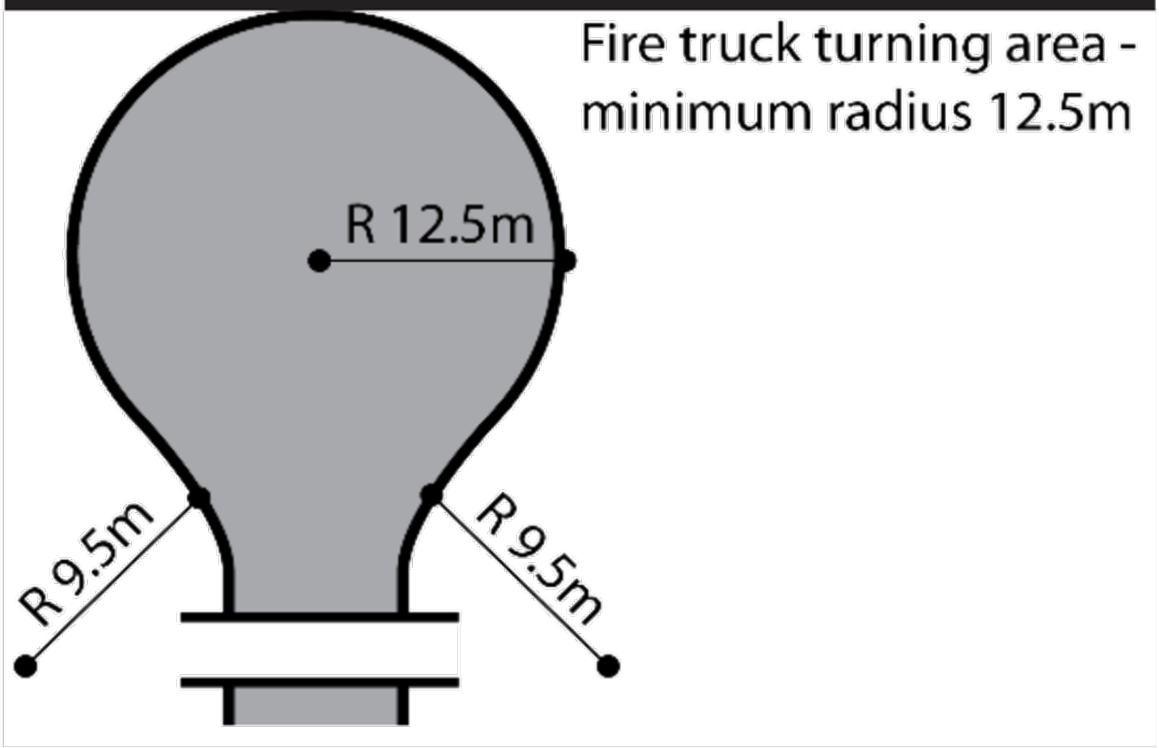
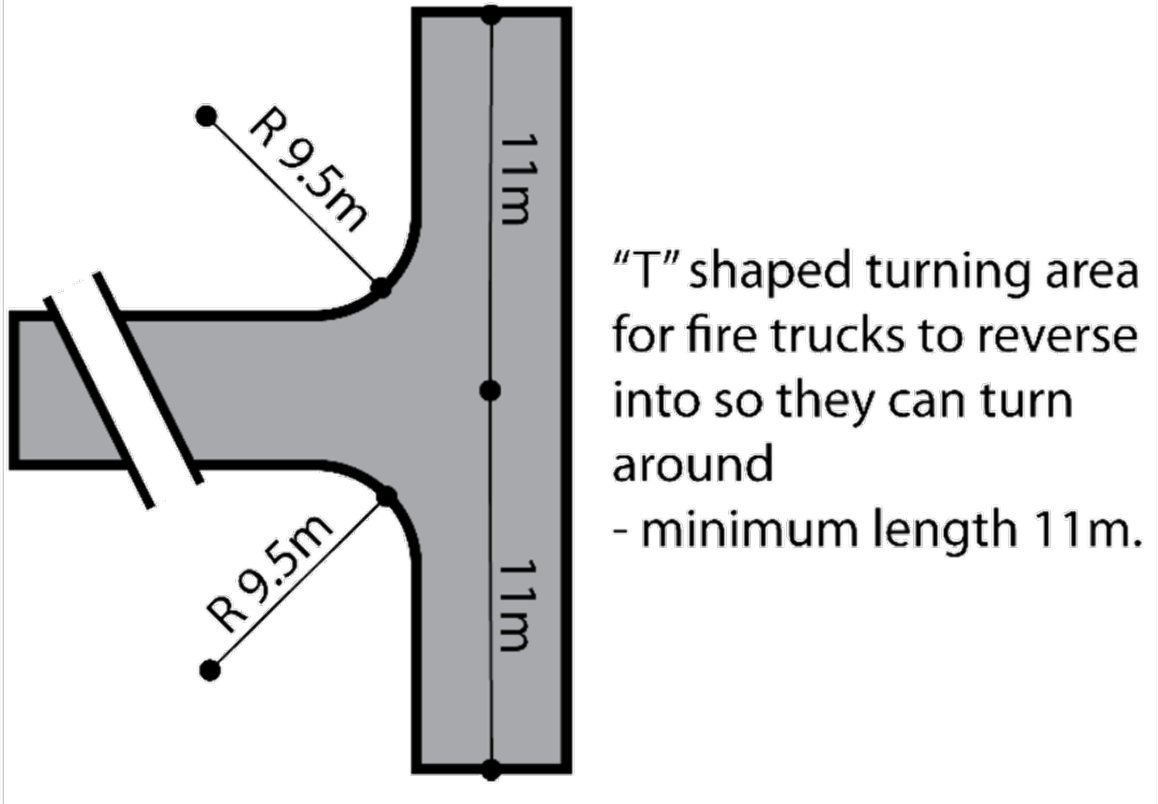


Figure 4 - 'T' or 'Y' Shaped Turning Head



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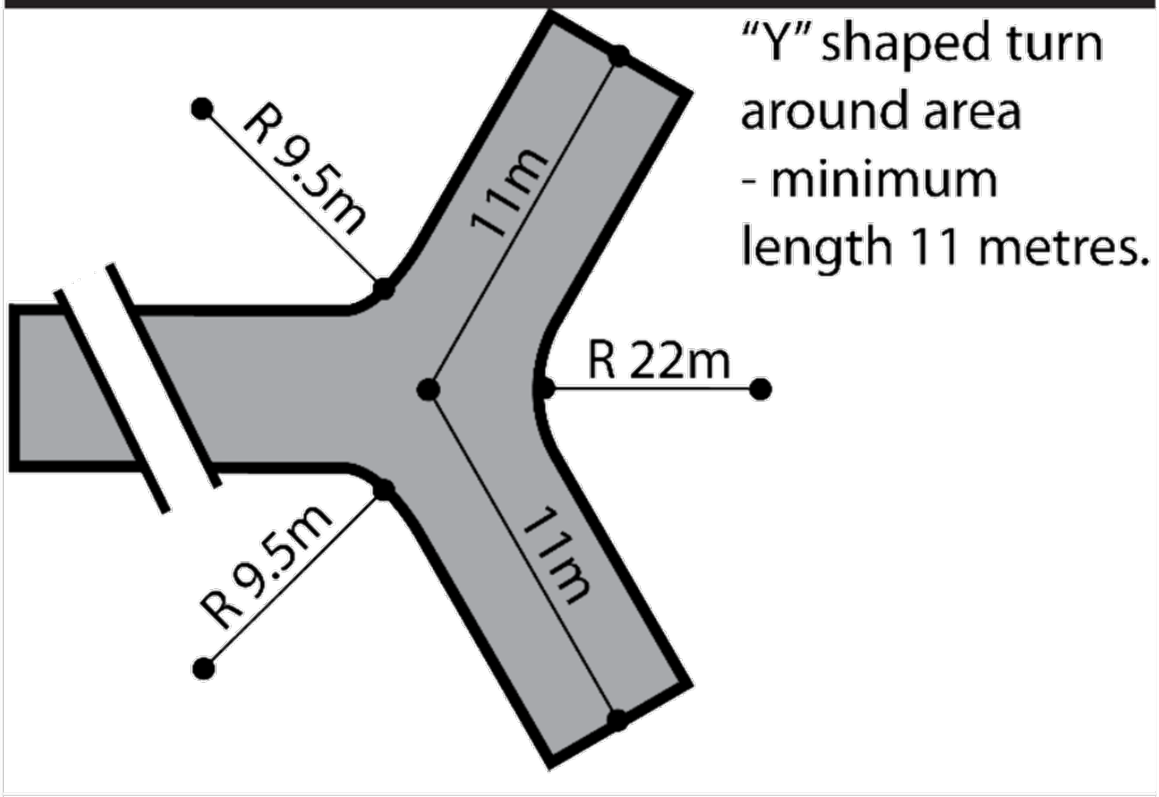
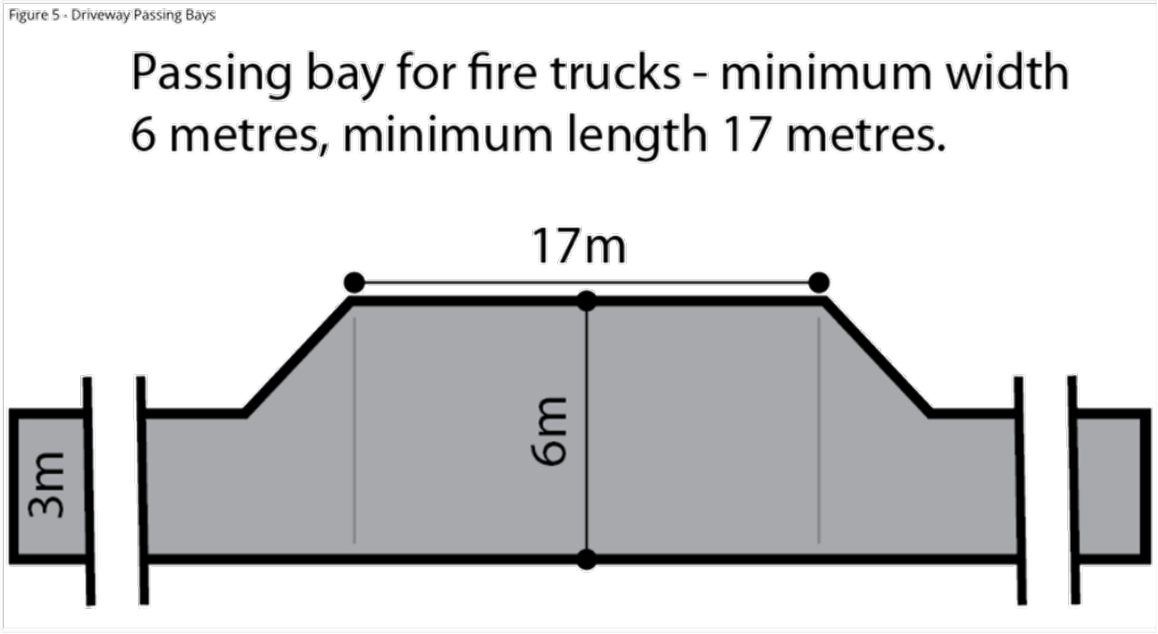


Figure 5 - Driveway Passing Bays



Hazards (Bushfire - Urban Interface) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk: (a) allow access through to bushfire risk areas (b) are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack (c) facilitate evacuation to areas safe from bushfire danger.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Land division creating public roads or resulting in 10 or more new allotments is designed to make provision for emergency vehicle access through to the bushfire risk area.	DTS/DPF 1.1 Land division creates less than 10 allotments and/or does not involve the creation of public roads.
PO 1.2 Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.	DTS/DPF 1.2 Land division does not involve the creation of public roads.
PO 1.3 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	DTS/DPF 1.3 Land division creates less than 10 allotments.
PO 1.4 Land division creating public roads or resulting in 10 or more new allotments incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	DTS/DPF 1.4 Land division creates less than 10 allotments and/or does not involve the creation of public roads.
PO 1.5 Land division does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	DTS/DPF 1.5 Land division does not create or rely on fire tracks.
PO 1.6 Land division resulting in 10 or more new allotments and within 100m a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	DTS/DPF1.6 Land division is not located within 100m of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay or does not create 10 or more new allotments.
Vehicle Access - Roads, Driveways and Fire Tracks	
PO 2.1 Roads that are within 100 metres of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 2.1 Any proposed new roads are not within 100m of a Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire - Medium Risk) Overlay or Hazards (Bushfire - High Risk) Overlay or (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference

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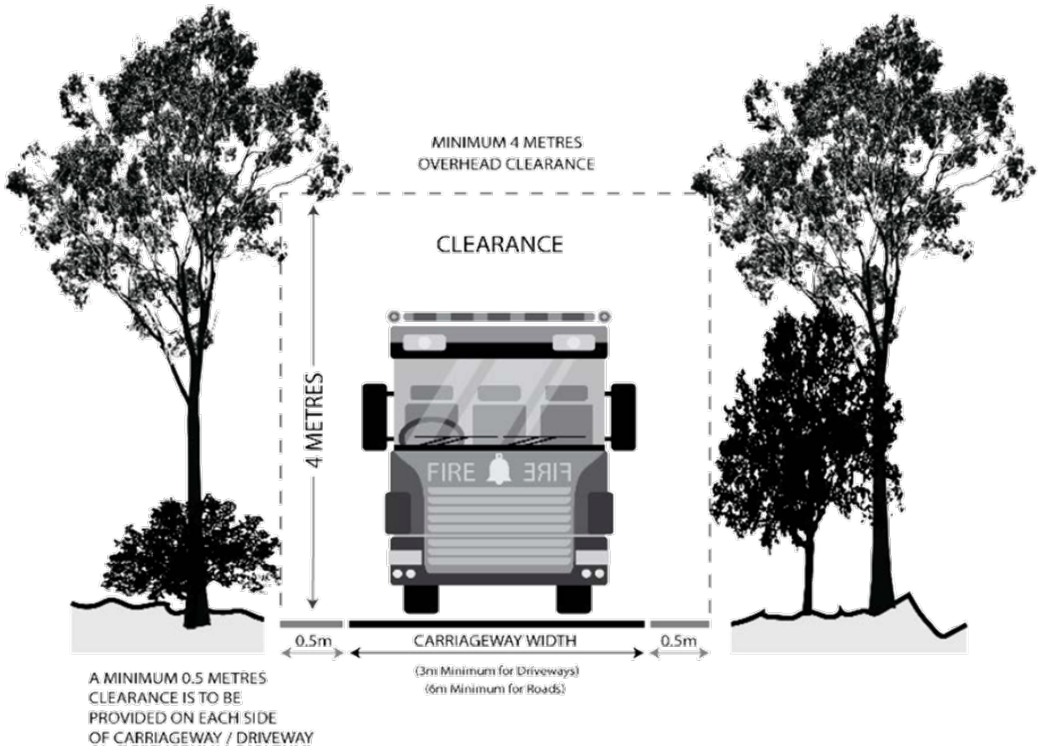
None	None	None	None

Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

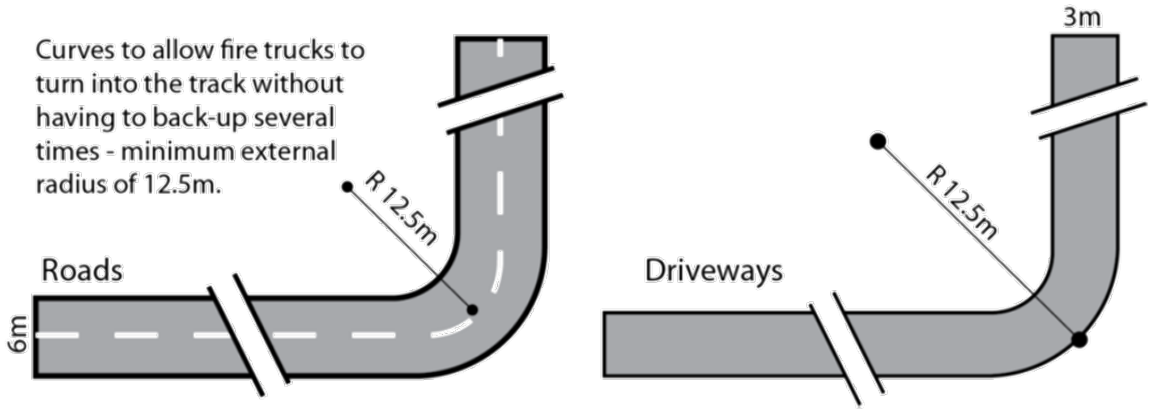


Figure 3 - Full Circle Turning Area

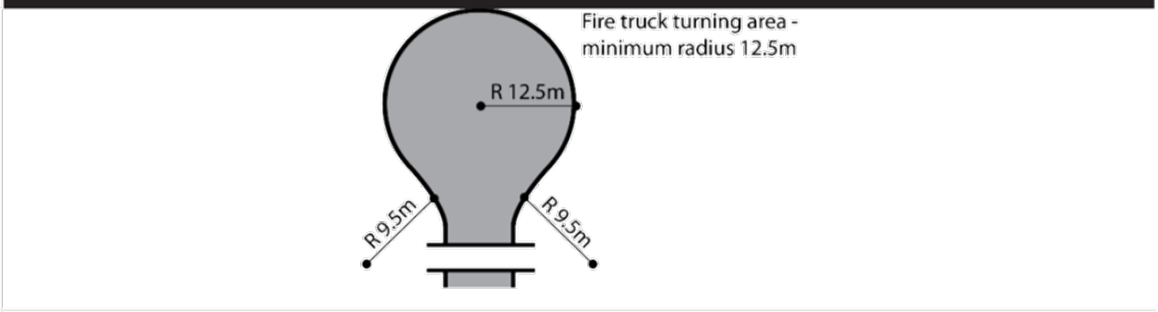


Figure 4 - 'T' or 'Y' Shaped Turning Head

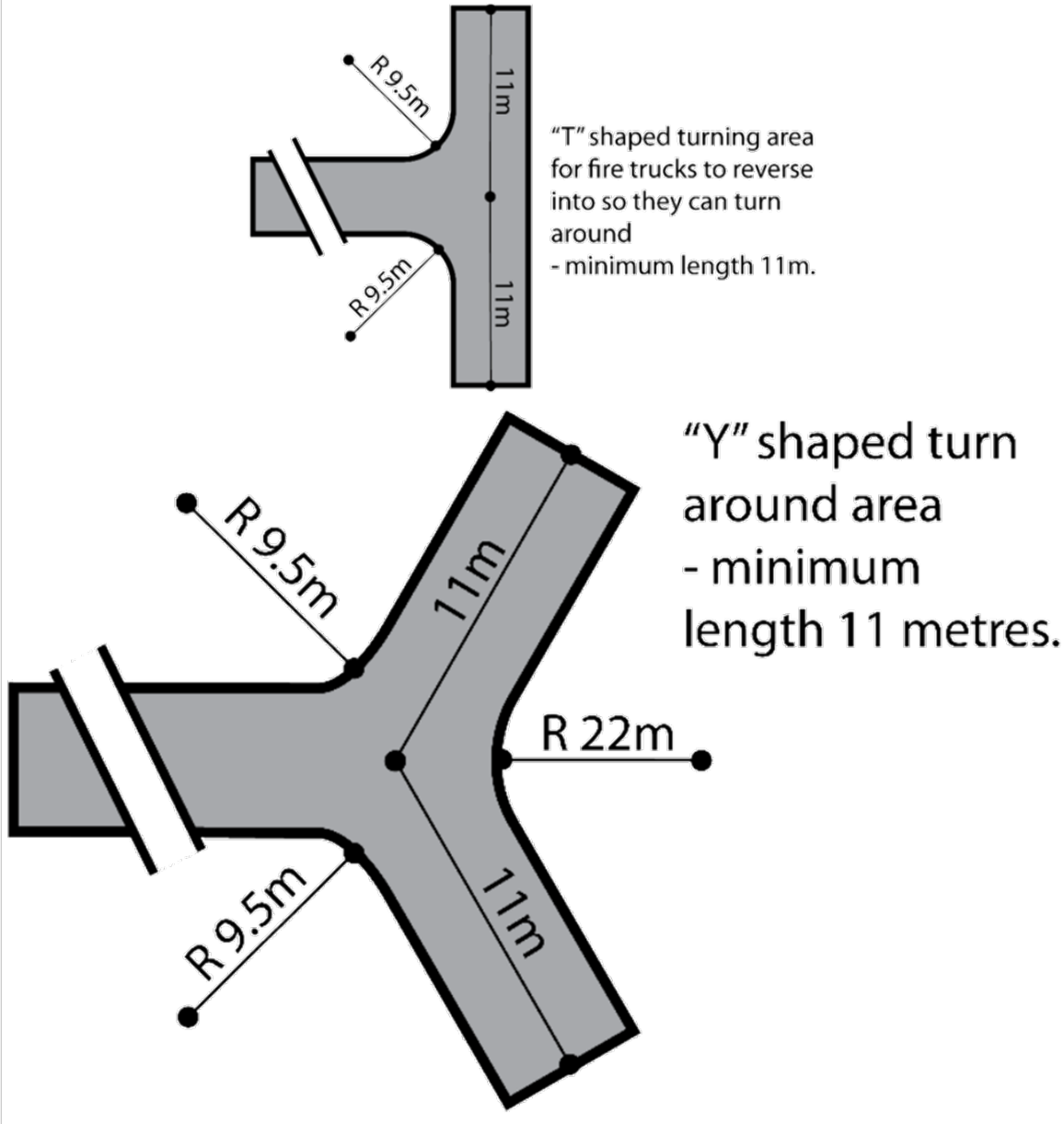
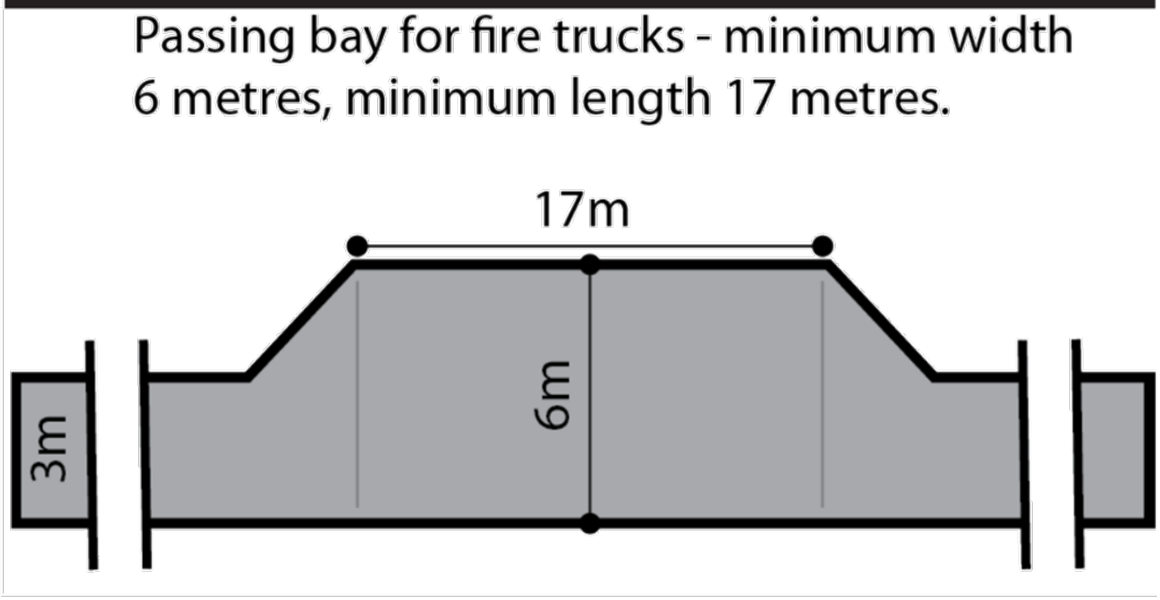


Figure 5 - Driveway Passing Bays



Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 1.1 Child care facilities, educational facilities, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.
Flood Resilience	
PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.
Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Limited Dwelling Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Establishment of additional dwellings in primary production areas is limited to avoid undermining primary production.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Development does not result in the establishment of a dwelling.	DTS/DPF 1.1 A new dwelling replaces an existing dwelling within the same allotment.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Limited Land Division Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	The long term use of land for primary production is maintained by minimising fragmentation through division of land.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Land division does not result in the creation of an additional allotment.	DTS/DPF 1.1 No additional allotments are created.
PO 1.2 Land division involving boundary realignments occurs only where the number of resulting allotments with a site area less than that specified in the relevant Zone is not greater than the number that existed prior to the realignment.	DTS/DPF 1.2 None are applicable.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Major Urban Transport Routes Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Safe and efficient operation of Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from Major Urban Transport Routes.

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
PO 1.1 Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State Maintained Roads.	DTS/DPF 1.1 An access point satisfies (a), (b) or (c): (a) where servicing a single (1) residential dwelling / residential allotment: (i) it will not result in more than one access point (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (v) have a width of between 3m and 4m (measured at the site boundary). (b) where the development will result in 2 and up to 6 dwellings: (i) it will not result in more than one access point servicing the development site (ii) entry and exit movements are left turn only (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees; (v) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road (vi) have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site). (c) where the development will result in over 7 dwellings, or is a non-residential land use: (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site using left turn only movements (iii) vehicles can enter and exit the site in a forward direction (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees (v) have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less (vi) have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m (vii) have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m (viii) provides for simultaneous two-way vehicle movements at the access; A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road and B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road.
Access - On-Site Queuing	
PO 2.1 Sufficient accessible on-site queuing adjacent to access points is provided to meet the	DTS/DPF 2.1 An access point in accordance with one of the following:

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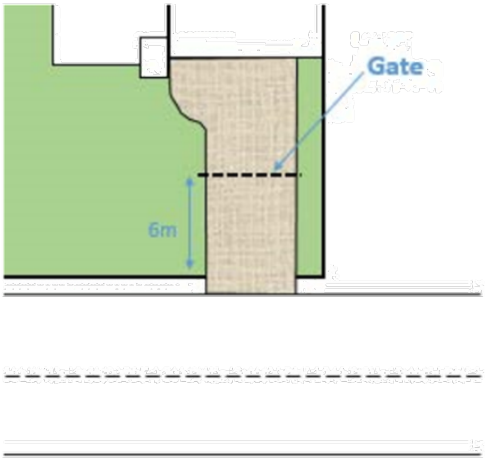
needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption of the functional performance of the road and maintain safe vehicle movements.

(a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:



(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day and:
- (i) is expected to be serviced by vehicles with a length no greater than 6.4m
- (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site).

(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day and:
- (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle
- (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)
- (iii) any termination of, or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop
- (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the largest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:



Access – Location (Spacing) - Existing Access Points

PO 3.1

Existing access points designed to accommodate the type and volume of traffic likely to be generated by the development.

DTS/DPF 3.1

An existing access point satisfies (a), (b) or (c):

(a) it will not service, or is not intended to service, more than 6 dwellings

(b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access

(c) it is not located on a Controlled Access Road and development constitutes:
- (i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa
- (ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment
- (iii) a change of use from a consulting room or office <250m² gross leasable floor area to shop <250m² gross leasable floor area

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(iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area

(v) an office or consulting room with a gross leasable floor area <500m²

(vi) a change of use from residential dwelling to a shop, office, consulting room or personal or domestic services establishment with <250m² gross leasable floor area.

Access – Location (Spacing) – New Access Points

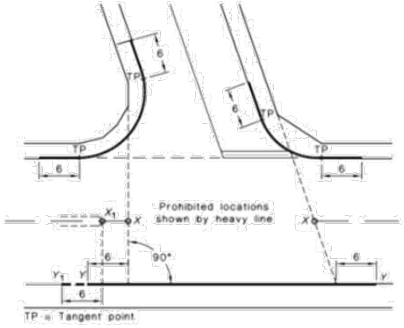
PO 4.1

New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.

DTS/DPF 4.1

A new access point satisfies (a), (b) or (c):

(a) where a development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:



NOTE:
The points marked X_1 and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y extends to Point Y_1.

(b) where the development site is intended to serve between 1 and 6 dwellings, the new access:

(i) is not located on a Controlled Access Road

(ii) is not located on a section of road affected by double barrier lines

(iii) will be on a road with a speed environment of 70km/h or less

(iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)

(v) located minimum of 6m from a median opening or pedestrian crossing.

(c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

Speed Limit	Separation between access points	Separation from public road junctions and merging/terminating lanes
50 km/h or less	No spacing requirement	20m
60 km/h	5m (for development intended to serve between 1 and 6 dwellings) and 20m for all other cases	123m
70 km/h	55m	151m
80 km/h	70m	181m
90 km/h	90m	214m
100 km/h	110m	248m
110 km/h	135m	285m

Access - Location (Sight Lines)

PO 5.1

Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

DTS/DPF 5.1

An access point satisfies (a) and (c) or (b) and (c):

(a) the development site does or is intended to serve between 1 and 6 dwellings and utilises an existing access point
or

(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

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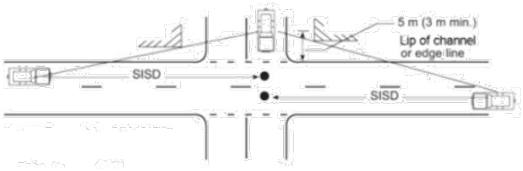
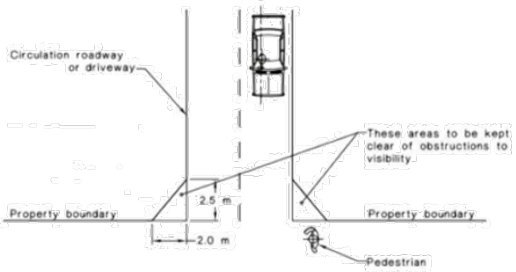
Speed Limit	Access Point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	47m	73m
50 km/h	63m	97m
60 km/h	81m	123m
70 km/h	100m	151m
80 km/h	121m	181m
90 km/h	144m	226m
100 km/h	169m	262m
110km/h	195m	300m



(c) pedestrian sightlines in accordance with the following diagram:



Access - Mud and Debris	
PO 6.1 Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.	DTS/DPF 6.1 Where the road has an unsealed shoulder and the road is not kerbed the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer)

Access - Stormwater	
PO 7.1 Access points designed to minimise negative impact on roadside drainage of water.	DTS/DPF 7.1 Development does not: (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater to an existing drainage point and system (c) results in access points becoming stormwater flow paths directly onto the road.

Building on Road Reserve	
PO 8.1 Buildings or structures that encroach onto, above or below road reserves designed and sited to minimise impact on safe movements by all road users.	DTS/DPF 8.1 No encroachment of buildings or structures onto, above or below the road reserve.

Public Road Junctions	
PO 9.1 New junctions with public roads (including the opening of unmade public road junctions) or modifications to existing road junctions located and designed to ensure safe and efficient road operating conditions are maintained on the State Maintained Road.	DTS/DPF 9.1 Development does not comprise any of the following: (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.

Corner Cut-Offs	
PO 10.1 Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram:

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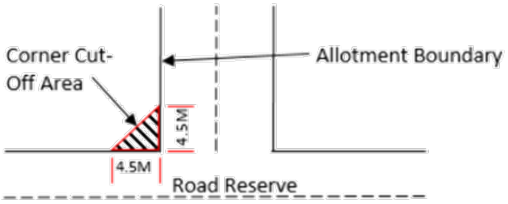

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road: (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority).	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Sustainable water use in prescribed wells areas.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 All development, but in particular involving any of the following: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference

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Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019*: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commerical forestry.	The Chief Executive of the Department of the Minister responsible for the administration of the *Landscape South Australia Act 2019*.	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*.			

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species and / or (c) provide an important habitat for native fauna.	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area.	DTS/DPF 1.2 None are applicable.
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): (a) tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree	DTS/DPF 1.3 None are applicable.

(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.	
PO 1.4 A tree-damaging activity in connection with other development satisfies all the following: (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.	DTS/DPF 1.4 None are applicable.
Ground work affecting trees	
PO 2.1 Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.	DTS/DPF 2.1 None are applicable.
Land Division	
PO 3.1 Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.	DTS/DPF 3.1 Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.

PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.
PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.	DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m2 or more (d) retail development with a gross floor area of 2,000m2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (f) industry with a gross floor area of 20,000m2 or more (g) educational facilities with a capacity of 250 students or more.

Procedural Matters (PM) - Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road: (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m^2 or more (d) retail development with a gross floor area of 2,000m^2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m^2 or more (f) industry with a gross floor area of 20,000m^2 or more (g) educational facilities with a capacity of 250 students or more.	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
PO 1.1 Advertisements are compatible and integrated with the design of the building and/or land they are located on.	DTS/DPF 1.1 Advertisements attached to a building satisfy all of the following: (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
PO 1.2 Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	DTS/DPF 1.2 Where development comprises an advertising hoarding, the supporting structure is: (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
PO 1.3 Advertising does not encroach on public land or the land of an adjacent allotment.	DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4 Where possible, advertisements on public land are integrated with existing structures and infrastructure.	DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	DTS/DPF 1.5 None are applicable.
Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.

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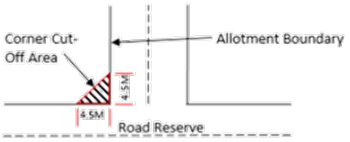
Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	DTS/DPF 5.3 Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Animals are kept at a density that is not beyond the carrying capacity of the land and in a manner that minimises their adverse effects on the environment, local amenity and surrounding development.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Aquaculture facilities are developed in an ecologically, economically and socially sustainable manner to support an equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 The development does not include toilet facilities located over water.

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PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.9 Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	DTS/DPF 2.9 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*.	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*.
PO 2.11 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	DTS/DPF 2.11 The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
Environmental Management	
PO 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1 None are applicable.

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PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	DTS/DPF 4.2 None are applicable.
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Mitigation of potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	DTS/DPF 2.4 None are applicable.

Wastewater Irrigation	
PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	DTS/DPF 3.1 None are applicable.
PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DPF 3.3 None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Facilities for the bulk handling and storage of agricultural, mineral, petroleum, rock, ore or other similar commodities are designed to minimise adverse impacts on transport networks, the landscape and surrounding land uses.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.	DTS/DPF 2.1 None are applicable.
PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.
Access and Parking	
PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities	DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.

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are designed and surfaced to control dust emissions and prevent drag out of material from the site.	
Slipways, Wharves and Pontoons	
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	DTS/DPF 4.1 None are applicable.

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996* (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.

PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1	DTS/DPF 5.1

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Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development	DTS/DPF 8.3 None are applicable.

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(c) are designed to integrate with the natural topography of the land.	
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2 None are applicable.
Ancillary Development	
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Ancillary buildings (excluding ancillary accommodation): (a) are ancillary to a dwelling erected on the same site

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	(b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% 201-450 / 20% >450 / 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 13.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.	DTS/DPF 13.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 13.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 13.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 13.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 13.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: Allotment size / Floor area ≤500m2 / 60m2 >500m2 / 80m2

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	(c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
PO 13.5 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 13.5 Ancillary accommodation: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding 70m^2 (c) is not constructed, added to, or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) if situated on a boundary (not being a boundary with a primary street or secondary street), does not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (e) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure (g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (h) has a roof height where no part of the roof is more than 5m above the natural ground level (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (j) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

(ii) the amount of existing soft landscaping prior to the development occurring.

(k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling

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	(l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary (m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.
Garage appearance	
PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 14.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Massing	
PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable
Dwelling additions	
PO 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.	DTS / DPF 16.1 Dwelling additions: (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	
PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings:

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management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	(a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:

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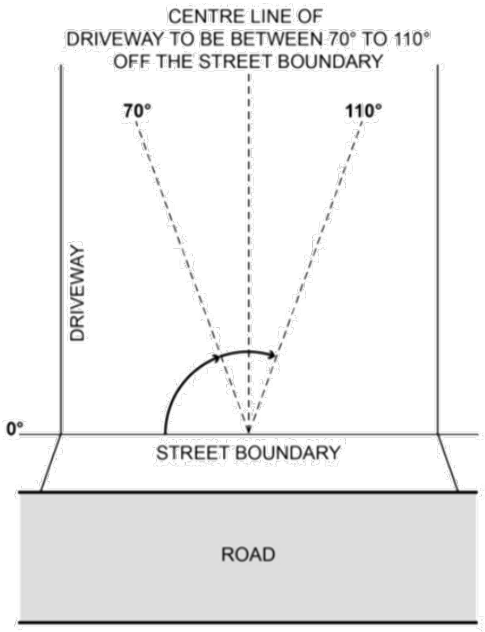

(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site

PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings and battle-axe development	
Amenity	
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table:

Number of bedrooms	Minimum internal floor area
Studio	35m^2
1 bedroom	50m^2
2 bedroom	65m^2
3+ bedrooms	80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom

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PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at

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	least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4	DTS/DPF 29.4

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Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 30.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 32.1 None are applicable.

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Decks

Design and Siting

PO 33.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land.	DTS/DPF 33.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table: **Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2) / Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% B. the amount of existing soft landscaping prior to the development occurring. (b) where in association with a non-residential use: (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes. (ii) are set back at least 2 metres from a public road. (iii) have a floor area not exceeding $25m^2$ (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.
PO 33.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 33.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 33.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 33.3 Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	Total private open space area: (a) Site area <$301m^2$: $24m^2$ located behind the building line. (b) Site area ≥ $301m^2$: $60m^2$ located behind the building line. Minimum directly accessible from a living room: $16m^2$ / with a minimum dimension 3m.
Dwelling (above ground level)	Studio (no separate bedroom): $4m^2$ with a minimum dimension 1.8m One bedroom: $8m^2$ with a minimum dimension 2.1m Two bedroom dwelling: $11m^2$ with a minimum dimension 2.4m Three + bedroom dwelling: $15m^2$ with a minimum dimension 2.6m

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Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m^2, which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street	DTS/DPF 2.3 None are applicable.

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frontages and vehicle parking areas.	
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10

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	car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace

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	or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.

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Landscaping

PO 13.1

Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.

DTS/DPF 13.1

Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.

PO 13.2

Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.

DTS/DPF 13.2

Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.

Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones
<300 m^2	10 m^2	1.5m	1 small tree / 10 m^2
300-1500 m^2	7% site area	3m	1 medium tree / 30 m^2
>1500 m^2	7% site area	6m	1 large or medium tree / 60 m^2

Tree size and site area definitions	
Small tree	4-6m mature height and 2-4m canopy spread
Medium tree	6-12m mature height and 4-8m canopy spread
Large tree	12m mature height and >8m canopy spread
Site area	The total area for development site, not average area per dwelling

PO 13.3

Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.

DTS/DPF 13.3

None are applicable.

PO 13.4

Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.

DTS/DPF 13.4

Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.

Environmental

PO 14.1

Development minimises detrimental micro-climatic impacts on adjacent land and buildings.

DTS/DPF 14.1

None are applicable.

PO 14.2

Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.

DTS/DPF 14.2

None are applicable.

PO 14.3

Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:

(a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street
(b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas
(c) the placement of buildings and use of setbacks to deflect the wind at ground level
(d) avoiding tall shear elevations that create windy conditions at street level.

DTS/DPF 14.3

None are applicable.

Car Parking

PO 15.1

Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.

DTS/DPF 15.1

Multi-level vehicle parking structures within buildings:

(a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages
(b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.

PO 15.2

DTS/DPF 15.2

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Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.
Ancillary Development	
PO 19.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 19.1 Ancillary buildings (excluding ancillary accommodation): (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure

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	(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% 201-450 / 20% >450 / 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 19.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 19.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 19.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 19.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: Allotment size / Floor area ≤500m2 / 60m2 >500m2 / 80m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
PO 19.5	DTS/DPF 19.5

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Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	Ancillary accommodation: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding 70m^2 (c) is not constructed, added to, or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) if situated on a boundary (not being a boundary with a primary street or secondary street), does not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (e) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure (g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (h) has a roof height where no part of the roof is more than 5m above the natural ground level (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (j) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% 201-450 / 20% >450 / 25% (ii) the amount of existing soft landscaping prior to the development occurring. (k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling (l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary (m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation

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	(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table: **Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% (b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m:

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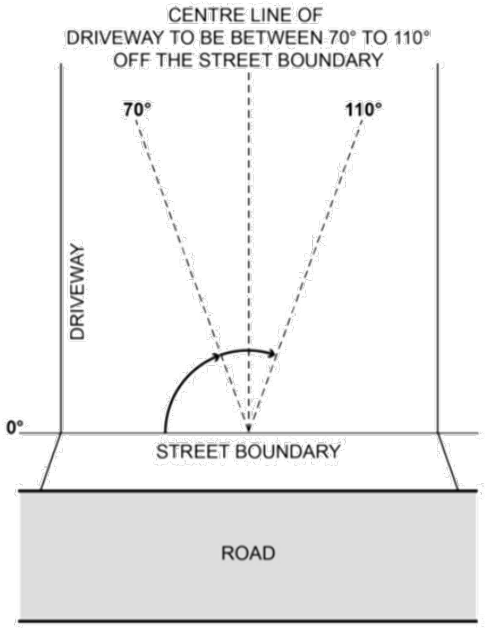
	(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	

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PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.

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PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6 None are applicable.
PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.
Dwelling Configuration	
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least $50m^2$ (c) 2 bedroom dwelling / apartment with a floor area of at least $65m^2$ (d) 3+ bedroom dwelling / apartment with a floor area of at least $80m^2$, and any dwelling over 3 bedrooms provides an additional $15m^2$ for every additional bedroom.
PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Common Areas	
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table:

Number of bedrooms	Minimum internal floor area
Studio	$35m^2$
1 bedroom	$50m^2$
2 bedroom	$65m^2$
3+ bedrooms	$80m^2$ and any dwelling over 3 bedrooms provides an additional $15m^2$ for every additional bedroom

PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.
PO 32.4	DTS/DPF 32.4

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Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.

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PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings	DTS/DPF 39.6 None are applicable.

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(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	
Site Facilities / Waste Storage	
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 40.6 None are applicable.
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.
Student Accommodation	
PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.	DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2 None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in	DTS/DPF 43.1 None are applicable.

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commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:

(a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off
(b) paved with an impervious material to facilitate wastewater collection
(c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area
(d) are designed to drain wastewater to either:
  (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme
  or
  (ii) a holding tank and its subsequent removal off-site on a regular basis.

Laneway Development

Infrastructure and Access

PO 44.1	DTS/DPF 44.1
Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.	Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

Decks

Design and Siting

PO 45.1

Decks are designed and sited to:

(a) complement the associated building form
(b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)
(c) minimise cut and fill and overall massing when viewed from adjacent land.

DTS/DPF 45.1

Decks:

(a) where ancillary to a dwelling:
  (i) are not constructed, added to or altered so that any part is situated:
    A. in front of any part of the building line of the dwelling to which it is ancillary
    or
    B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
  (ii) are set back at least 900mm from side or rear allotment boundaries
  (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling
  (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:
    A. a total area is determined by the following table:

Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

    B. the amount of existing soft landscaping prior to the development occurring.

(b) where in association with a non-residential use:
  (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.
  (ii) are set back at least 2 metres from a public road.
  (iii) have a floor area not exceeding 25m^2

(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.

PO 45.2	DTS/DPF 45.2

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Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 45.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 45.3 Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line. Minimum directly accessible from a living room: 16m^2 / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m^2, which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m^2 / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Commercial forestry is designed and sited to maximise economic benefits whilst managing potential negative impacts on the environment, transport networks, surrounding land uses and landscapes.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3	DTS/DPF 1.3

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Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code.
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
500 kV	Tower	38m
275 kV	Tower	25m
132 kV	Tower	30m
132 kV	Pole	20m
66 kV	Pole	20m
Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

The Housing Renewal General Development Policies are only applicable to dwellings or residential flat building undertaken by:

(a) the South Australian Housing Trust either individually or jointly with other persons or bodies
or
(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.

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Desired Outcome (DO)

Desired Outcome	
DO 1	Renewed residential environments replace older social housing and provide new social housing infrastructure and other housing options and tenures to enhance the residential amenity of the local area.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 5.2 Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.
Side Boundary Setback	
PO 6.1 Buildings are set back from side boundaries to provide:	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back from side boundaries

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(a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.
Rear Boundary Setback	
PO 7.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 7.1 Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 8.1 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 8.2 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 8.2 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street
PO 8.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 8.3 None are applicable.
PO 8.4 Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	DTS/DPF 8.4 None are applicable.
PO 8.5 Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	DTS/DPF 8.5 None are applicable.
Outlook and amenity	
PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.
PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 9.2 None are applicable.
Private Open Space	
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 Private open space is provided in accordance with the following table: **Dwelling Type** / **Dwelling / Site Configuration** / **Minimum Rate**

	Dwelling (at ground level)		Total area: 24m^2 located behind the building line Minimum adjacent to a living room: 16m^2 with a minimum dimension 3m
	Dwelling (above ground level)	Studio	4m^2 / minimum dimension 1.8m
		One bedroom dwelling	8m^2 / minimum dimension 2.1m
		Two bedroom dwelling	11m^2 / minimum dimension 2.4m
		Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m
PO 10.2 Private open space positioned to provide convenient access from internal living areas.	DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.		
PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3 None are applicable.		
Visual privacy			
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.		
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases		
Landscaping			
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table:		

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m2)	Minimum percentage of site
<150	10%
<200	15%
200-450	20%
>450	25%

(b) at least 30% of land between the road boundary and the building line.

Water Sensitive Design	
PO 13.1	DTS/DPF 13.1

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Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.	None are applicable.
Car Parking	
PO 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1 None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.	DTS/DPF 16.2 None are applicable.
Vehicle Access	
PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1 None are applicable.
PO 17.2	DTS/DPF 17.2

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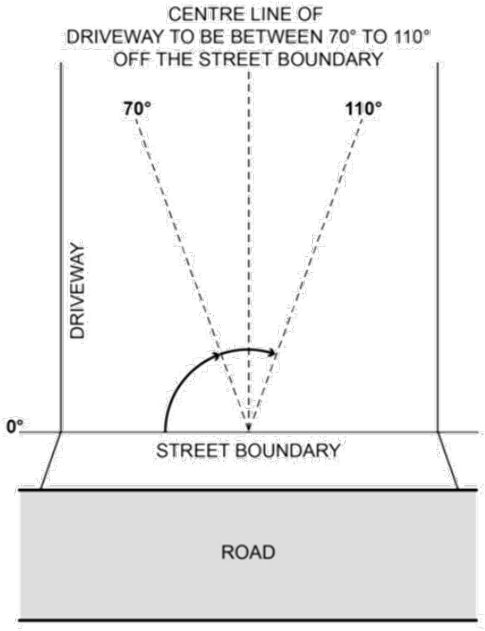
Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 17.3 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 17.5 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.

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PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre
PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Storage	
PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011* (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*.
Site contamination	
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

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Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	DTS/DPF 2.1 None are applicable.
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	DTS/DPF 4.2 None are applicable.
PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	DTS/DPF 4.3 None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1	DTS/DPF 5.1

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Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	None are applicable.
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	DTS/DPF 5.2 None are applicable.
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	DTS/DPF 6.3 None are applicable.
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.
PO 8.3 Wind turbine generators and ancillary development minimise potential for bird and bat	DTS/DPF 8.3 None are applicable.

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strike.

PO 8.4 Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	DTS/DPF 8.4 No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.
PO 8.5 Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	DTS/DPF 8.5 None are applicable.
Renewable Energy Facilities (Solar Power)	
PO 9.1 Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.	DTS/DPF 9.1 None are applicable.
PO 9.2 Ground mounted solar power facilities allow for movement of wildlife by: (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.	DTS/DPF 9.2 None are applicable.
PO 9.3 Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.	DTS/DPF 9.3 Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:

Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones[1]
50MW>	80ha+	30m	500m	2km
10MW<50MW	16ha-<80ha	25m	500m	1.5km
5MW<10MW	8ha to <16ha	20m	500m	1km
1MW<5MW	1.6ha to <8ha	15m	500m	500m
100kW<1MW	0.5ha<1.6ha	10m	500m	100m
<100kW	<0.5ha	5m	500m	25m

Notes:

1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.

PO 9.4 Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	DTS/DPF 9.4 None are applicable.
Hydropower / Pumped Hydropower Facilities	
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2	DTS/DPF 11.2

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Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.
Temporary Facilities	
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not	DTS/DPF 1.3 None are applicable.

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unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.	DTS/DPF 3.2 None are applicable.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General Land Use Compatibility	
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.
Hours of Operation	
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:	DTS/DPF 2.1 Development operating within the following hours: Class of Development | Hours of operation

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(a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday
	Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday

Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4 None are applicable.
Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Commercial and Industrial Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.
PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a	DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is:

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swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for residential purposes.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5 None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** / **Music noise level** Externally at the nearest existing or envisaged noise sensitive location / Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality	
PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	DTS/DPF 5.1 None are applicable.
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.

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PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act 1971*.

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Land division: (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature

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All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016* where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual	DTS/DPF 3.7 None are applicable.

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allotments and sites.	
PO 3.8 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.8 None are applicable.
PO 3.9 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.9 None are applicable.
PO 3.10 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.10 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	
PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1 None are applicable.
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2 None are applicable.
Battle-Axe Development	
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2	DTS/DPF 8.2

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Battle-axe development designed to allow safe and convenient movement.	The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Division (20+ Allotments)	
Open Space	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
PO 10.1 Land division creating 20 or more allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1 None are applicable.
PO 10.2 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.2 None are applicable.
Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Marinas and on-water structures are located and designed to minimise the impairment of commercial, recreational and navigational activities and adverse impacts on the environment.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.

PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Pleasant, functional and accessible open space and recreation facilities are provided at State, regional, district, neighbourhood and local levels for active and passive recreation, biodiversity, community health, urban cooling, tree canopy cover, visual amenity, gathering spaces, wildlife and waterway corridors, and a range of other functions and at a range of sizes that reflect the purpose of that open space.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.

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Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 None are applicable.
Pedestrians and Cyclists	

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Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO1	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities: (a) that support the needs of local residents and workers, particularly in underserviced locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	DTS/DPF 1.2 None are applicable.

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Resource extraction activities are developed in a manner that minimises human and environmental impacts.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2 None are applicable.
Water Quality	
PO 2.1 Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	DTS/DPF 2.1 None are applicable.
Separation Treatments, Buffers and Landscaping	
PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1 None are applicable.

PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2 None are applicable.

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where:	DTS/DPF 1.1 None are applicable.

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(a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	DTS/DPF 3.4 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or

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	(ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and	DTS/DPF 7.1 None are applicable.

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exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 
Heavy Vehicle Parking	
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time (e) the vehicle parking area achieves the following setbacks: (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property.
PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 11.2 Heavy vehicles: (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).
PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping	DTS/DPF 11.3 None are applicable.

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or the like to obscure views from adjoining properties and public roads.	

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement facility	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan and tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation other than a caravan and tourist park	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Motor repair station	3 spaces per service bay.
Office	For a call centre, 8 spaces per 100m2 of gross leasable floor area In all other cases, 4 spaces per 100m2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m2 of gross leasable floor area

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	1 space per 100m2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Community facility	For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. In all other cases, 10 spaces per 100m2 of total floor area.
Educational facility	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Place of worship	1 space for every 3 visitor seats.
Child care facility	For a child care centre, 0.25 spaces per child In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays).
Health Related Uses	
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m2 of total floor area in a public bar plus 1 space for every 6m2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m2 of total floor area for a Fitness Centre 4.5 spaces per 100m2 of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m2 total floor area 1 spaces per 100m2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m2 of total floor area.
Store	0.5 spaces per 100m2 of total floor area.
Timber yard	1.5 spaces per 100m2 of total floor area 1 space per 100m2 of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m2 total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m2 of total building floor area.

Table 2 - Off-Street Car Parking Requirements in Designated Areas

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column.

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone

		2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	6 spaces per 100m2 of gross leasable floor area.	Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone
Non-residential development excluding tourist accommodation	3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop	3 spaces per 100 square metres of gross leasable floor area	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is

			also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential component of a multi-storey building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)

Table 3 - Off-Street Bicycle Parking Requirements

The bicycle parking rates apply within designated areas located within parts of the State identified in the Schedule to Table 3.

Class of Development	Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational facility	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors.
Child care facility	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.
Schedule to Table 3	**Designated Area** / **Relevant part of the State** **The bicycle parking rate applies to a designated area located in a relevant part of the State described below.**
	All zones — City of Adelaide
	Business Neighbourhood Zone Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone — Metropolitan Adelaide

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	Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Mitigation of the potential environmental and amenity impacts of waste treatment and management facilities.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is	DTS/DPF 3.2 None are applicable.

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avoided.	
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

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Desired Outcome (DO)

Desired Outcome	
DO 1	Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	DTS/DPF 1.4 None are applicable.

Part 12 - Concept Plans

Playford

Concept Plan 81 Edinburgh Defence Airfield Lighting Constraints



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No criteria applies to this land use. Please check the definition of the land use for further detail.

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Part 2 – Zones and Sub Zones

Strategic Employment Zone

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	A range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.
DO 2	Employment-generating uses are arranged to: (a) support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure such as ports and intermodal freight facilities (b) maintain access to waterfront areas for uses that benefit from direct water access including harbour facilities, port related industry (industry) (industry) and warehousing, ship building and related support industries (c) create new and enhance existing business clusters (d) support opportunities for the convenient co-location of rural related industries and allied businesses that may detract from scenic rural landscapes (e) be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones.
DO 3	A pleasant visual amenity from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	

Feedback

Item 1.1.2 - Attachment 6 - Appendix 3 - Proposed Code Policy

PO 1.1	DTS/DPF 1.1
Development primarily for a range of higher-impacting land uses including general industry (general industry) (general industry), warehouse (warehouse) (warehouse), transport distribution and the like is supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment-generating land uses, particularly those parts of the zone unaffected by an interface with another zone that would be sensitive to impact-generating uses.	Development comprises one or more of the following: (a) Advertisement (b) Automotive collision repair (Automotive collision repair) (c) Electricity substation (Electricity substation) (d) Energy generation facility (e) Energy storage facility (f) Fuel depot (Fuel depot) (g) General industry (General industry) (h) Intermodal facility (i) Light Industry (Light Industry) (j) Motor repair station (Motor repair station) (k) Public service depot (Public service depot) (l) Rail marshalling yard (m) Renewable energy facility (Renewable energy facility) (other than a wind farm (wind farm) (wind farm)) (n) Retail fuel outlet (Retail fuel outlet) (o) Service trade premises (Service trade premises) (p) Shop (Shop) (q) Store (Store) (r) Telecommunications facility (Telecommunications facility) (s) Training facility (t) Warehouse (Warehouse)
PO 1.2	DTS/DPF 1.2
Development on land adjacent to another zone which is used for residential purposes incorporates a range of low-impact, non-residential uses to mitigate adverse amenity and safety impacts on the adjoining zone.	Development involving any of the following uses on a site (site) (site) adjacent land in another zone used for or expected to be primarily used for residential purposes: (a) Bulky goods outlet (Bulky goods outlet) (b) Consulting room (Consulting room) (c) Indoor recreation facility (Indoor recreation facility) (d) Light industry (Light industry) (e) Motor repair station (Motor repair station) (f) Office (Office) (g) Place of worship (Place of worship) (h) Research facility (i) Service trade premises (Service trade premises) (j) Store (Store) (k) Training facility (l) Warehouse (Warehouse).

PO 1.3 Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site (site) (site) and otherwise complement the role of Activity Centres.	DTS/DPF 1.3 Shop (Shop) where one of the following applies: (a) with a gross leasable floor area (gross leasable floor area) (gross leasable floor area) up to 250m^2 (b) is a bulky goods outlet (bulky goods outlet) (bulky goods outlet) (c) is a restaurant (restaurant) (restaurant) (d) is ancillary to and located on the same allotment as an industry (industry) (industry).
PO 1.4 Residential development is subordinate and necessary to support the efficient management, security and/or operational aspects of a non-residential land use.	DTS/DPF 1.4 None are applicable.
PO 1.5 Telecommunication facilities are located to mitigate impacts on visual amenity on residential areas.	DTS/DPF 1.5 Telecommunications facility (Telecommunications facility) in the form of a monopole: (a) up to a height of 30m (b) no closer than 50m to neighbourhood-type zone (neighbourhood-type zone) (neighbourhood-type zone).
PO 1.6 Bulky good outlets and standalone shops are located to provide convenient access.	DTS/DPF 1.6 Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.
Site Dimensions and Land Division	
PO 2.1 Land division creates allotments of a size and shape suitable for a range of industrial, transport, warehouse (warehouse) (warehouse) and other similar or complementary land uses that support employment generation.	DTS/DPF 2.1 Allotments: (a) connected to an approved common waste (waste) (waste) water disposal service have and an area of 2500m^2 or more and a frontage width of 30m or more (b) that will require the disposal of waste (waste) (waste) water on-site (site) (site) have an area of 3000m^2 or more and a frontage width of 30m or more.
Built Form and Character	
PO 3.1 Development includes distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.	DTS/DPF 3.1 None are applicable.

Item 1.1.2 - Attachment 6 - Appendix 3 - Proposed Code Policy

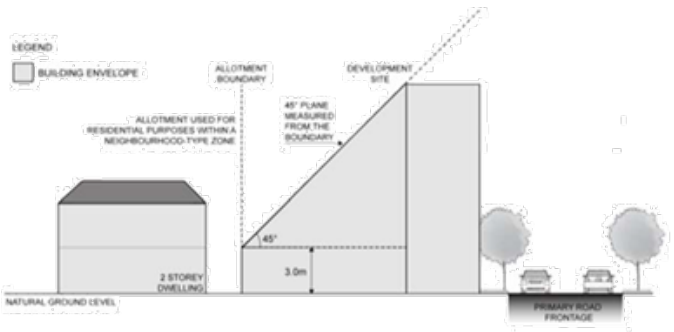
PO 3.2	DTS/DPF 3.2
Building facades facing a boundary of a zone primarily intended to accommodate sensitive receivers, a public road, or public open space incorporate design elements to add visual interest by considering the following: (a) using a variety of building finishes (b) avoiding elevations that consist solely of metal cladding (c) using materials with a low reflectivity (d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.	None are applicable.

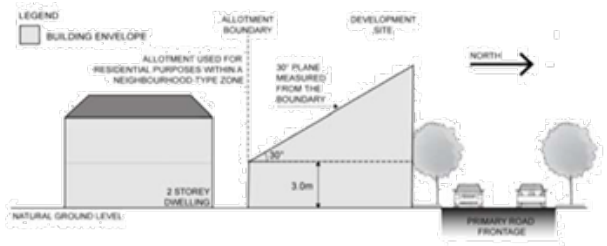
PO 3.3	DTS/DPF 3.3
Buildings are set back from the primary street (primary street) (primary street) boundary to contribute to a consistent streetscape.	Buildings setback from the primary street (primary street) (primary street) boundary in accordance with the following table:

Development Context	Minimum setback
There is an existing building on both abutting sites sharing the same street frontage as the site (site) (site) of the proposed building.	The average setback of the existing buildings.
There is an existing building on only one abutting site (site) (site) sharing the same street frontage as the site (site) (site) of the proposed building and the existing building is not on a corner site (site) (site).	The setback of the existing building.
There is an existing building on only one abutting site (site) (site) sharing the same street frontage as the site (site) (site) of the proposed building and the existing building is on a corner site (site) (site).	(a) Where the existing building shares the same primary street (primary street) (primary street) frontage – the setback of the existing building (b) Where the existing building has a different primary street (primary street) (primary street) frontage: (i) 8m or more for proposed buildings up to 6m high (ii) not less than 10m for proposed buildings greater than 6m high.
There is no existing building on either of the abutting sites sharing the same street frontage as the site (site) (site) of the proposed building.	(a) 8m or more for proposed buildings up to 6m high (b) not less than 10m for proposed buildings greater than 6m high.

For the purposes of DTS/DPF 3.3:

(a) the setback of an existing building on an abutting site (site) (site) to the street boundary that it shares with the site (site) (site) of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any

	existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table
PO 3.4 Buildings are set back from secondary street (secondary street) (secondary street) boundaries to accommodate the provision of landscaping between buildings and the road to enhance the appearance of land and buildings when viewed from the street.	DTS/DPF 3.4 Building walls are set back 4m or more from a secondary street (secondary street) (secondary street) boundary.
PO 3.5 Buildings are sited to accommodate vehicle access to the rear of a site (site) (site) for deliveries, maintenance and emergency purposes.	DTS/DPF 3.5 Building walls are set back 3m or more from at least one side boundary, unless an alternative means for vehicular access to the rear of the site (site) (site) is available.
Interface Height	
PO 4.1 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone (neighbourhood-type zone) (neighbourhood-type zone).	DTS/DPF 4.1 Buildings are constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone (neighbourhood-type zone) (neighbourhood-type zone) as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary): 

PO 4.2 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone (neighbourhood-type zone) (neighbourhood-type zone).	DTS/DPF 4.2 Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone (neighbourhood-type zone) (neighbourhood-type zone) are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary): 
PO 4.3 Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone (neighbourhood-type zone) (neighbourhood-type zone), provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 4.3 None are applicable.
Landscaping	

<table>
<tr>
<td>PO 5.1

Landscaping is provided along public roads and thoroughfares and zone boundaries to enhance the visual appearance of development and soften the impact of large buildings when viewed from public spaces and adjacent land outside the zone.</td>
<td>DTS/DPF 5.1

Other than to accommodate a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site (site) (site) (excluding any land required for road widening purposes):
(a) where a building is set back less than 3m from the street boundary – within the area remaining between a relevant building and the street boundary
or
(b) in accordance with the following:
<table>
<tr><th>Minimum width</th><th>Description</th></tr>
<tr><td>8m</td><td>Along any boundary with the Open Space Zone associated with the River Torrens.</td></tr>
<tr><td>5m</td><td>Along any boundary with a Highway, Freeway or Expressway.</td></tr>
<tr><td>5m</td><td>Along any boundary on the perimeter of the zone not fronting a public road or thoroughfare except where the adjacent zone is one of the following:
(a) Employment (Bulk Handling) Zone;
(b) Commercial and Business Zone;
(c) Resource Extraction Zone.</td></tr>
<tr><td>3m</td><td>Along any boundary on the perimeter of the zone that fronts a public road or thoroughfare.</td></tr>
<tr><td>3m</td><td>Along an arterial or main road frontage within the zone (and not on the perimeter of the zone).</td></tr>
</table>
</td>
</tr>
<tr>
<td>PO 5.2

Development incorporates areas for landscaping to enhance the overall amenity of the site (site) (site) and locality.</td>
<td>DTS/DPF 5.2

Landscape areas comprise:
(a) not less than 10 percent of the site (site) (site)
(b) a dimension of at least 1.5m.</td>
</tr>
</table>

PO 5.3 Landscape areas incorporate a range of plant species of varying heights at maturity, including tree species with a canopy above clear stems, to complement the scale of relevant buildings.	DTS/DPF 5.3 None are applicable.
Fencing	
PO 6.1 Fencing exceeding 2.1m in height is integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent streets to enhance the character of employment areas.	DTS/DPF 6.1 Fencing exceeding 2.1m in height is: (a) located behind a façade of an associated building located on the same site (site) (site) or (b) located behind a landscaped area along relevant street frontages or (c) consists of visually permeable materials with landscaping behind.
Advertisements	
PO 7.1 Freestanding advertisements do not create a visually dominant element within the locality.	DTS/DPF 7.1 Freestanding advertisements: (a) do not exceed 6m in height (b) do not have a sign face exceeding $8m^2$ per side.
Concept Plans	

Item 1.1.2 - Attachment 6 - Appendix 3 - Proposed Code Policy

PO 8.1	DTS/DPF 8.1
Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 – Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	The site (site) (site) of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: Description Concept Plan 14 – Buckland Park Concept Plan 18 – Playford North Concept Plan 19 – Playford North Infrastructure Concept Plan 21 – Virginia Concept Plan 22 – Virginia Infrastructure Concept Plan 50 – Roseworthy Town Expansion Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints Concept Plan 87 – Hindmarsh Road Concept Plan 99 – Two Wells Concept Plan 95 – Kingsford Regional Estate Concept Plan 107 – Proper Bay Concept Plan 102 – Gillman In relation to DTS/DPF 8.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 – Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site (site) (site) of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 8.1 is met.

Table 1 – Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building). The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

Class of Development	Accepted Development Classification Criteria

(1) STATE PLANNING POLICIES

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are summarised below:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
State Planning Policy 1 – Integrated Planning: To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity and sustainable future. *(1.1) An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.* *(1.2) Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.* *(1.3) Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.*	The Affected Area has been identified for future employment land by the State Government, City of Playford and City of Salisbury and will increase employment land supply in a growth area. The Affected Area is can be serviced by infrastructure is very well connected to existing transport routes and intermodal facility.
State Planning Policy 9 – Employment Lands: To provide sufficient land supply for employment generating uses that supports economic growth and productivity. *(9.1) Support the expansion and clustering of key economic growth areas including health; education; tourism; energy and resources; primary industry; defence; and knowledge and creative industries.* *(9.2) Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.* *(9.4) Adaptable policies that allow commercial and industrial-focused employment lands to support local economies and evolve in response to changing business and community needs.*	The Affected Area is currently underutilised and strategic visioning for the area has established that the highest and best use of the land is for employment purposes. The Strategic Employment Zone provides an adaptable policy framework to allow commercial and employment type uses, flexible to market demand. The Affected Area is well located with infrastructure and transport connections. Development of the site is desirable and will leverage off recent and planned infrastructure investment.

(9.5) Promote new, latent and alternative employment types and attract new business investment by enabling a diverse range of flexible land use opportunities. *(9.6) Protect prime industrial land for employment use where it provides connectivity to freight networks; enables a critical mass or cluster of activity; has the potential for expansion; is connected to skilled labour; is well serviced; and is not constrained by abutting land uses.* *(9.12) Plan for employment and industrial precincts in strategic locations that improve economic productivity; are protected from encroachment; connect to efficient supply chains; and are located to provide transport access and connectivity.*	
State Planning Policy 11 - Strategic Transport Infrastructure: To integrate land use policies with existing and future transport infrastructure, services and functions to preserve and enhance safe, efficient and reliable connectivity for people and business. *(11.2) Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.*	Rezoning of the Affected Area will assist in maximising use of the North-South Corridor.
State Planning Policy 14 - Water Security and Quality: To ensure South Australia's water supply is able to support the needs of current and future generations. *(14.5) Development should incorporate water sensitive urban design principles that contribute to the management of risks to water quality and other risks (including flooding) to help protect people, property and the environment and enhance urban amenity and liveability.* *(14.6) Support development that does not adversely impact on water quality.*	Stormwater investigations identify measures that future development must incorporate to minimise risks of flooding. The Proponent intends to detain stormwater on site through detention basins and enter into an infrastructure deed to equitably contribute to the provision of required infrastructure.
State Planning Policy 16 - Emissions and Hazardous Activities: To protect communities and the environment from risks associated with emissions, hazardous activities and site contamination, whilst industrial development remains viable. *(16.1) Protect communities and the environment from risks associated with industrial emissions*	The Gas and Liquid Petroleum Pipelines Overlay applies over a significant proportion of the Affected Area. This Overlay applies some restrictions on land uses, however, it is not expected to impact future development of the land. Future land uses will be selected in consultation with the relevant referral agency.

and hazards (including radiation) while ensuring that industrial and infrastructure development remains strong through: *a) supporting a compatible land use mix through appropriate zoning controls* *b) appropriate separation distances between industrial sites that are incompatible with sensitive land uses* *c) controlling or minimising emissions at the source, or where emissions or impacts are unavoidable, at the receiver.*	

(2) REGIONAL PLANS

The Regional Plan

The key policies and targets of the *30-Year Plan for Greater Adelaide* (2017 update) which are most relevant to this Code Amendment are detailed in the table below.

The investigations undertaken to date and outlined in this Code Amendment, will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

Regional Plan identified priorities or targets	Code Amendment Alignment with Regional Plan
The economy and jobs	
P55 Promote certainty to undertake development while at the same time providing scope for innovation. **P56** Ensure there are suitable land supplies for the retail, commercial and industrial sectors. **P68** Focus business clusters and manufacturing hubs around key transport infrastructure such as road, air, rail, sea terminals and intermodal facilities to maximise the economic benefits of export infrastructure. **P73** Provide sufficient strategic employment land options with direct access to major freight routes to support activities that require separation from housing and other sensitive land uses.	The existing use and zoning of the Affected Area does not represent the highest and best use of the land. The land has been identified for future employment use. The Strategic Employment Zone will introduce a flexible and adaptive policy framework to facilitate warehousing, logistics and distribution type uses. The zoning will facilitate development on well-located and serviceable land which will maximise use of existing transport linkages. The Affected Area is particularly well located in terms of freight routes.
Water	
P115 Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.	Stormwater investigations have been undertaken which identify mitigation measures to ensure stormwater is distributed appropriately. The Proponent intends to retain stormwater on site through use of detention

	basins. Discussions are occurring with the relevant councils to ensure infrastructure and treatments contribute to the broader flood mitigation strategy.
Emergency Management and Hazard Avoidance	
P118 Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, erosion, dune drift and acid sulphate soils) by designating and planning for development in accordance with a risk hierarchy of: • avoidance • adaptation • protection **P119** Improve the integration of disaster risk reduction and hazard avoidance policies and land use planning.	The Gas and Liquid Petroleum Pipelines Overlay will continue to apply over the Affected Area. The Code Amendment investigations and future development will ensure risks are minimised.

(3) OTHER STRATEGIC PLANS

The table below identifies other documents relevant to this proposed Code Amendment.

Other Relevant Documents	Code Amendment Alignment with Other Relevant Documents
City of Playford Strategic Plan 2020-2024	The Code Amendment supports Community Theme 4: Supporting business and local employment opportunities.
Playford Community Vision 2043	The Code Amendment supports the Plan's aspiration for prosperity - economic development: a thriving local economy.
Playford Growth Area Structure Plan – December 2013	The Code Amendment seeks to realise the strategic vision of the Structure Plan.
City of Salisbury City Plan 2035	City Plan 2035 contains a vision for Salisbury to be 'a progressive, sustainable and connected community'. It has three directions that capture the social, environmental and economic influences on Salisbury, and one direction that addresses factors within Salisbury Council itself. Several 'Foundations' are then identified for each of the 4 directions. Council has determined that these Foundations are the goals that we will seek to achieve for Salisbury. They are supported by critical actions that outline the Council's priority deliverables over the life of the plan.

	The Plan includes critical actions to review the existing economic growth strategy and develop plans to progress economic activity in Technology Park and Edinburgh Parks.
City of Salisbury Strategic Growth Framework - Waterloo Corner and Bolivar Corridor	The purpose of this Strategic Growth Framework is to: • Present a fully informed, consolidated and coordinated growth framework to inform future Council decisions relating to infrastructure planning and funding and the orderly sequencing and management of Council and/or Proponent led Code Amendments. • Take both a long term 30-year perspective on development potential and forward planning, within a flexible framework that can support existing or short-term development interest within a coordinated and orderly development pattern. • Produce a framework that appreciates the regional context with a level of investigation and regional coordination to be used to directly inform the upcoming State Government's Regional Planning process. • Promote and encourage economic growth and job creation for the City of Salisbury community. • Identify infrastructure delivery mechanism options that could support an intensification of development while ensuring fair apportionment of costs between the landowners, developers, City of Salisbury, Adjacent Council's and State Government. The Strategic Growth Framework identifies the Affected Area within Planning Area 1 – Future Strategic Employment (potential for an eco-industrial park). The Framework identifies the land as Strategic Employment Zone in the North Structure Plan.

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MLM/23-0013

21 February 2025

Mr Chris Vounasis
Future Urban
Level 1, 74 Pirie Street
ADELAIDE SA 5000

Dear Chris,

PROPOSED STRATEGIC EMPLOYMENT ZONE CODE AMENDMENT
CORNER OF MILL ROAD AND HEASLIP ROAD, WATERLOO CORNER

I refer to the proposed amendment to the Planning and Design Code (Code Amendment) for the land that is bound by Greyhound Road, Mill Road and Heaslip Road (subject site). The proposed Code Amendment seeks to rezone the land from Rural Horticulture zone to Strategic Employment zone in the Planning and Design Code.

The subject site is one of three abutting sites that are being considered for rezoning. An access strategy for the greater site has been developed to cater for the infrastructure requirements of potential developments. The design and traffic impacts of this strategy is detailed in MFY's report titled *'Waterloo Corner Code Amendments – Traffic Study'* dated 24 February 2025 which should be read in conjunction with this report.

1 BACKGROUND

The MFY Traffic Study includes a holistic assessment of the sites and identified the following upgrades to the road network to accommodate the development of the various sites:

- the duplication of Heaslip Road which is being investigated by the Department for Infrastructure and Transport (DIT). It is expected that this will include the installation of a roundabout treatment at the Heaslip Road/Mill Road/Diment Road intersection and an upgrade to the Heaslip Road/Waterloo Corner Road intersection;
- the installation of a new signal at the Port Wakefield Road/Greyhound Road/Dunn Road intersection. This upgrade would be triggered when 40 ha of land is developed if Heaslip Road is not duplicated, or 70 ha of land is developed if Heaslip Road is duplicated; and
- upgrade to Greyhound Road, Mill Road and Mumford Road to facilitate the traffic movements associated with future developments on the land. This will include widening and sealing of the road where required.

As the traffic study contemplates the requirements to support the broader development, this report provides supplementary information on the traffic infrastructure requirements specific to this site to support the development of the land.

2 CODE AMENDMENT SITE

The subject site has frontages to Greyhound Road, Mill Road and Heaslip Road. It includes nine land parcels and has an approximate area of 63.5 ha. Figure 1 identifies the subject land.



Figure 1: Subject site

The Planning and Design Code envisages a range of employment-generating light industrial, service trade, motor repair and other compatible businesses in any Strategic Employment zone. Such developments typically require access and manoeuvring space for large commercial vehicles.

3 TRAFFIC INFRASTRUCTURE REQUIREMENTS

It has been identified that there will be a requirement for a number of infrastructure measures to be implemented to support the rezoning and subsequent development of the subject land and surrounds, including:

- signalisation of Greyhound Road and Port Wakefield Road when broader development volumes exceed the capacity of the Heaslip Road/Waterloo Corner Road intersection;
- duplication of Heaslip Road;

- sealing of Mill Road;
- upgrade of Mumford Road; and
- upgrade of Heaslip Road/Waterloo Road intersection.

The timing of the implementation of the infrastructure will depend on the accumulative development of land within the surrounding area and has been identified in the combined Code Amendment traffic investigations report.

Notwithstanding this, development of the subject land will require safe and convenient access to be provided which, depending on staging, will require fit for purpose design solutions to cater for the development proposed, having regard to the specific proposal and access requirements. In assessing specific infrastructure requirements to service a development on the site, infrastructure upgrades to the following may need to be delivered:

- upgrade of Mill Road and/or a portion of Greyhound Road. Figure 2 illustrates the potential extent of these roads which may need to be upgraded to facilitate access between Heaslip Road and the (future) driveway.



Figure 2: Potential road upgrade required to facilitate access

- upgrade of the Mill Road/Greyhound Road intersection should the extent of the road upgrade incorporate this intersection. Figure 3 illustrates a potential upgrade option.



Figure 3: Potential Mill Road/Greyhound Road intersection upgrade

The intersection of Greyhound Road and Port Wakefield Road is not currently designed to accommodate OSOM vehicles. Accordingly, until such time as the future infrastructure works are required, all OSOM vehicle access will be limited to Mill Road and Greyhound Road via Heaslip Road. Figure 4 illustrates the turning movement of an A-train at the Mill Road/Greyhound Road intersection.



Figure 4: A-train turning movements at Mill Road/Greyhound Road intersection

Item 1.1.2 - Attachment 9 - Appendix 6 - Traffic Investigations - Waterloo Corner

3.1 HEASLIP ROAD/MILL ROAD INTERSECTION

It is anticipated that an upgrade of the Heaslip Road/Mill Road intersection will be delivered when Heaslip Road is duplicated. However, until such time as the long term infrastructure requirements are delivered, a safe access solution will be required to cater for the development of the subject land.

The existing four-way intersection would not have sufficient capacity to accommodate the forecast turning volumes and would require channelised right turn lanes on Heaslip Road to ensure that the intersection operates safely which would be constrained by the existing right turn to Edinburgh Road and access requirements for Diment Road.

An alternate intersection treatment is for a roundabout to be constructed to facilitate safe and convenient access for development on the site. Figure 5 shows a potential design of the roundabout where the majority of land acquisition required to facilitate construction of the roundabout is accommodated within the subject site. There would be minimal land acquisition of other property, potentially confined to the northern corner.

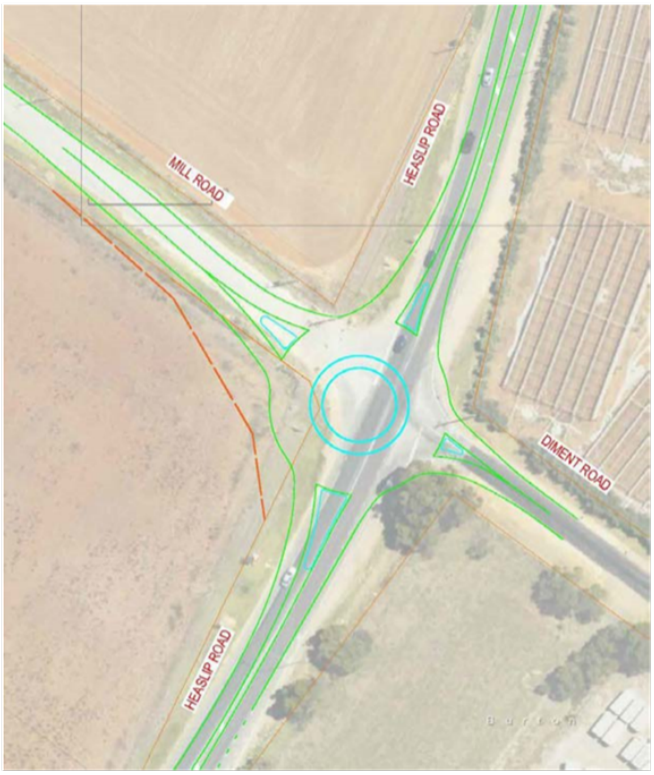

Figure 5: Roundabout treatment at the Mill Road/Heaslip Road/Diment Road intersection

The design of the roundabout will be undertaken in accordance with the requirements in the Austroads *"Guide to Road Design – Part 4B: Roundabouts"* and will cater for the movements of road trains as shown in Figure 6.



Figure 6: Road train swept paths at the roundabout

3.2 ACCESS REQUIREMENTS

Access to the land will be provided via Mill Road or Greyhound Road. While there may be potential for partial access to be obtained via Heaslip Road, existing constraints will limit the number and type of movement that could occur. The locations of access points will be identified during the Development Application (DA) stage of developments on the land.

4 SUMMARY

In summary, the investigations have identified that there is sufficient capacity within the existing road network to accommodate a development on the subject land and that the implementation of future infrastructure requirements for the broader area can be developed in accordance with the staged approach nominated within the Waterloo Corner Code Amendment traffic study dated 24 February 2025.

Notwithstanding this, there are a number of interventions which will be required to provide for a safe road network. The extent of road upgrade will ultimately depend on the access location for any future development. Importantly the Mill Road/Heaslip Road intersection would be upgraded to provide for safe and convenient access.

Yours sincerely,
MFY PTY LTD

MELISSA MELLEN
Director

BUSINESS WOMEN'S AWARDS
2010 NATIONAL WINNER
2010 TELSTRA SOUTH AUSTRALIAN BUSINESS WOMAN OF THE YEAR

Item 1.1.2 - Attachment 9 - Appendix 6 - Traffic Investigations - Waterloo Corner

Future Urban

WATERLOO CORNER CODE AMENDMENTS

TRAFFIC STUDY

February 2025

23-0013

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DOCUMENT ISSUE

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Final	24 Feb 25	Prepared For issue	SV

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1.0 INTRODUCTION

An amendment to the Planning and Design Code (Code Amendment) has been proposed for three sites within the land bound by Heaslip Road, Mill Road, Greyhound Road and Mumford Road in Waterloo Corner. The land is located in Greater Edinburgh Parks which has been identified for industrial and commercial development.

This report details the traffic investigation that has been completed to inform the transport infrastructure needs for the development of the broader land area. The fragmented land complicates transport planning for developing the highest and best use for the area as connectivity and access will need to be maintained for each site (be it retaining status quo or being redeveloped).

While this report focusses on three specific parcels of land, it has reviewed the traffic criteria for the envisaged future land use in both the context of the broader network and potential rezoning of adjacent land as well as having regard to access requirements for parcels of land in individual ownership who may seek to develop prior to infrastructure improvements being constructed.

The existing infrastructure in Waterloo Corner is not adequate to cater for the volume or type of vehicle envisaged to be generated by future development. The Department for Transport and Infrastructure (DIT) is currently planning an upgrade of Heaslip Road which is likely to result in the duplication of the lanes to a four lane divided road. While DIT has yet to provide information to inform the assessment, this review has assumed the upgrade will occur, given that the capacity of the road will be exceeded.

This report has encompassed the land bounded by Heaslip Road, Mumford Road, Greyhound Road and Mill Road. It should be read in conjunction with the specific traffic reports for the independent land parcels.

2.0 BACKGROUND

Greater Edinburgh Parks is located partly within the City of Salisbury and the City of Playford, with the boundary of the two Council areas being located along Port Wakefield Road. Both Councils have separately completed traffic investigations to understand that potential traffic growth in the vicinity of Greater Edinburgh Parks to gain an understanding of the likely traffic growth and the potential infrastructure requirements to cater for future development.

MFY completed a review of both studies in order to gauge an appreciation of the current thinking in respect to access requirements but also understand the limitations of existing infrastructure in catering for the future traffic growth. The purpose of the review was to identify the basis for the road hierarchy to inform a holistic traffic strategy for Greater Edinburgh Parks. Figure 2.1 identifies the potential road hierarchy developed by MFY for the development of the area.



Figure 2.1: Potential road hierarchy for Greater Edinburgh Parks

While not endorsed by DIT or either Council, the above figure provides context of the significant increase in capacity required on the road network to accommodate future traffic volumes if development of all land in Greater Edinburgh Parks is realised.

3.0 EXISTING SITUATION

The investigation surrounds sites located at the western end of the Greater Edinburgh Parks. Figure 3.1 identifies the sites that are being investigated as part of the Code Amendment.



Figure 3.1: Subject land

The North-eastern portion of the subject land is located within the City of Salisbury while the balance of the land is within the City of Playford. Figure 3.2 illustrates the municipality boundaries as they relate to the subject land.



Figure 3.2: Council boundaries

3.1 ROAD NETWORK

Heaslip Road is an arterial road in the care and control of the Commissioner of Highways. The road has a two-lane carriageway with a posted speed limit of 70 km/h which transitions to 90 km/h along the frontage of the site. It has an average annual daily traffic (AADT) volume in the order of 17,400 vehicles. It is gazetted for the use of PBS Level 3A vehicles (36.5 m road trains).

Heaslip Road forms an intersection with Waterloo Corner Road to the west of the site. This intersection is treated with a roundabout. Waterloo Corner Road forms intersections with Port Wakefield Road and the North South Motorway. The Port Wakefield Road/Waterloo Corner Road intersection is treated with a traffic signal while the Waterloo Corner Road/North South Motorway intersection is treated with an interchange. East of the site, Heaslip Road forms an intersection with Womma Road and the Northern Expressway. This intersection is treated with an interchange.

The analysis undertaken for Greater Edinburgh Parks identified that the duplication of Heaslip Road will be required to cater for the forecast growth on the road associated with broader development. Accordingly, any treatment on Heaslip Road requires the consideration of the future road widening. DIT is currently investigating potential future infrastructure requirements to identify the anticipated road widening requirements along Heaslip Road. It is expected that this will include a land acquisition requirement on the subject land.

Greyhound Road intersects with Mill Road and Port Wakefield Road. All movements are permitted at the Greyhound Road/Mill Road intersection, while the Greyhound Road/Port Wakefield Road intersection is limited to left-in and left-out movements.

Mumford Road intersects with Greyhound Road and Heaslip Road. All movements are permitted at both the Mumford Road/Greyhound Road and Mumford Road/Heaslip Road intersections, albeit the Safe Intersection Sight Distance (SISD) criteria are not satisfied at the intersection with Greyhound Road.

Mill Road is located along the north-eastern edge of the site and extends north-west beyond the subject land to Calvengrove Road. It forms a four-way intersection with Heaslip Road and Diment Road where all movements are permitted. Mill Road and Diment Road are treated with Stop signage and line marking at the intersection.

4.0 CODE AMENDMENT REQUIREMENTS

The Code Amendment will result in the rezoning of approximately 120 hectares of land to Strategic Employment Zone. The type of land uses envisaged in this zone include light industrial, service trade, motor repair and other compatible businesses.

4.1 TRAFFIC FORECAST

The *Trip Generation Surveys Business Parks and Industrial Estates Analysis Report* for the Transport for New South Wales (TfNSW) identifies the following definitions for business parks and industrial estates:

> *Business parks refers to developments that permit a range of land uses in an integrated complex. The developments generally incorporate a mix of office, retail and wholesale stores, warehousing, workshops, manufacturing, light industrial, showrooms and scientific research establishments.*

The land uses described above are consistent with the anticipated uses and hence the traffic generation rates for business parks and industrial estates provide a balanced outcome when forecasting the potential traffic generation rates, namely:

- am peak hour: 0.52 trips per 100 m^2;
- pm peak hour: 0.56 trips per 100 m^2; and
- daily traffic generation rate: 4.6 trips per 100 m^2.

A developable area of 25% has been adopted based on the information in the surveyed data. Accordingly, the proposed rezoning is forecast to generate the following traffic during the peak hours:

- am peak hour: 1,560 trips per hour;
- pm peak hour: 1,680 trips per hour; and
- daily traffic: 13,800 trips per day.

It is anticipated that there will be some complementary uses within the development. Accordingly, 5% of the traffic has been identified as internal trips. As such, the following traffic is anticipated to occur via the external road network:

- am peak hour: 1,480 trips per hour;
- pm peak hour: 1,600 trips per hour;
- daily traffic: 13,100 trips per day.

4.2 DISTRIBUTION

The following traffic distribution has been adopted for the assessment:

- 20% of the traffic will occur to/from the north;
- 30% of the traffic will occur to/from the east; and
- 50% of the traffic will occur to/from the south.

The traffic will be distributed to the arterial roads adjacent to the subject site. Figure 4.1 identifies the forecast distribution for the assessment.



Figure 4.1: Forecast distribution

Figure 4.2 identifies the forecast traffic volume generated by the potential development on the land.



Figure 4.2 Forecast traffic volumes (vpd)

5.0 TRAFFIC INVESTIGATIONS

The key investigation for this site relates to the provision of vehicle accessibility to cater for the forecast traffic. In identifying access options for the land, consideration has been given to the following:

- anticipated traffic volumes;
- requirement for heavy vehicle access;
- interconnectivity between the individual sites; and
- access requirements for other land adjacent to the site.

Analysis completed as part of the investigations have considered 2036 design year with a 0.5% annual growth on the road network and the potential duplication of Heaslip Road in the design year.

5.1 ROAD NETWORK CAPACITY

The existing road network has sufficient capacity to accommodate a portion of the development. Analysis was completed to understand the area that could be developed without compromising the operation of the existing road network. The assessment was completed for the following intersections:

- Port Wakefield Road/Waterloo Corner Road intersection; and
- Waterloo Corner Road/Heaslip Road intersection.

The assessment has been undertaken with a development growth of 10 ha per year. Table 1 identifies the results of the assessment.

Table 1: Area that could be developed with existing road network infrastructure

Developable Area	Degree of Saturation	
	Port Wakefield Rd/Waterloo Corner Rd	Heaslip Rd/Waterloo Corner Rd
30 ha	0.73 (0.73)	0.81 (0.75)
40 ha	0.73 (0.76)	0.84 (0.80)
50 ha	0.76 (0.78)	0.88 (0.81)

The trigger point analysis identifies that up to 40 ha (i.e. 33%) of the subject land could be developed before the proposed signal on Port Wakefield Road is required.

In the event that Heaslip Road is duplicated before the development of the subject land, there will be additional capacity at the Heaslip Road/Waterloo Corner Road intersection as a result of the upgrade. An assessment has, therefore, been completed to identify the trigger point for the new signal on Port Wakefield Road should Heaslip Road be

duplicated before the development of the subject land progresses. Table 2 summarises the results which has been based on the 2036 design year volumes.

Table 2: Area that could be developed with the duplication of Heaslip Road

Developable Area	Degree of Saturation	
	Port Wakefield Rd/Waterloo Corner Rd	Heaslip Rd/Waterloo Corner Rd
30 ha	0.75 (0.77)	0.68 (0.76)
40 ha	0.76 (0.79)	0.70 (0.79)
50 ha	0.78 (0.81)	0.72 (0.82)
60 ha	0.80 (0.83)	0.74 (0.84)
70 ha	0.82 (0.85)	0.76 (0.86)

The above assessment identifies that if Heaslip Road is upgraded, approximately 70 ha (i.e. 58%) of the land could be developed before a signal on Port Wakefield Road is triggered.

5.2 PORT WAKEFIELD ROAD

5.2.1 PORT WAKEFIELD ROAD/GREYHOUND ROAD/DUNN ROAD INTERSECTION

The above analysis confirms that there will be insufficient capacity on the road network to realise the full potential of the subject land. Preliminary investigations also identifies that there will be insufficient frontage to create the acceleration and deceleration lanes required to facilitate an unsignalised intersection on Port Wakefield Road due to the existing adjacent intersections.

Based on the above, it has been identified that a signalised intersection will be required on Port Wakefield Road to adequately cater for the forecast traffic. In order to minimise any impact associated with the future signal, the following were considered in identifying its location:

- appropriate separation to Port Wakefield Road/Waterloo Corner Road intersection;
- the ability to service development on both sides of Port Wakefield Road; and
- minimal impact on adjacent existing and planned intersections.

The current road alignment effectively results in the intersection of the Greyhound Road and Mumford Road road reserves terminating at an acute angle at Port Wakefield Road opposite Dunn Road. This scenario is currently addressed through turning restrictions to reduce the conflict associated with the angle and the five roads within the intersection.

The Code Amendment provides an opportunity to realign Greyhound Road and create a four-way signalised intersection with Dunn Road. Such a treatment will not only cater for the subject development, but also provide for future developments on either side of Port Wakefield Road.

SIDRA modelling was completed to inform the required intersection layout to cater for the forecast traffic volumes. Figure 5.1 identifies a potential signal concept adopted for the modelling.

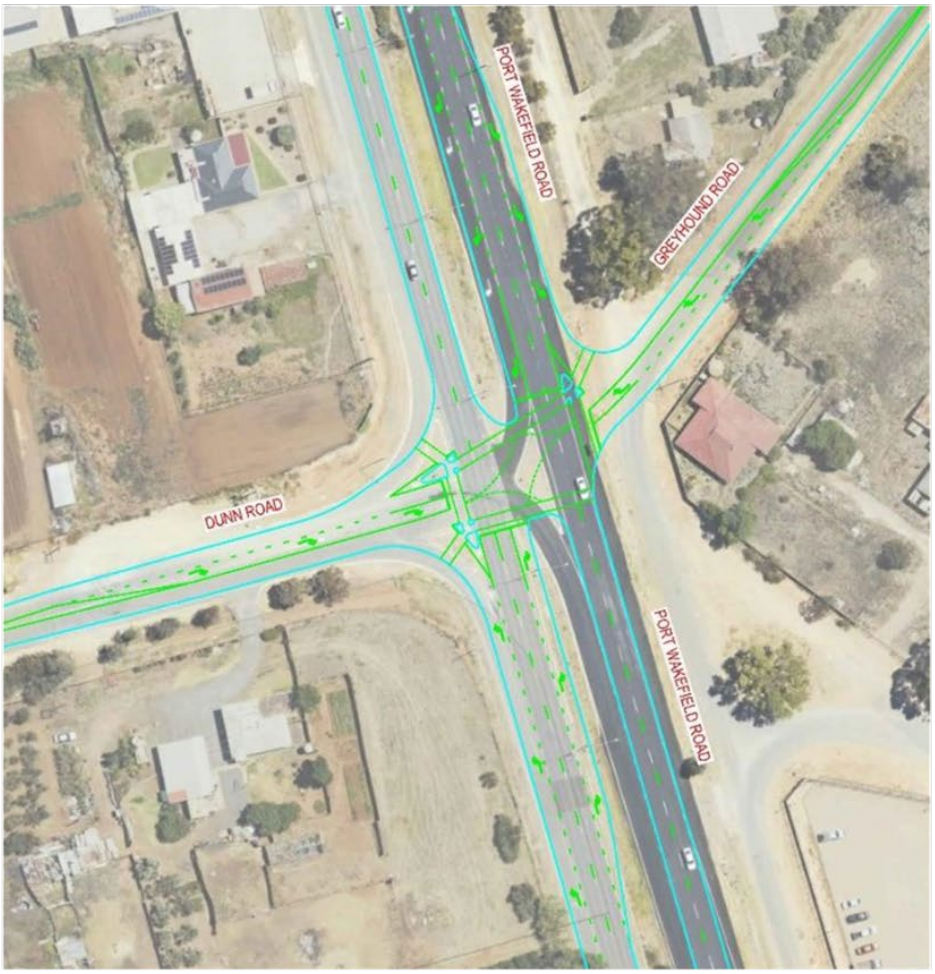

Figure 5.1: Potential signal on Port Wakefield Road

The provision of a signal will accommodate the majority of the northbound traffic and a significant portion of traffic to and from the south to limit impact on the Waterloo Corner Road/Heaslip Road intersection. Figure 5.2 identifies the forecast traffic at the proposed intersection.

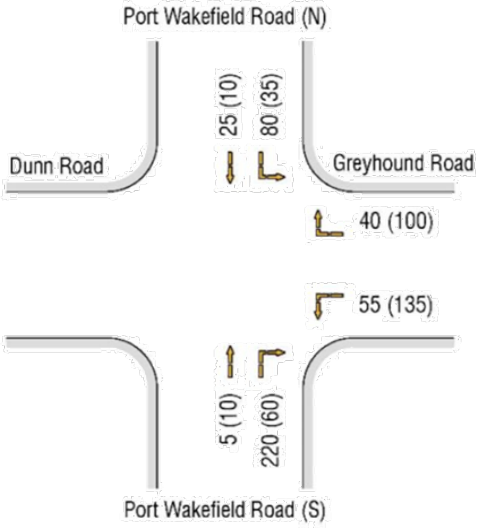

Figure 5.2: Port Wakefield Road/Greyhound Road intersection

Traffic volumes in and out of Dunn Road will be dependent on the types of developments that could be established on the adjacent land. For the purpose of this assessment nominal turning volumes to and from Dunn Road have been adopted.

Table 2 identifies the results of the modelling for the proposed signalisation of the Port Wakefield Road/Dunn Road/Greyhound Road intersection based on the above layout.

Table 2: SIDRA modelling results of the Port Wakefield Road/Dunn Road/Greyhound Road intersection

Approach	2024		2036	
	Degree of Saturation	Average Delay (s)	Degree of Saturation	Average Delay (s)
Port Wakefield Road (N)	0.64 (0.61)	41.3 (39.0)	0.64 (0.63)	41.3 (39.2)
Greyhound Road	0.63 (0.61)	63.0 (54.6)	0.63 (0.61)	56.5 (55.0)
Port Wakefield Road (S)	0.62 (0.55)	37.1 (31.3)	0.64 (0.63)	37.0 (31.0)
Dunn Road	0.43 (0.55)	45.5 (43.9)	0.43 (0.56)	45.1 (44.0)

The above results indicate that the intersection will operate well within its capacity. A review of the 95th-percentile queue lengths in the modelling identified that the forecast queues will be accommodated within the proposed storage in the design. The modelling confirms that the adopted layout will appropriately cater for the forecast traffic volumes.

The above treatment would result in Mumford Road being closed at its northern end such that it does not intersect with Greyhound Road adjacent the proposed signalised intersection. Figure 5.3 identifies the potential treatment to close Mumford Road.



Figure 5.3: Potential cul-de-sac on Mumford Road

5.2.2 PORT WAKEFIELD ROAD/WATERLOO CORNER ROAD INTERSECTION

Modelling of the Port Wakefield Road/Waterloo Corner Road intersection was completed to identify the performance of the intersection considering the potential new signal to the north.

A base case model and a 2036 model were developed and Table 3 identifies the performance of the intersection in these scenarios.

Table 3: SIDRA results of the 2024 and 2036 models of the Port Wakefield Road /Waterloo Corner Road intersection

Approach	Movement	2024		2036	
		DOS	95th-percentile Queue Length (m)	DOS	95th-percentile Queue Length (m)
Port Wakefield Road (N)	Left	0.21 (0.22)	33 (25)	0.23 (0.23)	38 (28)
	Through	0.67 (0.66)	102 (109)	0.71 (0.70)	110 (119)
	Right	0.12 (0.22)	6 (13)	0.12 (0.22)	6 (13)
Waterloo Corner Road (E)	Left	0.23 (0.28)	30 (38)	0.26 (0.30)	35 (45)
	Through	0.41 (0.67)	88 (155)	0.43 (0.71)	93 (170)
	Right	0.63 (0.64)	79 (79)	0.70 (0.72)	86 (89)
Port Wakefield Road (S)	Left	0.32 (0.35)	42 (50)	0.35 (0.38)	49 (55)
	Through	0.32 (0.35)	58 (58)	0.35 (0.38)	63 (62)
	Right	0.66 (0.65)	90 (60)	0.71 (0.70)	98 (65)
Waterloo Corner Road (W)	Left	0.67 (0.36)	150 (72)	0.69 (0.37)	161 (76)
	Through	0.67 (0.36)	151 (73)	0.69 (0.37)	162 (78)
	Right	0.09 (0.12)	10 (13)	0.10 (0.13)	11 (14)

Figure 5.4 identifies the forecast traffic volumes at the intersection associated with the potential development.

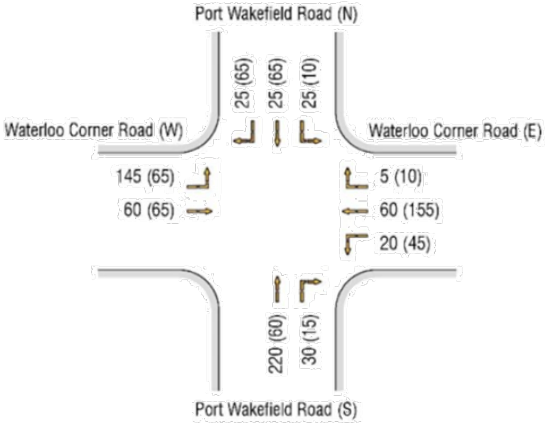

Figure 5.4: Port Wakefield Road/Waterloo Corner Road intersection

Table 4 identifies the future operation of the Port Wakefield Road/Waterloo Corner Road intersection with the potential development.

Table 4: SIDRA modelling results of the potential operation of the Port Wakefield Road/Waterloo Corner Road intersection

Approach	Movement	2024		2036	
		DOS	95th-percentile Queue Length (m)	DOS	95th-percentile Queue Length (m)
Port Wakefield Road (N)	Left	0.27 (0.26)	48 (34)	0.29 (0.27)	54 (38)
	Through	0.74 (0.78)	113 (134)	0.78 (0.82)	122 (146)
	Right	0.49 (0.79)	21 (51)	0.49 (0.79)	21 (51)
Waterloo Corner Road (E)	Left	0.25 (0.32)	35 (51)	0.27 (0.34)	41 (57)
	Through	0.43 (0.77)	100 (207)	0.45 (0.84)	105 (244)
	Right	0.77 (0.78)	87 (91)	0.82 (0.70)	41 (98)
Port Wakefield Road (S)	Left	0.57 (0.48)	105 (70)	0.63 (0.48)	101 (79)
	Through	0.57 (0.48)	110 (74)	0.63 (0.48)	121 (79)
	Right	0.77 (0.80)	105 (68)	0.82 (0.80)	116 (73)
Waterloo Corner Road (W)	Left	0.72 (0.42)	177 (77)	0.75 (0.44)	197 (84)
	Through	0.72 (0.42)	184 (95)	0.75 (0.44)	193 (101)
	Right	0.10 (0.13)	10 (14)	0.11 (0.13)	11 (14)

The above results confirm that the provision of an additional signal will minimise impact on the Port Wakefield Road/Waterloo Corner Road signal. The modelling shows that the Port Wakefield Road/Waterloo Corner Road intersection will operate within capacity

and the 95th-percentile queue lengths will be within the available storage in the existing and 2036 scenarios.

5.3 HEASLIP ROAD

5.3.1 WATERLOO CORNER ROAD/HEASLIP ROAD INTERSECTION

A base case model of the Waterloo Corner Road/Heaslip Road intersection was completed to identify the existing operation of the intersection. Table 5 summarises the results.

Table 5: SIDRA results of the existing Waterloo Corner Road/Heaslip Road model am (pm)

Approach	Degree of Saturation	95th-percentile Queue Length (m)
Waterloo Corner Rd (W)	0.41 (0.41)	64 (28)
Heaslip Road	0.37 (0.65)	25 (57)
Waterloo Corner Rd (E)	0.69 (0.42)	18 (20)

Figure 5.3 identifies the forecast additional traffic at the Waterloo Corner Road/Heaslip Road intersection.

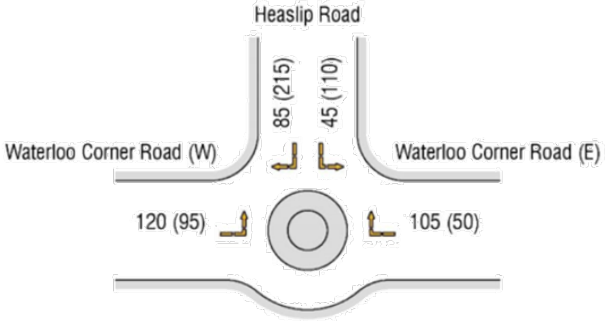

Figure 5.5: Waterloo Corner Road/Heaslip Road intersection

Table 6 identifies the modelling results of the intersection with the additional development volumes and the future operation of the Waterloo Corner Road/Heaslip Road intersection with the potential development.

Table 6: SIDRA results of the existing Waterloo Corner Road/Heaslip Road model with development volumes am (pm)

Approach	Degree of Saturation	95th-percentile Queue Length (m)
Waterloo Corner Rd (W)	0.85 (0.44)	137 (31)
Heaslip Road	0.45 (0.85)	33 (132)
Waterloo Corner Rd (E)	0.52 (0.63)	27 (38)

The above results identify that the intersection will operate within capacity. The forecast queues will not impact on adjacent intersections. Importantly, the increase in average delay will be minimal.

A 2036 model of the intersection was completed with consideration to the potential duplication of Heaslip Road. The adopted layout for the intersection considered the high left turn volume from Waterloo Corner Road to Heaslip Road. Table 7 identifies the results of the 2036 model without the forecast development volumes.

Table 7: SIDRA results of the 2036 Waterloo Corner Road/Heaslip Road model am (pm)

Approach	Degree of Saturation	95th-percentile Queue Length (m)
Waterloo Corner Rd (W)	0.61 (0.35)	14 (20)
Heaslip Road	0.38 (0.66)	21 (53)
Waterloo Corner Rd (E)	0.37 (0.36)	15 (15)

Table 8 identifies the results of the 2036 model with the forecast development volumes.

Table 8: SIDRA results of the 2036 Waterloo Corner Road/Heaslip Road model with development volumes am (pm)

Approach	Degree of Saturation	95th-percentile Queue Length (m)
Waterloo Corner Rd (W)	0.69 (0.37)	16 (22)
Heaslip Road	0.46 (0.84)	28 (110)
Waterloo Corner Rd (E)	0.45 (0.51)	22 (26)

The above results identify that the intersection will operate within capacity in 2036. The forecast queues will not impact on adjacent intersections. Importantly, the increase in average delay will be minimal.

5.3.2 HEASLIP ROAD/MILL ROAD

The Mill Road/Heaslip Road intersection is four-way and currently treated with give-way signs. Give-way treatments at the intersection would not have sufficient capacity to accommodate the forecast turning volumes and there would be a need to improve safety at this intersection.

In its investigations for the Heaslip Road upgrade, DIT has identified that a roundabout may be an appropriate form of treatment at this intersection. Such a device could be designed for the longer term solution as part of the Heaslip Road duplication but could also be considered (in a different form) in the shorter term as development triggers the need for safety treatments at intersections.

Figure 5.6 identifies the potential treatment at the intersections.

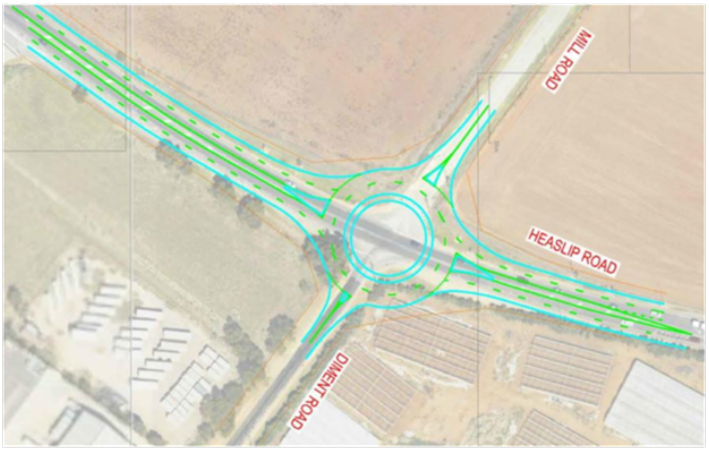

Figure 5.6 Potential roundabout at the Mill Road/Heaslip Road/Diment Road intersection

The intersection will cater for a high proportion of traffic entering to and from the east. Figure 5.7 identifies the forecast turning movements at the intersection.

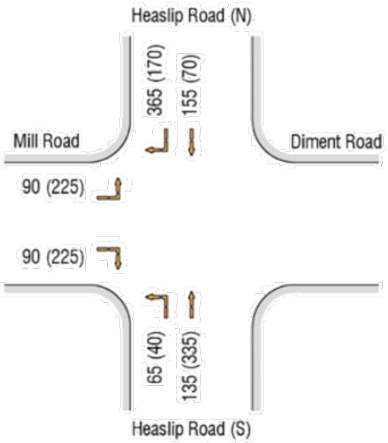

Figure 5.7: Heaslip Road/Mill Road intersection

Table 7 identifies the performance of the Mill Road/Heaslip Road/Diment Road intersection.

Table 7: SIDRA results of the Mill Road/Heaslip Road/Diment Road roundabout

Approach	Degree of Saturation	Average Delay (s)	95th-percentile Queue Length (m)
Heaslip Road (W)	0.70 (0.43)	10.3 (4.7)	92 (37)
Mill Road	0.52 (0.84)	15.9 (24.1)	24 (68)
Heaslip Road (E)	0.49 (0.65)	5.9 (7.0)	44 (77)
Diment Road	0.08 (0.13)	9.5 (11.5)	3 (5)

The above modelling identifies the forecast traffic volumes will be readily accommodated at the Mill Road/Heaslip Road/Diment Road intersection.

5.3.3 HEASLIP ROAD/MUMFORD ROAD

The Mumford Road/Heaslip Road intersection is currently an untreated T-intersection which is in close proximity to the Heaslip Road/Waterloo Corner Road intersection. Analysis of the Waterloo Corner Road intersection identified that ultimately the westbound queue would extend beyond the Mumford Road/Heaslip Road intersection.

SIDRA analysis of the Waterloo Corner Road/Heaslip Road intersection identified that the queue will obstruct drivers waiting to turn right to or from Mumford Road. This will result in potential conflict on Heaslip Road.

In addition, the increase in volumes on Heaslip Road will result in the warrant requirements for a channelised right turn lane to be provided at the intersection with Mumford Road.

While a right turn treatment could be provided, the longer term growth will likely result in the extension of a median on Heaslip Road such that the Mumford Road/Heaslip Road intersection could to be limited to left-in and left-out movements only. Figure 5.8 identifies a concept design of the Mumford Road/Heaslip Road intersection.



Figure 5.8: Concept design of the Mumford Road/Heaslip Road intersection

5.4 EXTERNAL ROAD UPGRADES

Mumford Road, Mill Road and Greyhound Road fronting the subject land will require upgrading to facilitate traffic movements associated with future development of the land. The SA Infrastructure Guidelines specifies that industrial roads should have a road width of 20.0 m and a 10.2 m sealed carriageway.

Accordingly, Mumford Road and Mill Road will require widening and sealing while Greyhound Road will be upgraded to provide a wider carriageway. Figure 5.10 identifies the concept cross section required for the upgrade of the roads.

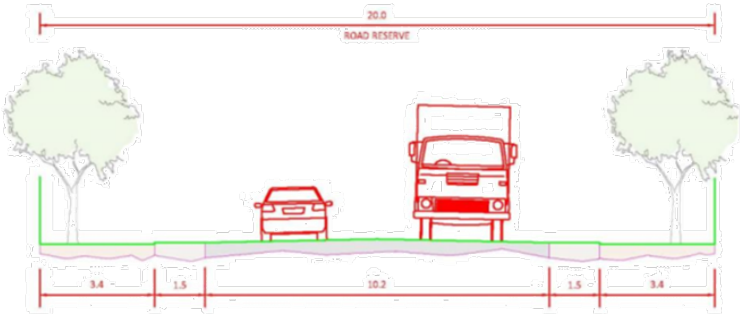

Figure 5.10: Concept cross section as per the recommendation in SA Infrastructure Guideline

5.5 ADDITIONAL ROAD NETWORK

There is potential for additional public roads to be created as part of the development of the sites, albeit whether these are realised will be heavily dependent on the ultimate development proposals. It is desirable that there be flexibility for these roads to be created to provide connectivity to the arterial road network and through the land while not compromising development opportunities.

Figure 5.11 illustrates a potential road link through the site.



Figure 5.11: Potential road link through the site

In addition to the above, the Structure Plan illustrates possible primary access locations for road connections to the subject land. These road connections will result in intersections on adjacent roads. These intersections should be located to cater for appropriate treatment requirements and should consider existing access points on the roads.

Item 1.1.2 - Attachment 9 - Appendix 6 - Traffic Investigations - Waterloo Corner

6.0 SUMMARY

The traffic investigations associated with this Code Amendment have identified a requirement for improved infrastructure to provide for safe and convenient access and facilitate the movement of people and goods to and from the site.

The growth of broader Adelaide has necessitated the introduction of development on land previously used for low traffic generating developments which have not required infrastructure to the same specification as would now be expected.

This report has identified the need for upgraded roads and intersections to provide increased capacity and safety in the longer term. Importantly, the recommendations have been tailored to provide flexibility in how development delivery is staged and to not compromise potential future Code Amendments which will consider requirements for other land parcels in this precinct.

Consideration has also been given to staged development requirements. This is important due to the multiple land owners and relatively small parcels of land on which access for development will need to be accommodated.

Item 1.1.2 - Attachment 10 - Appendix 7 - Services and Infrastructure

Stormwater and Services Review for Waterloo Corner Code Amendments

Combined Report

Multiple Planners

17 February 2025
Ref: 241124R001C

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Building exceptional outcomes together

Document History and Status

Rev	Description	Author	Reviewed	Approved	Date
A	Initial draft	JW	TT	TT	29/08/2024
B	Revised MasterPlan parcels	JW	TT	TT	07/11/2024
C	Updated Stormwater Plan, minor edits	JW	TK	TK	17/02/2025

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Client: Multiple Planners
Ref: 241124R001C

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1 Introduction

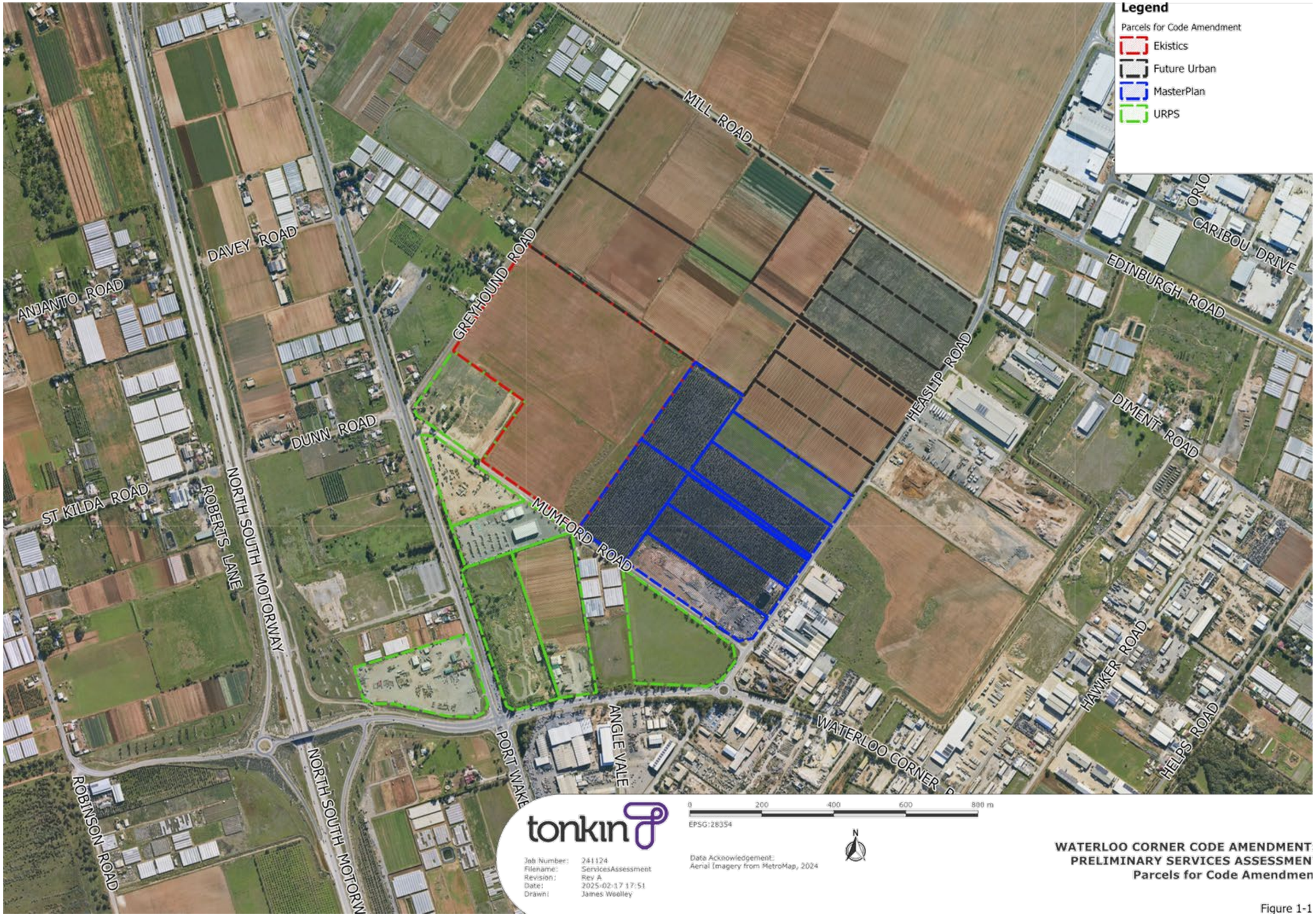
Code amendments are currently proposed for a number of parcels within Waterloo Corner in an area bounded by Waterloo Corner Road, Heaslip Road, Mill Road and Port Wakefield Road. These code amendments are to be undertaken for the various landowners by four different planning consultants ('Planners'), and are listed below in alphabetical order:

- Ekistics
- Future Urban
- MasterPlan
- URPS

Tonkin has been engaged by each of the four planners individually (i.e. under separate contracts) to undertake a review of the existing services in the area, and to develop a recommended stormwater plan for their respective parcels.

This report includes a summary of the overall services available and recommended stormwater approach. Individual reports will be issued separately to each planner with relevant information and recommendations specific to their particular code amendment(s).

The parcels being reviewed are shown below in Figure 1-1.


Legend
Parcels for Code Amendment
Ekistics
Future Urban
MasterPlan
URPS
MILL ROAD
DAVEY ROAD
GREYHOUND ROAD
ANJANTO ROAD
DUNN ROAD
HEASLIP ROAD
EDINBURGH ROAD
CARIBOU DRIVE
DIMENT ROAD
ST KILDA ROAD
ROBERTS LANE
NORTH SOUTH MOTORWAY
MUMFORD ROAD
ANGLE VALE
PORT WAKE
WATERLOO CORNER
HAWKER ROAD
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Job Number: 241124
Filename: ServicesAssessment
Revision: Rev A
Date: 2025-02-17 17:51
Drawn: James Woolley
Data Acknowledgement:
Aerial Imagery from MetroMap, 2024
WATERLOO CORNER CODE AMENDMENT
PRELIMINARY SERVICES ASSESSMEN
Parcels for Code Amendmen

Figure 1-1

2 Desktop services review

The sections below outline the outcomes of the high-level desktop services assessment for water, wastewater, power and gas. The investigation included the assessment of current site servicing infrastructure and any additional future investigations that should be undertaken in conjunction with service authorities.

This investigation assessed the location and capacity of existing services only, and not the condition of the infrastructure.

2.1 Potable Water

There are SA Water potable water mains on Port Wakefield Road, Waterloo Corner Road, Heaslip Road and Mumford Road. The main pipelines on these roads are as follows:

- Port Wakefield Road 150mm AC
- Port Wakefield Road 200mm AC
- Waterloo Corner Road 150mm AC
- Heaslip Road 200mm AC
- Mumford Road 300mm DICL

According to Table 3.2 of the Water Supply Code of Australia (WSA 03-2011), a 150mm OD water mains pipe can supply up to 23 Ha, a 200mm pipe up to 52 Ha, and a 250mm pipe up to 84 Ha of light industrial usage as a rough guide. This assumption should be reviewed in further detail when the exact water supply requirements of the proposed developments are confirmed.

A large number of the parcels currently have no water connection and so may require an entirely new connection to be constructed.

Table 2-1 shows the existing SA Water potable water connections to each parcel, or if currently not connected, the nearest water main likely to have adequate capacity.

Table 2-1: Potable water summary for each parcel

Parcel	Planner	Potable Water Connection	Area (Ha)
CT5752/911	Ekistics	None, nearest is on Mumford Road	40.4
CT5990/712	Future Urban	None, nearest is on Heaslip Road	6.4
CT5990/711	Future Urban	None, none nearby	18.2
CT6123/582	Future Urban	None, none nearby	5.3
CT5892/931	Future Urban	None, nearest is on Heaslip Road	5.8
CT5892/932	Future Urban	None, nearest is on Heaslip Road	6.1
CT5892/933	Future Urban	Heaslip Road 200 AC	6.3
CT6123/583	Future Urban	200 AC Heaslip Road (via 12m strip)	19.7

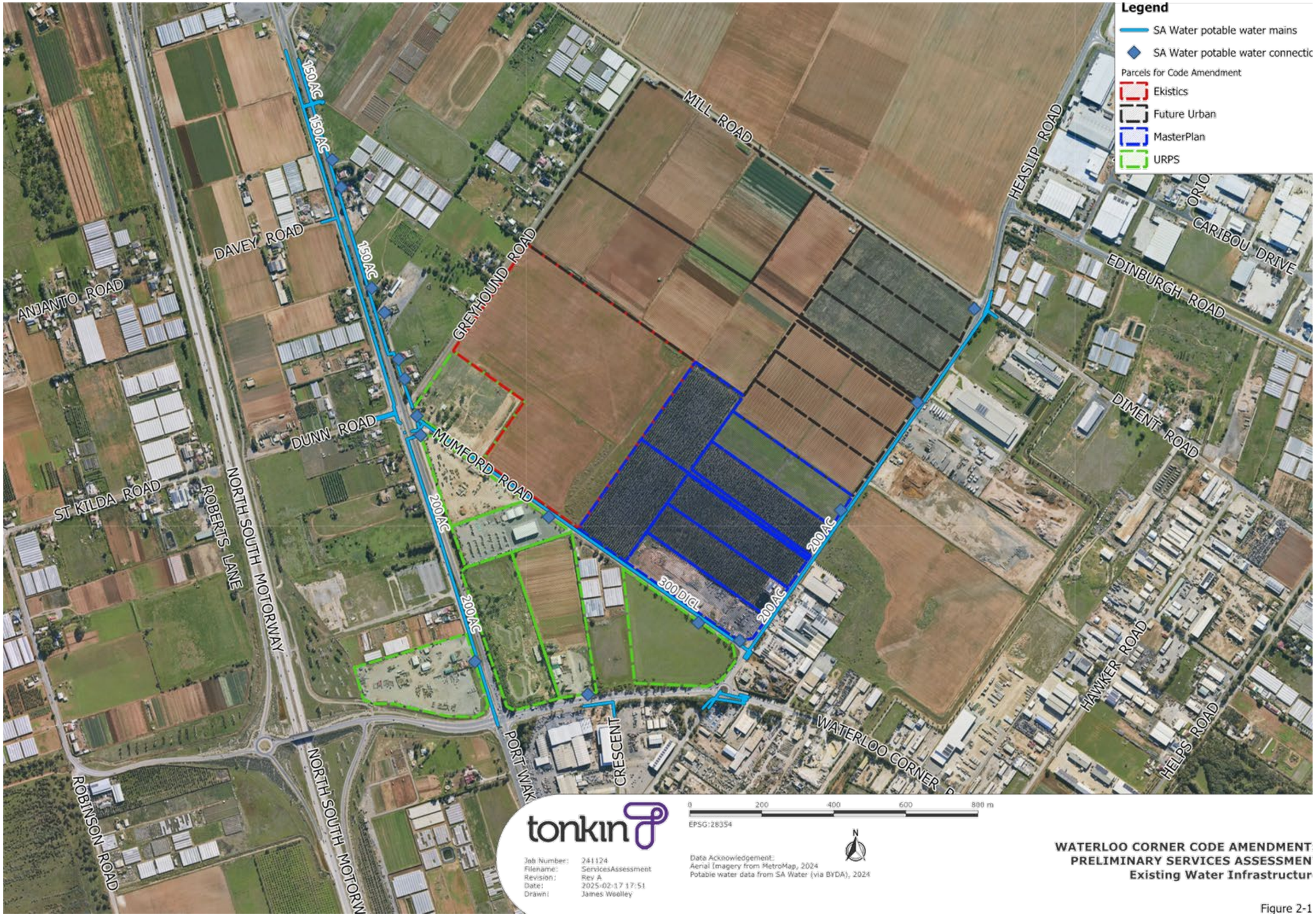
CT5990/713	Future Urban	None, nearest is on Heaslip Road	6.1
CT5990/714	Future Urban	None, nearest is on Heaslip Road	6.1
CT5932/514	MasterPlan	300 DICL Mumford Road	6.1
CT5898/633	MasterPlan	None, nearest is on Heaslip Road	7
CT5898/632	MasterPlan	None, nearest is on Mumford Road	7.5
CT5898/629	MasterPlan	None, nearest is on Heaslip Road	6
CT5898/630	MasterPlan	None, nearest is on Heaslip Road	5.9
CT5898/631	MasterPlan	None, nearest is on Heaslip Road	6
CT5891/751	MasterPlan	200 AC Heaslip Road	6.2
CT5759/444	URPS	150 AC Port Wakefield Road	4.8
CT5407/888	URPS	300 DICL Mumford Road	4.8
CT5124/826	URPS	None, nearest is on Port Wakefield Road	9.2
CT5154/250	URPS	150 AC Waterloo Corner Road	9
CT6276/416	URPS	200 AC Port Wakefield Road	8.4
CT5752/923	URPS	150 AC Port Wakefield Road	7.3

SA Water have advised that all applications for water connections that require an extension to the existing SA Water network will be assessed on their individual commercial merits. As there is more than one development involved in this case, SA Water may take the opportunity to undertake augmentation for the greater area, if required and feasible based on commercial merits. SA Water have stated that augmentation will likely be required in this area to cater for development of these sites, and that the extent of augmentation works would be dependent on the final scope and layout of the developments. Augmentation can be assessed further when these unknowns are better understood.

Depending on the site usage, there is also potential for stormwater to be harvested and reused for site operations. This can decrease the potable water demand and also decrease the post-development peak stormwater runoff flows and thus reduce stormwater detention requirements. This could be implemented by installing rainwater tanks to collect roof runoff, or reusing water from a basin.

It should also be noted that a 200mm and a 150mm reclaimed water pipeline are located on Mill Road and Heaslip Road respectively. Although this water is not potable, this may also be used for other purposes.

A map showing the existing potable water infrastructure in the area is shown below in Figure 2-1.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Job Number: 241124
Filename: ServicesAssessment
Revision: Rev A
Date: 2025-02-17 17:51
Drawn: James Woolley
Data Acknowledgement:
Aerial Imagery from MetroMap, 2024
Potable water data from SA Water (via BYDA), 2024
WATERLOO CORNER CODE AMENDMENT
PRELIMINARY SERVICES ASSESSMEN
Existing Water Infrastructur
Figure 2-1

2.2 Sewer

Currently, there are no SA Water sewer services within the vicinity of the sites. The two closest connection points to the SA Water sewer network are out the front of 549 Waterloo Corner Road, or at the intersection of Port Wakefield Road and Burton Road. Both of these gravity mains are 225mm in diameter.

Given that the developments are likely to be logistics-based (e.g. transport depot, large storage warehouses), there is likely to be only small numbers of staff onsite. For this reason, onsite management of sewage is likely to be an option, at least in the short term. If the ultimate usage for a site is different then that development is likely to need servicing with an SA Water mains sewer connection to drain to the Bolivar Wastewater Treatment Plant.

SA Water were contacted to comment on the feasibility of extending either of these sewer mains to service potential future development in the areas of interest. SA Water advised that significant works to the receiving network would be required to service these allotments, and therefore SA Water is currently unlikely to be able to accommodate these sites. It was noted that any SA Water upgrades would be dependent on the nature, timing and scope of the development so they are unable to quantify any augmentation works at this stage.

SA Water have clearly stated that any proposed commercial or industrial development that connects into the SA Water wastewater infrastructure is required to seek authorisation to permit the discharge of trade waste to the network. SA Water may deem industrial and large dischargers to be liable for quality and quantity loading charges. This can be investigated further when the expected waste generation for each development is better understood.

It is understood that the Bolivar Wastewater Treatment Plant has sufficient capacity to accept additional flows from the network, however the capacity of the sewer collection network to deliver sewerage to the Bolivar plant is unknown at this stage and will require input from SA Water.

SA Water are currently constructing Wastewater Network Growth Upgrades in the Buckland Park and Virginia areas. It is understood that there is no capacity in this system for additional development in the Waterloo Corner area to connect into the system, however there may be future opportunities to upgrade the Virginia Wastewater Pump Station to cater for additional sewer loads. This would need to be assessed and discussed with SA Water.

Tonkin has been made aware of a new privately owned sewer pumping line that has recently been installed along Port Wakefield Road between Burton Road and Angle Vale Crescent to service North East Isuzu. The infrastructure is not included in SA Water's database, so there are uncertainties around the capacity and utilisation of the pipe. We have assumed that this is not available to any of the potential developments.

2.3 Electrical

2.3.1 High voltage network

Any future development in the areas of interest will be a part of the SAPN Northern Suburbs Region (refer Figure 2-2). This region is serviced by three transmission connection points: Para, Parafield Gardens West and Munno Para.

Electricity is supplied through the region via zone substations, which are operated at 66 kV and stepped down to 11 kV. The substation that is closest to the site of interest is the Paralowie Zone Substation.

SAPN's yearly "Distribution Annual Planning Report (2022/23 to 2026/27)" (DAPR) has not identified any sub transmission lines with insufficient capacity for the 2025 forecast that form part of the electrical supply to the Paralowie substation.

From reviewing the associated forecast summary provided by SAPN along with the DAPR, the Parafield Gardens West to Paralowie sub transmission line has sufficient capacity to support the anticipated future developments. This transmission line and metro north connection point are currently operating at 50% of

their firm ratings, meaning there is also suitable redundancy in the system in the event of a single lines failure.

The Paralowie substation has a firm rating of more than 0 MVA, meaning there is more than one transformer there, giving security to the local network if one of the transformers fails.

In summary, there is sufficient capacity in the regional high voltage network to service potential future development at the sites of interest.



Figure 2-2: SA Power Networks high voltage lines and substations (Northern Suburbs)

2.3.2 Low voltage network

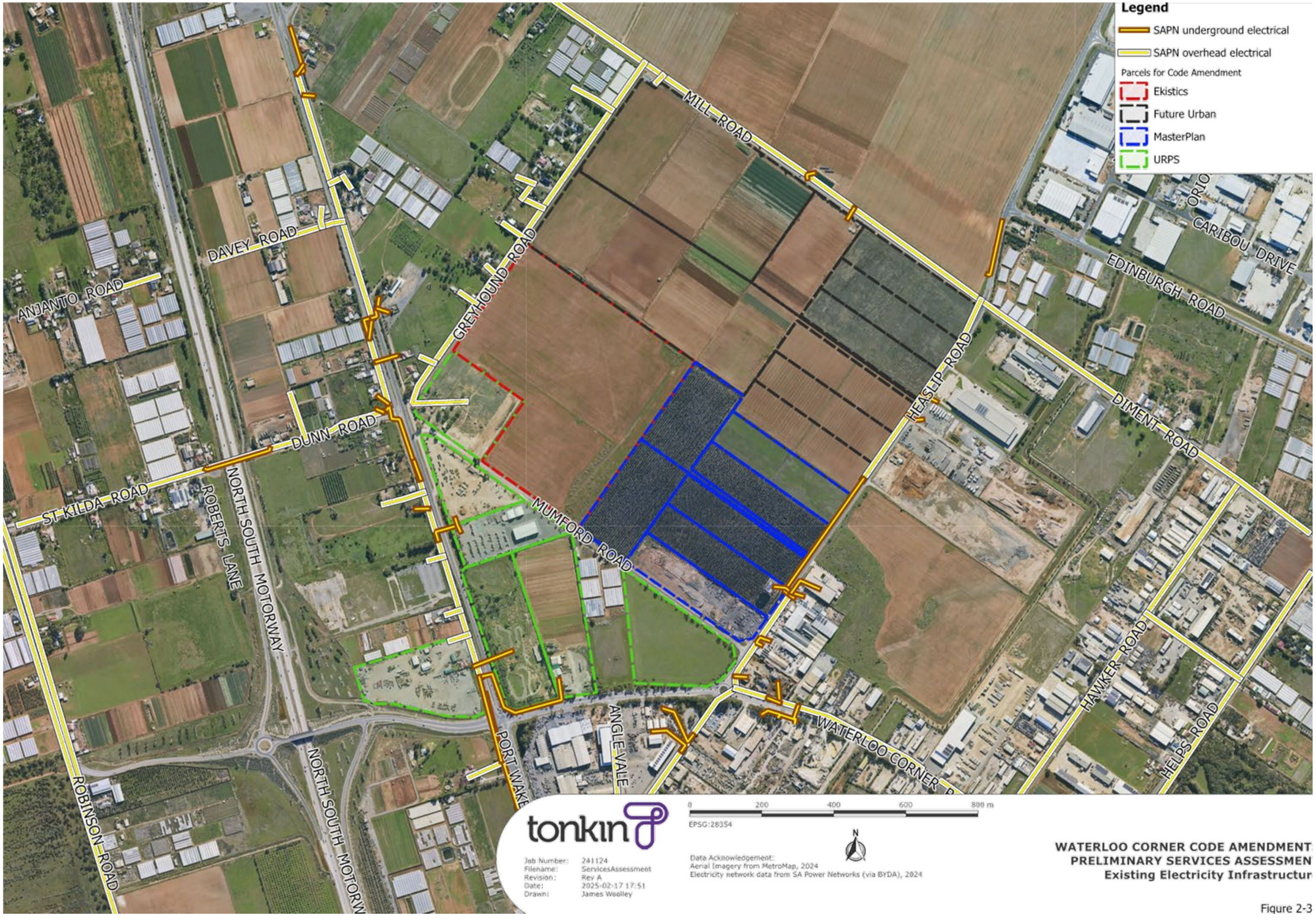
As a part of the new developments, the low voltage network and new local transformers will need to be designed to suit the new demands. Existing power distribution lines existing along Port Wakefield Road, Greyhound Road, Heaslip Road and Mill Road. Table 2-2 below shows a summary of the existing power connections to each parcel.

Table 2-2: Electricity supply summary for each parcel

Parcel	Planner	Potable Water Connection
CT 5752/911	Ekistics	None, nearest is Overhead from Greyhound Road
CT6123/583	Future Urban	None, nearest is Overhead from Heaslip Road
CT5892/933	Future Urban	None, nearest is Overhead from Heaslip Road
CT5990/712	Future Urban	None, nearest is Overhead from Heaslip Road
CT5990/711	Future Urban	None, nearest is Overhead from Greyhound Road or Mill Road
CT6123/582	Future Urban	None, nearest is Underground 11kV from Heaslip Road
CT5892/931	Future Urban	None, nearest is Overhead from Heaslip Road
CT5892/932	Future Urban	None, nearest is Overhead from Heaslip Road
CT5990/713	Future Urban	Underground LV from Mill Road
CT5990/714	Future Urban	None, nearest is Overhead from Greyhound Road
CT5891/751	MasterPlan	Underground LV from Port Wakefield Road
CT5932/514	MasterPlan	Overhead from Greyhound Road
CT5898/633	MasterPlan	None, nearest is Underground 11kV from Heaslip Road
CT5898/632	MasterPlan	Underground LV from Heaslip Road
CT5898/629	MasterPlan	None, nearest is Underground 11kV from Heaslip Road
CT5898/630	MasterPlan	None, nearest is Underground 11kV from Heaslip Road
CT5898/631	MasterPlan	None, nearest is Underground 11kV from Heaslip Road

CT5759/444	URPS	Underground LV from Port Wakefield Road
CT5752/923	URPS	Underground LV from Greyhound Road
CT5154/250	URPS	Underground 11kV from Port Wakefield Road into transformer to low voltage
CT6276/416	URPS	Overhead from Greyhound Road
CT5407/888	URPS	Underground LV from CT5407/888 transformer
CT5124/826	URPS	Overhead from Port Wakefield Road

A map showing the existing SA Power Networks electricity infrastructure is shown below in Figure 2-3.


Legend
SAPN underground electrical
SAPN overhead electrical
Parcels for Code Amendment
Ekistics
Future Urban
MasterPlan
URPS
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Drawn: James Woolley
Data Acknowledgement:
Aerial Imagery from MetroMap, 2024
Electricity network data from SA Power Networks (via BYDA), 2024
WATERLOO CORNER CODE AMENDMENT
PRELIMINARY SERVICES ASSESSMEN
Existing Electricity Infrastructur
Figure 2-3

2.4 Gas

While gas servicing is not required for the development it is important to identify the gas services adjacent the sites, and their associated easements as there are construction and infrastructure restrictions in these areas. See Figure 2-4 (at the end of this section) for a map of the two gas easements in the vicinity of the site.

2.4.1 Epic Energy

The Epic Energy gas line for the Moomba to Adelaide Pipeline System runs along Greyhound Road and then Port Wakefield Road. Based on information provided to Tonkin by an Epic Energy representative, the pipeline lies within the road reserve, with a 15m wide easement with 10m clearance on the east side and 5m on the west side. This easement intersects the following sites:

Parcel	Planner	Length of intersection (m)
CT5990/711	Future Urban	310
CT6123/583	Future Urban	250
CT5752/911	Ekistics	360
CT5752/923	URPS	190

The information provided states that the gas pipeline has a minimum depth to the top of pipe of 1200mm within the road reserve and 750mm elsewhere.

There are specific rules about activities within an Epic Energy easement, such as trenching, earthworks, fencing and construction, and therefore the future use of this intersecting land is limited. During the future planning stages of the proposed developments, Epic Energy must be contacted to ensure the proposed works within the easement can be approved. Depending on the activities within the easement, an Epic Energy representative may be required to spot out the gas line and supervise the works once construction begins.

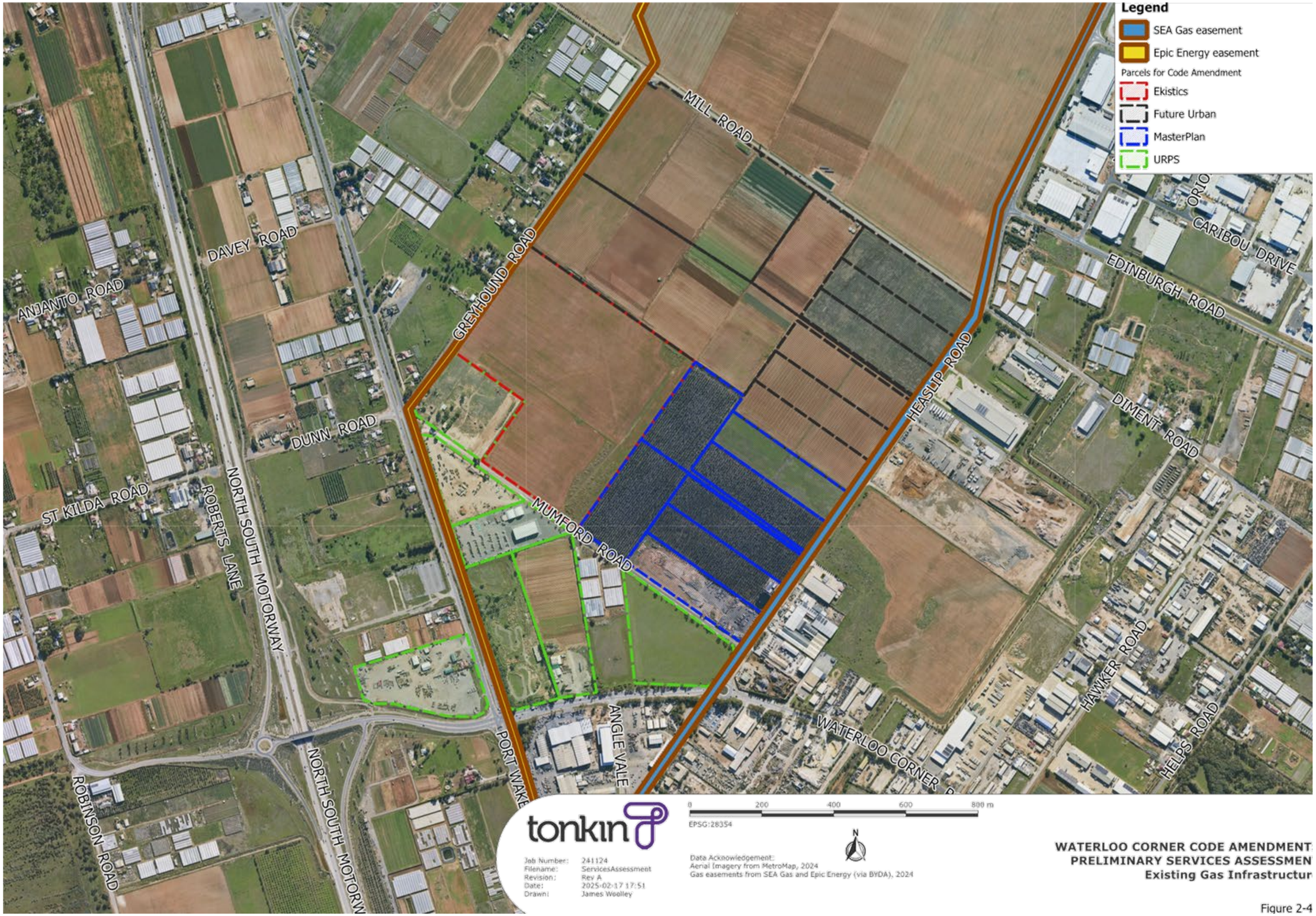
2.4.2 SEA Gas

The SEA Gas line runs adjacent to Heaslip Road and, based on BYDA information, the pipeline and associated easement intersects the southeastern sides of the following sites:

Parcel	Planner	Length of intersection (m)
CT5892/933	Future Urban	110
CT5892/932	Future Urban	100
CT5892/931	Future Urban	100
CT6123/582	Future Urban	4

CT6123/583	Future Urban	13
CT5990/714	Future Urban	100
CT5990/713	Future Urban	100
CT5990/712	Future Urban	110
CT5891/751	MasterPlan	100
CT5898/631	MasterPlan	100
CT5898/632	MasterPlan	9
CT5898/633	MasterPlan	6
CT5898/630	MasterPlan	95
CT5898/629	MasterPlan	100
CT5932/514	MasterPlan	90

As with the Epic Energy pipeline, there are significant restrictions on the works that can be undertaken within the easement, such as trenching, earthworks, fencing and construction, and therefore the future use of this intersecting land is limited. During the future planning stages of the proposed developments, SEA Gas must be contacted to ensure the proposed works within the easement can be approved. Depending on the activities within the easement, a SEA Gas representative may be required to spot out the gas line and supervise the works once construction begins.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Data Acknowledgement:
Aerial Imagery from MetroMap, 2024
Gas easements from SEA Gas and Epic Energy (via BYDA), 2024
WATERLOO CORNER CODE AMENDMENT
PRELIMINARY SERVICES ASSESSMEN
Existing Gas Infrastructur

Figure 2-4

3 Stormwater Assessment

Tonkin is in the process of finalising the Greater Edinburgh Parks (GEP) Stormwater Management Plan (SMP) on behalf of the City of Playford. This SMP is a broad regional-scale stormwater strategy that covers an area of approximately 1,740 Ha in the City of Playford and City of Salisbury council areas.

The currently-proposed strategy involves a small number of detention basins distributed throughout the catchment and large open channels to direct water to the southwest, ultimately to the ocean, in order to reduce flooding across the catchment area (including within the proposed development areas).

It should be noted that large easements east of Greyhound Road, east of Port Wakefield Road, and running between several URPS sites between Port Wakefield Road and Mumford Road, will be needed for this ultimate strategy. This land will need to be set aside for this purpose. Refer to Section 3.3 for further details.

Following the completion and acceptance of the SMP by Council, multiple steps will be required to implement the SMP, including:

- Broader stakeholder agreement, including with the City of Salisbury and service authorities, will need to be sought;
- Funding for the proposed works will need to be sought and allocated;
- Any required land acquisition will need to be undertaken;
- Detailed design of the proposed works will need to be completed;
- The construction tendering process will need to be completed;
- The works will need to be actually constructed.

It is highly likely that the completion of works will be years after the various property owners wish to have developed their own land. Although ultimately each development will connect into the Council's planned ultimate SMP infrastructure, a plan is required to manage runoff from each site in the interim that can be integrated into the ultimate solution.

The SMP does include an interim plan, however a new plan which better aligns with the requirements of the planners/landowners has been developed.

The following three sections detail the progression of stormwater management in the code amendment areas, starting from the current conditions (Section 3.1), to an interim plan to allow development to commence (Section 3.2) and finally the works required to implement the ultimate solution (Section 3.3).

3.1 Existing drainage conditions

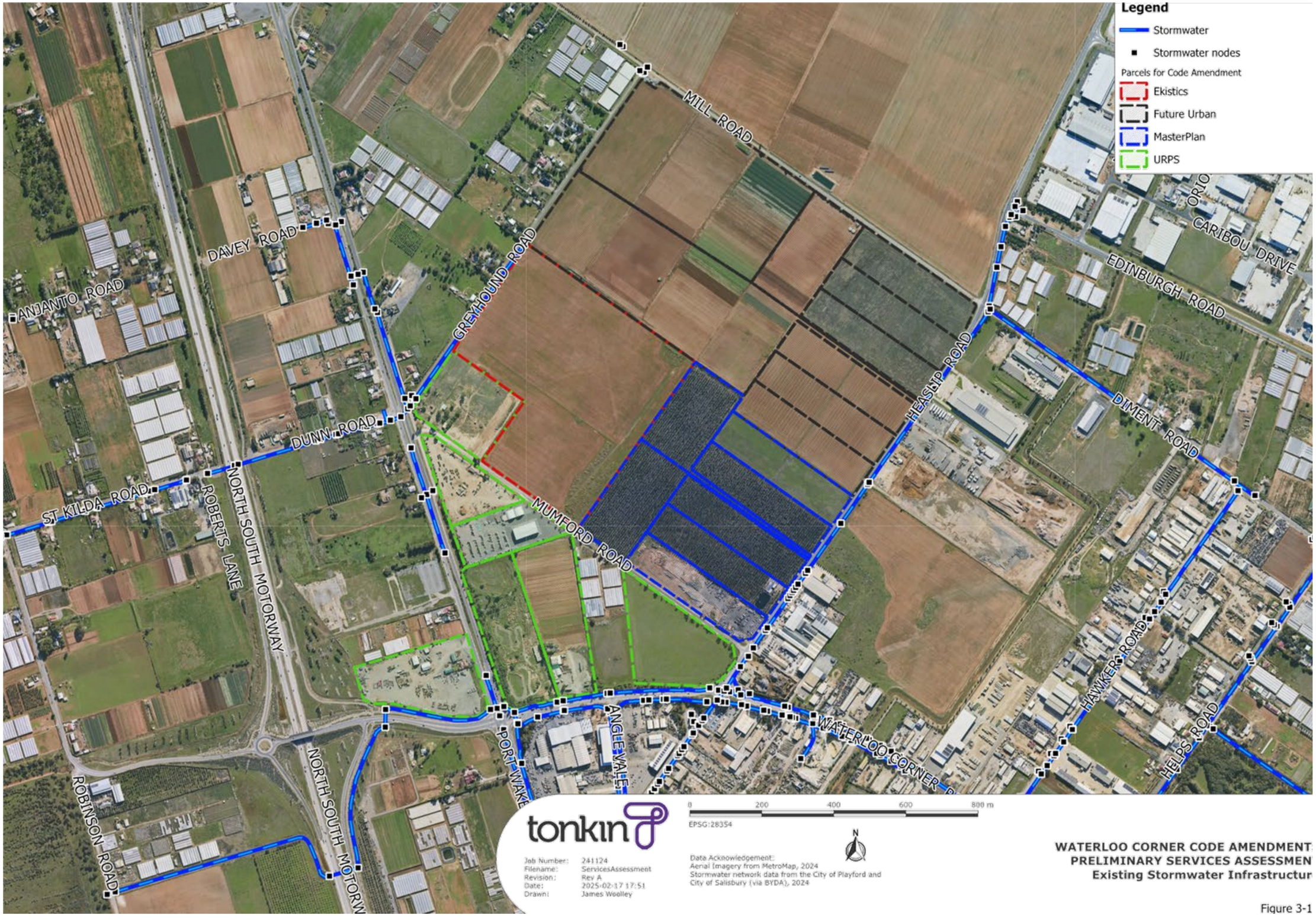
The existing stormwater infrastructure throughout the general area is minimal, and largely consists of local/roadside drainage (mostly small, informal swales, cross culverts and driveway culverts) on Greyhound Road, Heaslip Road and Port Wakefield Road. Outside of this infrastructure, stormwater generally flows overland from northeast to southwest. Due to the flat topography of the area there is also a lot of natural flood storage.

Flows from Greyhound Road and Port Wakefield Road (north of Greyhound Road) run along Dunn Road via a small swale with limited capacity (relative to the potential flows). These flows then drain into a large channel on the eastern side of the Northern Connector and under the Northern Connector through four 2700mm by 1200mm box culverts. This large swale and culverts under the Northern Connector were installed for future upstream development consistent with the broader GEP SMP. Once under the Northern Connector, the flows drain toward Robinson Road, where the capacity of the system reduces significantly. At this point it drains via a very small channel into a perimeter channel of the Bolivar wastewater treatment plant which eventually makes its way to the coast.

Flows from Heaslip Road, Waterloo Corner Road (between Heaslip and Port Wakefield Road) and Port Wakefield Road (between Greyhound and Waterloo Corner Road) passes under the Waterloo Corner Interchange and then under the Northern Connector, and ultimately discharges into undeveloped private property west of Robinson Road.

In summary, the drainage network at and downstream of the subject land parcels has very limited capacity when considering any ultimate development flow scenario.

Existing stormwater infrastructure is shown below in Figure 3-1. Note that this figure is based upon GIS data provided to Tonkin by Council, and does not include recent changes to the network (flows shown along Dunn Road and crossing the North-South Motorway now run south along the motorway and cross at a location further to the south). However, these do not directly impact the current drainage situation within the parcels.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Data Acknowledgement:
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Stormwater network data from the City of Playford and City of Salisbury (via BYDA), 2024
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Figure 3-1

3.2 Interim site drainage

3.2.1 Interim Strategy Objectives

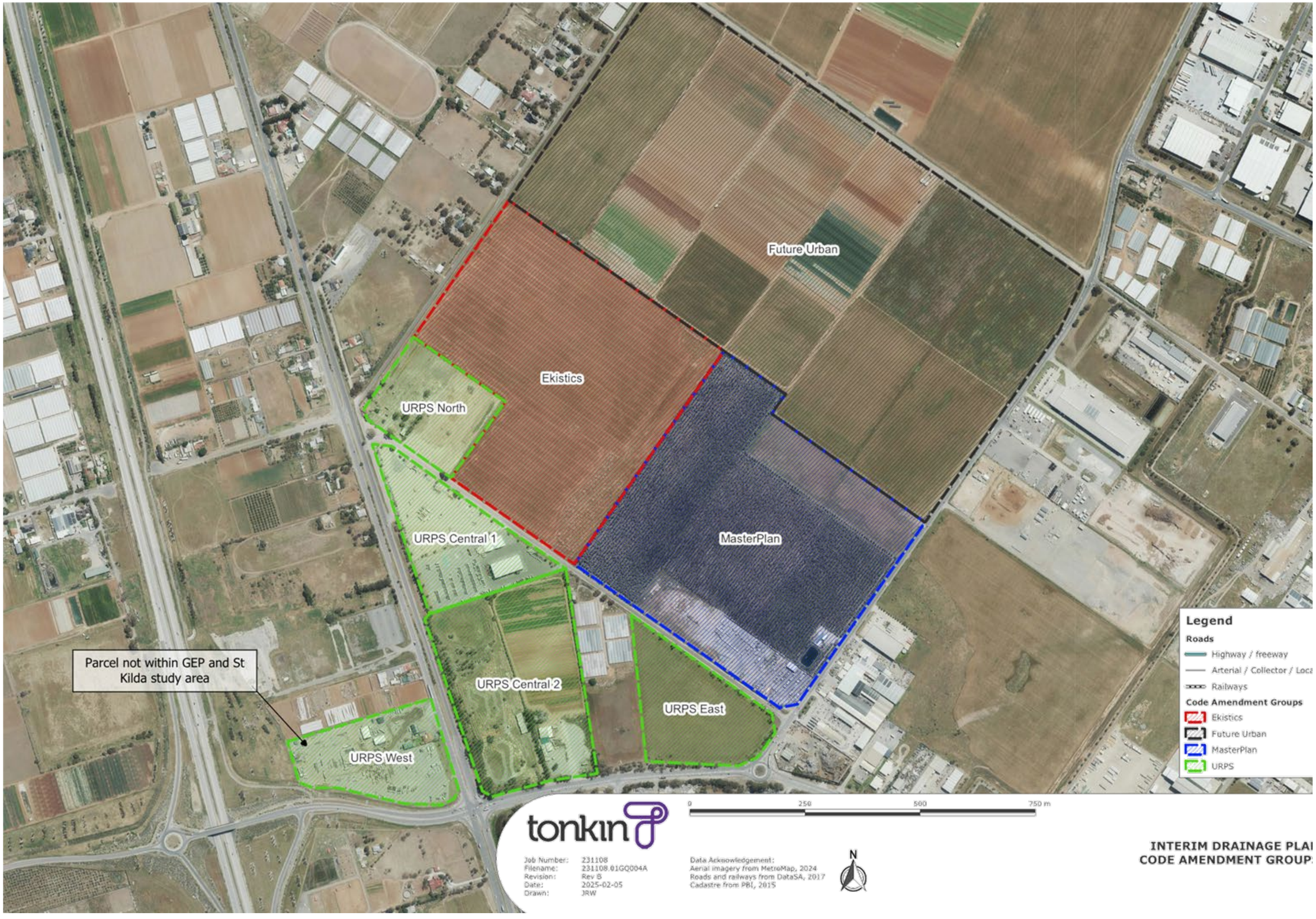
An interim stormwater plan, based on the GEP SMP interim plan, is proposed based on the following principles/objectives:

- Meeting Council's requirements for total outflow from the developed lots for both the interim and ultimate scenarios (i.e. after the ultimate SMP strategy has been implemented).
- Each group of code amendment lots ('amendment group', grouped by planner) is to have an allowable discharge into the overall scheme, proportional to its land area relative to the total area of all groups.
- Each amendment group is to have its own detention basin covering the entire group (where possible). This is the approach preferred by the Planners.
- Maximising usability of the land by minimising the required area of detention/retention.
- Align with the proposed transport upgrades.
- Minimising redundancy of works between the interim and ultimate scenarios.

The amendment groups are shown below in Figure 3-2. As can be seen, the URPS code amendment group has been split into four areas as it is divided by Mumford Road, Port Wakefield Road, another lot (CT5622/992, not part of the code amendments) and a future proposed regional drainage channel as part of the GEP SMP works.

URPS West (west of Port Wakefield Road) is not part of the Greyhound catchment within the GEP SMP and will manage its stormwater separately from the other code amendment groups. The proposed plan for this area will be discussed in its own section in this report.

It should be noted that this interim plan has not been approved by Council. Council may require an alternative solution, and each planning organisation will need to negotiate this with Council as required.


Future Urban
Ekistics
URPS North
URPS Central 1
MasterPlan
Parcel not within GEP and St Kilda study area
URPS Central 2
URPS East
URPS West
Legend
Roads
Highway / freeway
Arterial / Collector / Loca
Railways
Code Amendment Groups
Ekistics
Future Urban
MasterPlan
URPS
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Aerial imagery from MetroMap, 2024
Roads and railways from DataSA, 2017
Cadastre from PBI, 2015
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CODE AMENDMENT GROUP

3.2.2 Proposed Interim Strategy

The GEP SMP interim allows for a total pumped discharge from a single location out of the overall area of 150 L/s, such that the capacity of the existing drainage system (open swale) downstream of Robinson Road will not be overloaded. The section of open channel downstream of Robinson Road was designed with a design flow rate of 200L/s. This overall pump station is recommended to be located in the western corner of CT5752/923 (URPS North) and would service all of the amendment groups except URPS West. While it is noted that the 150L/s uses up a significant proportion of the capacity of the downstream system, the sizing of basins, in the interim, is larger than what would have been required, if the ultimate drainage system was in place. Limiting the flows to less than 150L/s would further exacerbate this. While the interim strategy does not allow for a significant increase in flow from other areas (should they be rezoned), ideally the ultimate drainage strategy should have been constructed before other areas develop, which would mean that the current capacity restriction (of 200L/s) would be removed.

The overall area of all the proposed amendments (not including URPS West) is approximately 155 Ha. In addition another lot (CT5622/922) and the road/road easements will also be catered for by the overall pump, bringing the total catchment area to 167.21 Ha.

Each amendment group is to limit their post-development discharge amount to an amount relative to this total catchment area in a 1% AEP event. The allowable flow rates for the relevant amendment groups are shown in the below table.

Amendment Group	Area (Ha)	Allowable Interim Discharge in 1% AEP event (L/s)
Ekistics	27.2	24.4
Future Urban	68	61.0
MasterPlan	30.1	27.0
URPS North	4.9	4.4
URPS Central 1	6.4	5.8
URPS Central 2	12.3	11.1
URPS East	5.95	5.3
Other areas (other lots, roads etc.)	*12.23*	*11.0*
TOTAL	**167.21**	**150**

Each amendment group is to provide its own detention basin with a pumped outflow at the above flow rates into the overall shared pump station.

Calculations in DRAINS suggest that approximately 5% of land will be required in the interim scenario to achieve this objective (except for URPS West) based on a pumped discharge. This is based on a number of assumptions.

It has been assumed that each of the developed lots will have an impervious (concrete hardstands, roofs) percentage of 80% of the area. Some developed lots may vary from this which would impact on the detention storage requirement. One potential option to reduce imperviousness would be to incorporate permeable pavements in areas where pavement strength requirements are less (e.g. walkways or staff carparks excluding trucks).

It has also been assumed that there is no harvesting/reuse of water within the site. One option would be to include rainwater tanks for buildings to use e.g. for toilet flushing or irrigation. Including this is unlikely to significantly reduce the required size of detention basins as these are sized for large peak flows in the 1% AEP event, however this would allow the basin pump to operate less often reducing operational costs and providing a benefit in water savings.

A basin depth of 2m has been assumed, based on the assumption that each individual basin will have a pumped outflow. It may be possible to construct a deeper basin which would reduce the surface area required, freeing up additional space to be developed. For example, a basin 50% deeper would be close to one third smaller in area. However, it should be noted that deeper basins would not be likely to be gravity drained via the ultimate drainage system, which is only likely to be in the vicinity of 2m deep. In addition, a deeper basin would likely need to be lined given the increased likelihood of intersection with groundwater. Basin depths will also need to consider the environmental risk given the PFAS in the area.

Options for the position of these basins as well as the discharge alignment from each group into the overall pump station have been identified, with the aim of minimising works required and integrating with the future GEP SMP works where possible.

It should be noted that this is a concept plan only and specifics of the developed land (position/amount of impervious surfaces, details of the onsite drainage) will affect the runoff response of the land and hence the amount of detention required. In addition, other detention basin configurations are possible that may offer improved amenity or cost-effectiveness depending on how the land is developed. This should be investigated further once the site layouts of each development are progressed and refined during the design stage.

The following subsections detail the proposed detention basin and outflows alignments for each of the amendment groups.

The proposed interim plan is shown following these subsections in Figure 3-3.

3.2.2.1 Future Urban

The Future Urban detention basin could be located within lot CT6123/583 in the western corner of the group. This would then discharge via a pump into a gravity-draining pipe running parallel to Greyhound Road and flow into the overall shared pump station.

A roadside swale could be considered as an alternative to a pipe. However, the levels in the area are very flat (<0.05% fall to the overall pump station) so the swale would need to be very wide (>5m wide) to provide sufficient flow capacity. This would not fit within the road reserve and so would be constructed within the ultimate strategy channel easement.

One option for the properties within the Future Urban group is to discharge into this basin via a swale or stormwater pipe running along the proposed access road that would link Greyhound Road with Heaslip Road.

3.2.2.2 Ekistics

The Ekistics detention basin should be located in the western half of the group, either fronting Greyhound Road or Mumford Road depending on the preferred layout of the developed site. It should discharge into the Future Urban gravity pipe or a Greyhound Road swale.

3.2.2.3 MasterPlan

The MasterPlan detention basin should be located on the western end of the group, whilst avoiding impacting the future Mumford Road property access.

This would discharge into a gravity-draining pipe running in parallel to Mumford Road for approximately 600m and into the pump station. This pipe may be required to increase in size in order to also receive runoff from Mumford Road itself.

An alternative to the 600m pipe would be to discharge flows into the URPS Central interim channel discussed in Section 3.2.2.4. However, the additional flows from the MasterPlan group would increase the required size of this channel and so a cost-sharing agreement would need to be negotiated.

3.2.2.4 URPS (not including URPS West)

The URPS group would likely require four basins as the lots involved are separated by Mumford Road, Port Wakefield Road and by a large (>10m wide) channel in the ultimate GEP SMP scenario.

URPS North (north of Mumford Road) should have a basin located as close as possible to the overall pump station and could be connected to it with a pipe or potentially be integrated with the pump station.

URPS Central (between Mumford Road and Port Wakefield Road) should have two basins. These should be constructed as close as possible to the large channel to be constructed in the ultimate scenario. An interim swale approximately 2m wide and 300mm deep (assuming 1:5 batters) should be created along the same alignment as this ultimate channel, pass under Mumford Road via a pipe and into the overall pump station.

URPS East should have a basin constructed close to Mumford Road without affecting the property access, and should discharge into the MasterPlan pipe system or into the above interim swale.

3.2.2.5 URPS West

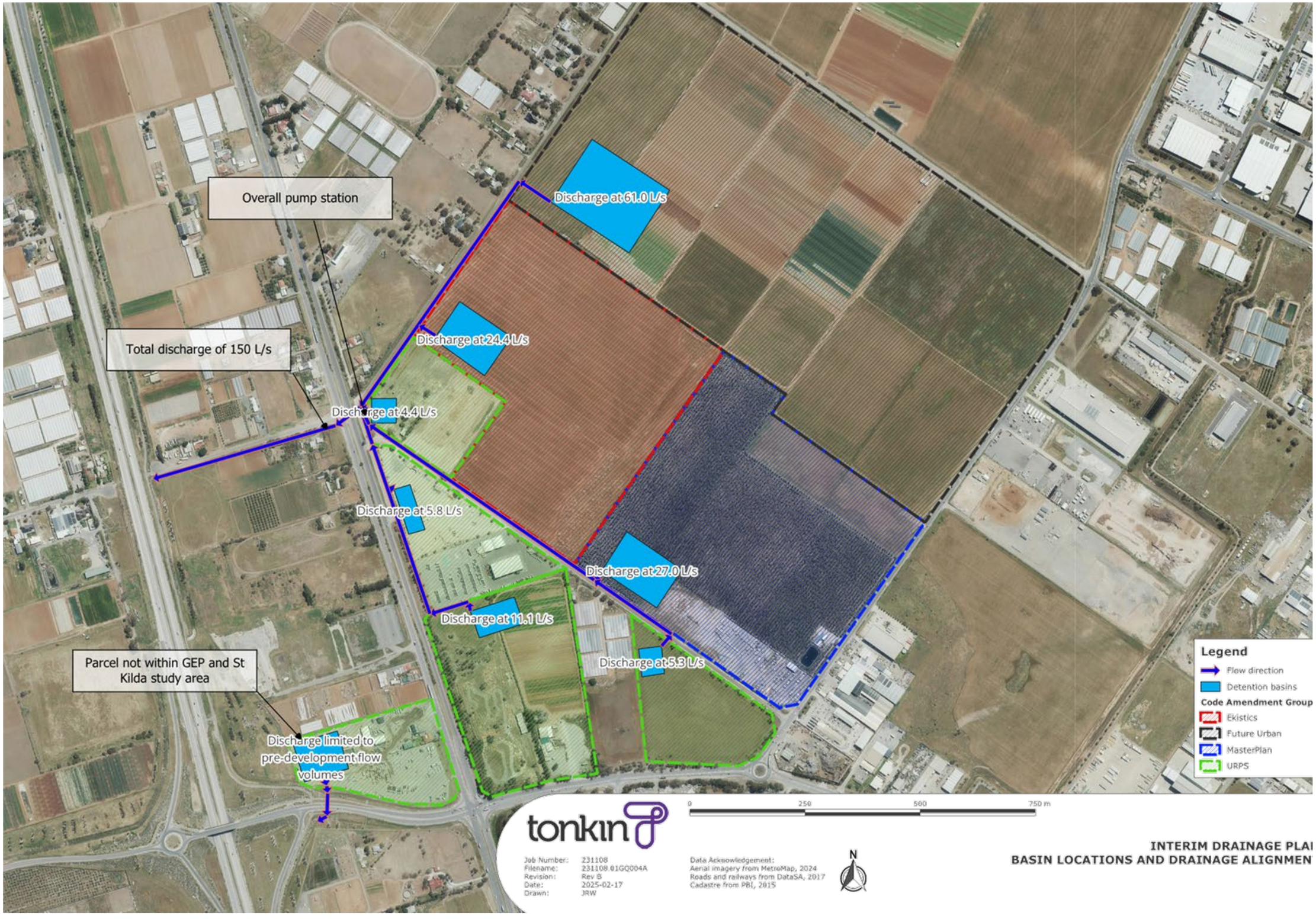
Presently, the site discharges runoff primarily via overland flow into a swale at the southern boundary of the site, which passes under Waterloo Corner Road then the Northern Connector and ultimately flows into undeveloped land to the west (i.e. there is no formal outlet).

As mentioned previously, URPS West does not lie within the GEP SMP catchments and as such the GEP SMP strategy does not include any modelling or proposed works that would affect this site. The recommended approach is to maintain the existing flow path. Discharging runoff from this site into the same system as the other amendment groups would be possible, although this would have to be negotiated with Council and with the other planners/developers as it would reduce the available outflow allowance for the other sites.

Assuming that this site will continue to discharge into the swale to the south, then the main requirement would be to provide sufficient retention so as to reduce annual volumes post-development to the pre-development state, given that there is no formal outlet to this system.

Water balance modelling would need to be undertaken to determine the basin size and would be highly dependent on infiltration rates, but initial estimates of retention requirements assuming full retention (i.e. evaporation and infiltration only) indicate that approximately 15% of the land will be required. Refer to Section 3.2.4 for details of this calculation.

This basin could be located anywhere within the site that doesn't impact on the Port Wakefield Road frontage.


Overall pump station
Total discharge of 150 L/s
Discharge at 61.0 L/s
Discharge at 24.4 L/s
Discharge at 4.4 L/s
Discharge at 5.8 L/s
Discharge at 27.0 L/s
Discharge at 11.1 L/s
Discharge at 5.3 L/s
Parcel not within GEP and St Kilda study area
Discharge limited to pre-development flow volumes
Legend
Flow direction
Detention basins
Code Amendment Group
Ekistics
Future Urban
MasterPlan
URPS
0
250
500
750 m
tonkin
Job Number: 231108
Filename: 231108.01GQ004A
Revision: Rev B
Date: 2025-02-17
Drawn: JRW
Data Acknowledgement:
Aerial imagery from MetroMap, 2024
Roads and railways from DataSA, 2017
Cadastre from PBL, 2015
N
INTERIM DRAINAGE PLA
BASIN LOCATIONS AND DRAINAGE ALIGNMEN

3.2.3 Cost sharing and operations/management

The proposed interim strategy involves a mixture of individual (code amendment groups) versus shared infrastructure. How these are paid for, operated and maintained will have be determined by agreement between all the stakeholders (Council and the landowners).

It is expected that each group will pay for and construct the assets associated with their own sites according to the code amendment groups. This would include the network within the lots to direct water into the code amend group basins, the basins and pumped discharge, and the downstream infrastructure (pipes or swales) required to direct the flows into the overall shared pump station.

Council's preference is to minimise the number of assets that it has to manage. As mentioned previously, the GEP SMP interim plan involved only two detention basins and pumps. The plan proposed as part of this review involves six individual basins and pumps, plus the overall area pump station. Therefore, it is expected that Council will require each code amendment group to operate and maintain their own infrastructure up to the overall shared pump station.

Most of the code amendments groups consist of multiple lots which may have multiple different developers/landowners. This is likely to present a challenge in the ongoing operation and maintenance of the code amendment group infrastructure, so agreements will need to be made to manage this. If agreements cannot be put in place, Council may also need to take ownership of the common drainage infrastructure within each code amendment group.

It is expected that Council will construct, operate and maintain the overall shared pump station, with contributions from each of the private landowners as part of an infrastructure deed arrangement.

3.2.4 Retention Alternative

The proposed interim strategy relies upon the overall pump station and associated downstream pipework being able to be constructed in a timely manner to allow development to occur. If these works are unable to be completed (e.g. further investigation reveals the cost is prohibitive, involved parties are unable to come to a maintenance agreement, or other unforeseen practical constraints prevent its construction), then in order for development to occur without waiting for the ultimate regional strategy to be constructed, retention basins will be needed to hold all stormwater onsite.

In order to determine an approximate estimate of required retention volumes, the following assumptions have been made:

- 80% of the land will be impervious (rooves, hardstands etc) post-development
- Mean total winter rainfall depth is in the order of 300mm
- Mean annual evaporation is 2m
- Annual infiltration is 1m (heavy clays)
- Average basin depth of 2m

Based on these values, if stormwater management for each site is retention only, then roughly **2.4 ML of volume (approx. 1200-1500m² or 15% of surface area) per hectare of land** will be required for retention. This is based upon long-term water balance modelling.

3.3 Greater Edinburgh Parks Stormwater Management Plan

As mentioned previously, Tonkin is presently finalising the Greater Edinburgh Parks (GEP) Stormwater Management Plan (SMP) on behalf of the City of Playford. It should therefore be noted that the infrastructure proposed within the SMP may change after this report has been written.

This SMP is a broad regional-scale stormwater strategy that covers an area of approximately 1,740 Ha in the City of Playford and City of Salisbury council areas. The following discussion relates to the offline basins options ("Drainage Option 2") of the current version of the SMP.

The currently-proposed strategy primarily involves a small number of detention basins distributed throughout the catchment and large open channels to direct water to the southwest, ultimately to the ocean, in order to reduce flooding across the catchment area (including within the proposed development areas).

Of particular relevance to the proposed developments are the following features:

- A 30m wide drainage reserve adjacent to Greyhound Road within the northwestern side of lots CT5990/711 and CT6123/583 (Future Urban), CT5752/911 (Ekistics), and CT5752/923 (URPS).
- A 50m wide drainage reserve adjacent to Port Wakefield Road within the southwestern side of lots CT5759/444, CT5407/888 and CT5124/826 (URPS).
- A 30m wide drainage reserve between Mumford Road and Port Wakefield Road within the northwest side of lots CT5124/826 and CT5154/250 (URPS).
- A large (~40 ML) offline detention basin to be located within lot CT5752/923 (URPS) with a surface area of approximately 2.1 Ha, or roughly half of the lot. This basin would receive flows from the Ekistics and Future Urban areas as well as the lot it is in. This basin would discharge into the Greyhound Road channel mentioned above.
- A medium-sized (~16 ML) offline detention basin to be located within lot CT5898/632 (MasterPlan) with a surface area of approximately 1.0 Ha, or roughly 20% of the lot. This basin would receive flows from the MasterPlan code amendment area. This basin would discharge under Mumford Road into the channel between Mumford Road and Port Wakefield Road.

It should be noted that the channel widths stated above include not only the widths of the channels themselves but also allows for access tracks either side of the channels for maintenance. The widths are also based on upon 1V:5H batter slopes, and so it may be possible to reduce the channel widths by increasing the slope of the batters. This would require approval from Council as it may hinder the ability to maintain the channels.

The ultimate strategy then includes a combined channel that would pass under Port Wakefield Road through three proposed 2700mm by 900mm box culverts, and then under the Northern Connector through four existing 2700mm by 1200mm box culverts. It is understood that the Northern Connector culverts have already been constructed although they require downstream works in order to function. They have a flow capacity of approximately 15 m^3/s, and this capacity is the primary design constraint in sizing the other GEP infrastructure.

The SMP also notes that site filling of up to 1m within parcels CT5124/826 and CT5154/250 may be required in order to direct flows from the parcels bounded by Port Wakefield Road, Mumford Road and Waterloo Corner Road to the north into the basin. This would be to avoid the Epic Energy gas pipeline and multiple other services within Port Wakefield Road and provides flood flow attenuation in the Greyhound Road basin.

3.3.1 Proposed changes to the ultimate plan

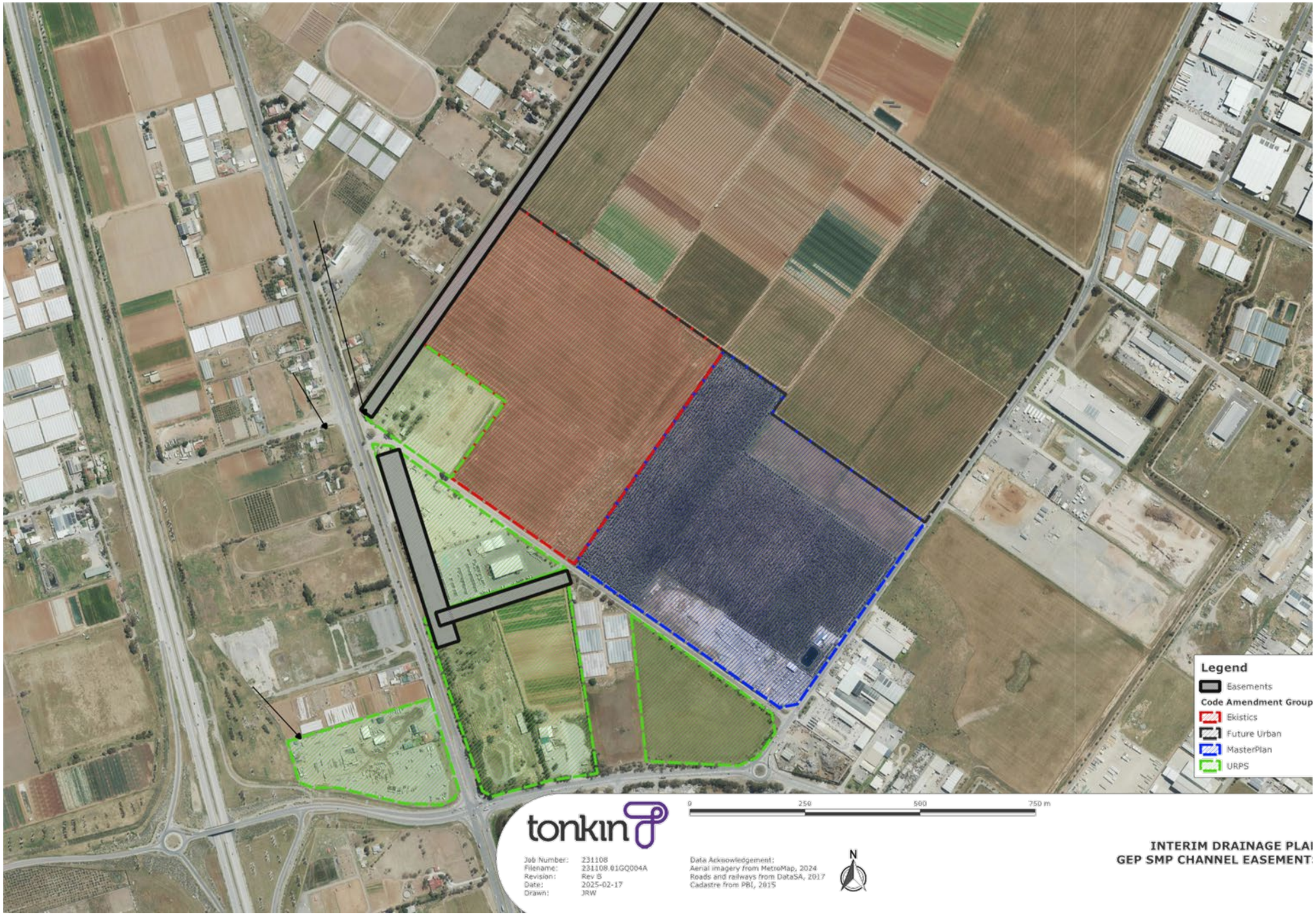
It should be noted that if the interim plan proposed in this document (Refer Section 3.2) is approved by Council and implemented, then the two basins listed above would not be required as the required water storage would be provided already by the individual basins for each code amendment group.

In addition, the individual basins for each code amendment group will be able to be reduced in size as the allowed flow rate from each site will increase significantly owing to the construction of the ultimate drainage solution, which is gravity-based and has a much higher flow capacity. This would allow for a portion of the individual basins to be filled in, potentially allowing for some of this land to be developed in the future.

On the other hand, the large channels listed above are not able to be accommodated within the road corridor and will be constructed within private land. This land will have to be set aside and not developed in the interim, and either be sold to Council or an easement created.

The pumps associated with each individual basin will also no longer be required provided that the depth of the basins are shallower than the ultimate strategy infrastructure, to allow gravity drainage into the ultimate strategy infrastructure.

It is recommended that a cost-sharing scheme be implemented to account for the costs and lost land associated with constructing the large drainage channels on private land. A map showing the approximate extent of easements required within the parcels to be developed proposed in the offline basins option of the GEP SMP is shown below in Figure 3-4.


Legend
Easements
Code Amendment Group
Ekistics
Future Urban
MasterPlan
URPS
0
250
500
750 m
tonkin
Job Number: 231108
Filename: 231108.01GQ004A
Revision: Rev B
Date: 2025-02-17
Drawn: JRW
Data Acknowledgement:
Aerial imagery from MetroMap, 2024
Roads and railways from DataSA, 2017
Cadastre from PBI, 2015
N
INTERIM DRAINAGE PLA
GEP SMP CHANNEL EASEMENT

4 Summary

Based on the initial review of services and stormwater it appears that some extensions or upgrades to services will be required in order to facilitate development of each of the parcels.

Potable Water

Although additional connections may be required, the parcels located to Port Wakefield Road, Mumford Road and Heaslip Road appear to have access to potable water. However, extension of the potable water network to Greyhound Road and Mill Road may be required in order to supply the parcels located on those roads.

In addition to new connections, any requirements for upgrades to the existing potable water network will need to be assessed once the likely water demands for each parcel are known, in consultation with SA Water.

Sewer

Construction of new sewer pipelines, pumps and other associated infrastructure will be required in order to provide access to this service to any of the parcels.

Once the projected sewerage loads from each parcel are known, the feasibility of this network extension versus other treatment options can be assessed, in consultation with SA Water.

Electricity

Similarly to potable water, although additional connections will be required to supply each parcel, it appears that all parcels will have access to the electricity network, with distribution lines along Port Wakefield Road, Greyhound Road, Mill Road, Heaslip Road and Waterloo Corner Road.

In addition to new connections, requirements for upgrades to the existing distribution will need to be assessed once the likely power demands for each parcel are known, in consultation with SA Power Networks.

Gas

Supply of gas to the parcels has not been considered as part of this review. However, it has been established that the SEA Gas and Epic Energy transmission line easements on Heaslip Road and Greyhound Road respectively are likely to impact on the works that can undertaken within a number of the parcels within the easements.

Consultation with and approval from the respective gas companies will be required when planning, designing and constructing within the easements.

Stormwater

The desktop review has established that there is some formal drainage infrastructure within the area, however this is largely limited to the underground network on Port Wakefield Road and Heaslip Road. Presently, drainage outside of this is sheet flow across the parcels, and roadside swales and driveway culverts on the other roads in the area.

The Greater Edinburgh Parks (GEP) SMP includes each of the parcels under consideration except CT6276/416 (URPS West). Large future works are proposed, including a number of large channels and basins, some of which will require the use of private land including land proposed for development as being considered in this report. This land will need to be set aside and likely will not be able to be developed even in the interim.

The SMP includes both an ultimate drainage plan as well as a possible interim plan.

Once implemented, the ultimate drainage solution will provide adequate drainage capacity for the entire area, however this it is expected that this may take a long period of time to occur (potentially >10 years).

The SMP interim plan is based upon providing detention storage servicing these code amendment areas and an overall pump station servicing the area with a total capacity of 150 L/s. Each developed lot may release stormwater flows up to a limit, defined as the ratio of that total capacity relative to the land area of the lot. This plan involves two basins, one of which covers more than half of CT5752/923 (URPS North) and which receives flows from the entire area except the MasterPlan code amendment group.

An altered version of this interim plan has been developed, which broadly aligns with that except that detention basins are to be created for each code amendment group as requested by the planning organisations. The SMP interim plan also does not include any details about how flows will reach the overall pump station, so some high-level options for this have also been developed.

Further consultation with the City of Playford regarding the SMP, and also with the City of Salisbury regarding any additional requirements they may have, will be required in order to approve the proposed interim plan. Ownership of assets, as a part of the interim plan also needs further consultation, along with the development of an equitable cost share arrangement.

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Mr. Nick Emmett
230 Halifax Street
Adelaide
SA 5000

PRELIMINARY INVESTIGATION – CIVIL/STORMWATER

Client:	**EMMETT**
Project:	**PROPOSED DEVELOPMENT**
Location:	**HEASLIP ROAD cnr. MILL ROAD, WATERLOO CORNER, SA 5110**
Date:	**23-JANUARY-2025**
Our Job No.:	**24-419**

This is to certify that a desktop investigation and a preliminary stormwater management design have been completed for the proposed development at Waterloo Corner, SA. The preliminary stormwater management investigation included the following:

- review of the existing stormwater management study for the site stormwater management solution in the interim while upgrades to council infrastructures are not yet available
- determine the catchment area to be considered for the sizing of internal stormwater infrastructure
- provide a DRAINS model to confirm that the proposed onsite stormwater retention arrangement is adequate considering the runoff volume of a 72-hour 1% AEP rainfall event

The total catchment area considered in the DRAINS model is approximately 20.91 hectares. It is considered that 80% of the area will be sealed while the remaining 20% will be allocated for internal landscape and stormwater management.

In accordance with the previous stormwater study and the result of investigation conducted, the builder has been advised that:

- The site could be developed as proposed, provided that adequate internal stormwater infrastructures/retention storage is incorporated into the development.
- The stormwater management requirement will result to some modifications to the proposed site plan. The site plan should allow for the western swales in accordance with the overall stormwater management strategy of the surrounding areas.
- The proposed western swales/channels will collect and store the runoff from the catchment area directed to these open channels. The swales are dedicated

conveyor/storage of runoff from Emmett site only. External runoff should be diverted away from site boundaries.

- The combined volume from the proposed retention basin and swales is adequate to manage the site's post development flows with no overflow to adjacent lots for minor storm events and up to 72-hour 1% AEP rain event.
- The proposed retention basin is more than 3.0m deep including 300mm freeboard. A deeper basin is proposed to reduce the basin's top area. The depth of the basin should be reviewed against existing ground water level when the geotechnical report is available.
- The maximum slope of batter area should not exceed 1V:3H.
- Maintenance access should be provided to ensure swales and basin could be regularly maintained.
- Attached with this letter is the result of preliminary DRAINS model and conceptual stormwater management plan for reference.

Yours faithfully,

.....

John Bryant

General Manager/Specialist Consultant

Proposed Development
Heaslip Road Cnr Mill Road, Waterloo Corner SA 5110

DRAINS CALCULATION

Data

PIT / NODE DETAILS

Name	Type	Family	Version 15 Size	Ponding Volume (cu.m)	Pressure Change Coeff. Kv	Surface Elev (m)	Max Pond Depth (m)	Base Inflow (cu.m/s)	Blocking Factor	x	y	Bolt-down lid	id	Part Full Shock Loss	Inflow Hydrograph	Pit is	Internal Width (mm)	Inflow is Misaligned	Minor Safe Pond Depth (m)	Major Safe Pond Depth (m)
ADJACENT LOT	Node					10		0		283237.54	6153712.37		1699231		No					

DETENTION BASIN DETAILS

Name	Elev	Surf. Area	Not Used	Outlet Type	K	Dia(mm)	Centre RL	Pit Family	Pit Type	x	y	HED	Crest RL	Crest Length(m)	id
RETENTION BASIN	8	5535.33		None						283222.91	6153712.82	No			1699229
	9	7007.15													
	10	10406.5													
	11	16099.3													
	11.3	17203.4													

SUB-CATCHMENT DETAILS

Name	Pit or Node	Total Area (ha)	Paved Area %	Grass Area %	Supp Area %	Paved Time (min)	Grass Time (min)	Supp Time (min)	Paved Length (m)	Grass Length (m)	Supp Length (m)	Paved Slope (%)	Grass Slope %	Supp Slope %	Paved Rough	Grass Rough	Supp Rough	Lag Time or Factor	Gutter Length (m)	Gutter Slope %	Gutter FlowFactor	R M
TOTAL CA	RETENTION BASIN	26.911	80	20	0	5	5	0	100	100	0	0.5	0.5	0	0.012	0.035	0	0				

PIPE DETAILS

Name	From	To	Length (m)	U/S IL (m)	D/S IL (m)	Slope (%)	Type	Dia (mm)	I.D. (mm)	Rough	Pipe Is	No. Pipes	Chg From	At Chg	Chg (m)	Rl (m)	Chg (m)	RL (m)	etc (m)

DETAILS of SERVICES CROSSING PIPES

Pipe	Chg (m)	Bottom Elev (m)	Height of Service (m)	Chg (m)	Bottom Elev (m)	Height of Service (m)	Chg (m)	Bottom Elev (m)	Height of Service (m)	etc etc

CHANNEL DETAILS

Name	From	To	Type	Length (m)	U/S IL (m)	D/S IL (m)	Slope (%)	Base Width (m)	L.B. Slope (1:?)	R.B. Slope (1:?)	Manning n	Depth (m)	Roofed

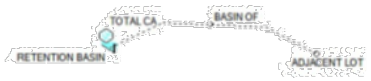
OVERFLOW ROUTE DETAILS

Name	From	To	Travel Time (min)	Spill Level (m)	Crest Length (m)	Weir Coeff. C	Cross Section	Safe Depth Major Storms (m)	SafeDepth Minor Storms (m)	Safe DxV (sq.m/sec)	Bed Slope (%)	D/S Area Contributing %	id	U/S IL	D/S IL	Length (m)
BASIN OF	RETENTION BASIN	ADJACENT LOT	0.1	11	10	1.7	OF2	0.45	0.4	0.6	20	0	1699232	11	10	5

PIPE COVER DETAILS

Name	Type	Dia (mm)	Safe Cover (m)	Cover (m)

This model has no pipes with non-return valves



Item 1.1.2 - Attachment 11 - Appendix 8 - Stormwater Analysis

DRAINS CALCULATION

10% AEP Result

DRAINS results prepared from Version 2024.11.9103.14755

PIT / NODE DETAILS

Name	Max HGL	Max Pond HGL	Max Surface Flow Arriving (cu.m/s)	Version 8 Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint

SUB-CATCHMENT DETAILS

Name	Max Flow Q (cu.m/s)	Paved Max Q (cu.m/s)	Grassed Max Q (cu.m/s)	Paved Tc (min)	Grassed Tc (min)	Supp. Tc (min)	Due to Storm
TOTAL CA	2.852	2.761	0.092	12.48	19.21	0	10% AEP, 15 min burst, Storm 6

PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm

CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm

OVERFLOW ROUTE DETAILS

Name	Max Q U/S	Max Q D/S	Safe Q	Max D	Max DxV	Max Width	Max V	Due to Storm
BASIN OF	0	0	1.45	0	0	0		0

DETENTION BASIN DETAILS

Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level
RETENTION BASIN	10.34	18700.1	0	0	0

Run Log for DRAINS v2024.11.9103.14755 - 20-419 DRAINS
Run Log for DRAINS v2024.11.9103.14755 - 20-419 DRAINS.drn run at 07:07:54 on 23/1/2025.

Flows were safe in all overflow routes.



Proposed Development
Heaslip Road Cnr Mill Road, Waterloo Corner SA 5110

tesseract international

DRAINS CALCULATION

1% AEP Result

DRAINS results prepared from Version 2024.11.9103.14755

PIT / NODE DETAILS — Version 8

Name	Max HGL	Max Pond HGL	Max Surface Flow Arriving (cu.m/s)	Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint

SUB-CATCHMENT DETAILS

Name	Max Flow Q (cu.m/s)	Paved Max Q (cu.m/s)	Grassed Max Q (cu.m/s)	Paved Tc (min)	Grassed Tc (min)	Supp. Tc (min)	Due to Storm
TOTAL CA	6.039	5.511	0.528	10.42	15.31	0	1% AEP, 10 min burst, Storm 9

PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm

CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm

OVERFLOW ROUTE DETAILS

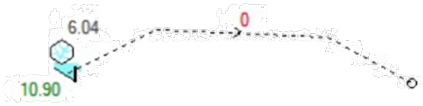
Name	Max Q U/S	Max Q D/S	Safe Q	Max D	Max DxV	Max Width	Max V	Due to Storm
BASIN OF	0	0	1.449	0	0	0		0

DETENTION BASIN DETAILS

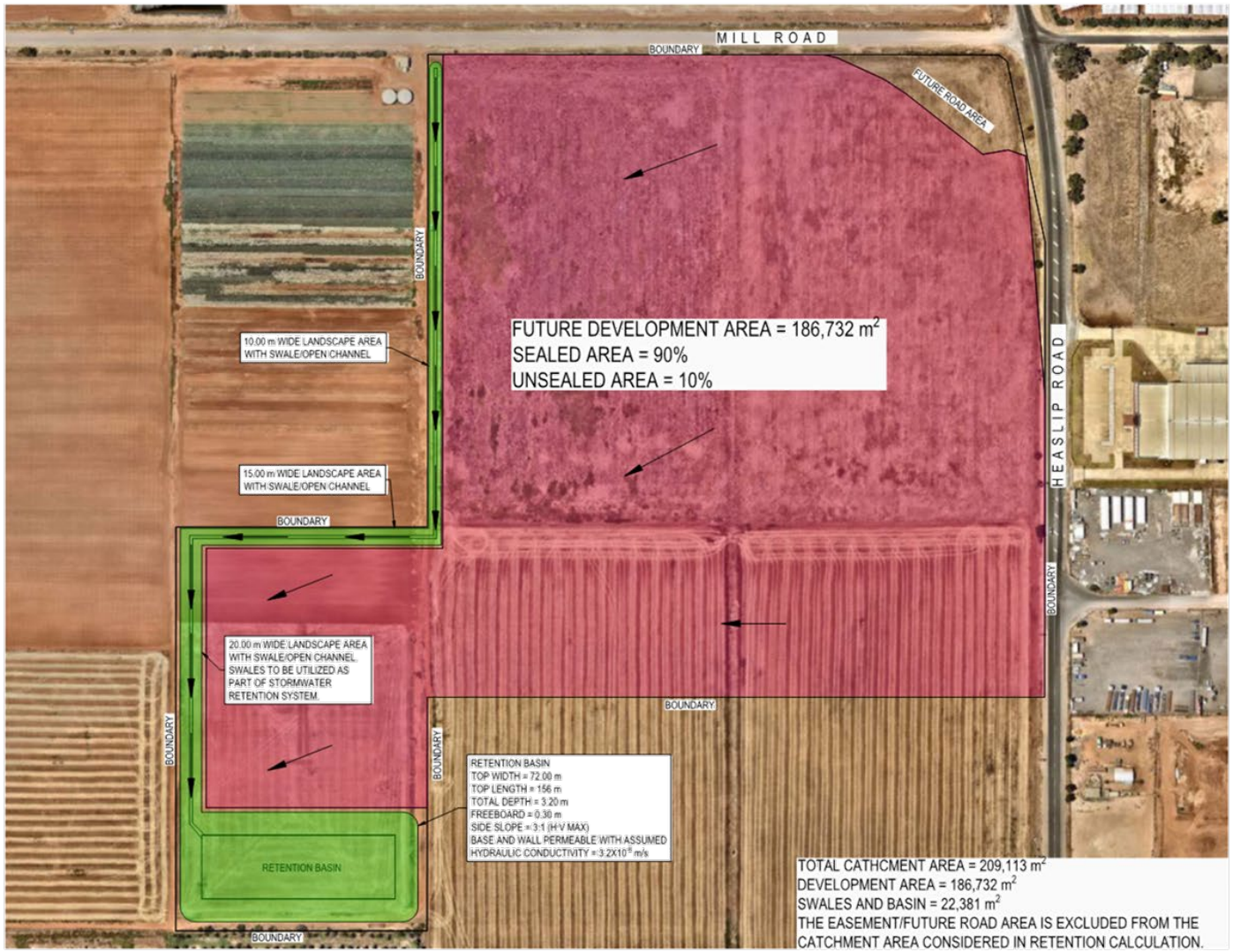
Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level
RETENTION BASIN	10.9	26428.8	0	0	0

Run Log for DRAINS v2024.11.9103.14755 - 20-419 DRAINS
Run Log for DRAINS v2024.11.9103.14755 - 20-419 DRAINS.drn run at 07:09:41 on 23/1/2025.

Flows were safe in all overflow routes.



Civil Design Report



STORMWATER MANAGEMENT PLAN
SCALE NTS

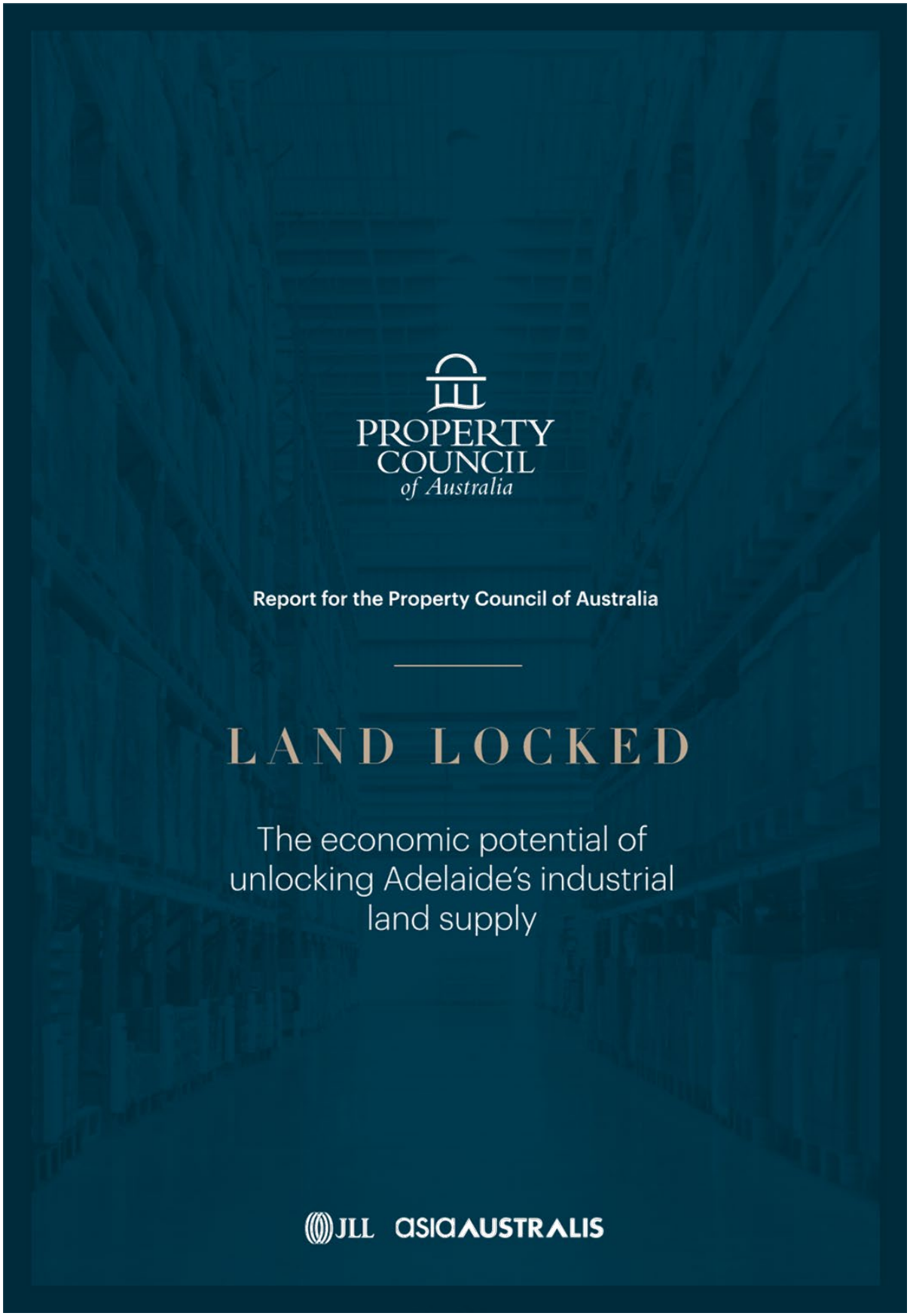
CONCEPTUAL ISSUE
NOT TO BE USED FOR CONSTRUCTION PURPOSES

EMMETT

ISSUE OF ACAD FILES

tesseract international

SCALE/S	AS SHOWN
DATE	01-25
DRAWN	JWV
CHECKED	JCB
TITLE	CIVIL STORMWATER MANAGEMENT PLAN
ADDRESS	HEASLIP ROAD CNR. MILL ROAD WATERLOO CORNER, SOUTH AUSTRALIA 5110
CLIENT	EMMETT
PROJECT	PROPOSED DEVELOPMENT
JOB #	24-419
SHEET #	CSK1
REV	A



Item 1.1.2 - Attachment 12 - Appendix 9 - Economic Analysis

> “Everyone knows about the nation’s housing crisis, however, there is another class of property facing a supply shortage – and it is pronounced in South Australia.

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04 THE DEMAND FOR INDUSTRIAL LAND
Page 24

05 THE ECONOMIC CONTRIBUTION OF INDUSTRIAL LAND
Page 34

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Page 40

01 FOREWORD

Everyone needs somewhere to live, therefore, awareness of the issues associated with the undersupply of housing as a property class are broadly acknowledged and understood.

However, there is another class of property facing a supply shortage – and it is pronounced in South Australia.

Industrial and employment lands accommodate the buildings where we work, manufacture, receive, store and distribute goods.

Furthermore, industrial property will be essential to supporting Adelaide's future, especially considering the step change in development required to support population growth and endeavours such as AUKUS and a future increasingly powered by renewable energy.

These places of work have a tremendous economic and social value.

With the South Australian Government actively considering the Greater Adelaide Regional Plan, the role that land and the built environment plays in supporting economic growth and social cohesion for the next thirty years is at a critical juncture.

The South Australian Division of the Property Council is proud to release this research titled, **"Land locked: The economic potential of unlocking Adelaide's industrial land supply".**

The Property Council seeks to highlight both the value and contribution this asset class makes to our state and will work to ensure that policy makers understand the significance of developing industrial property.

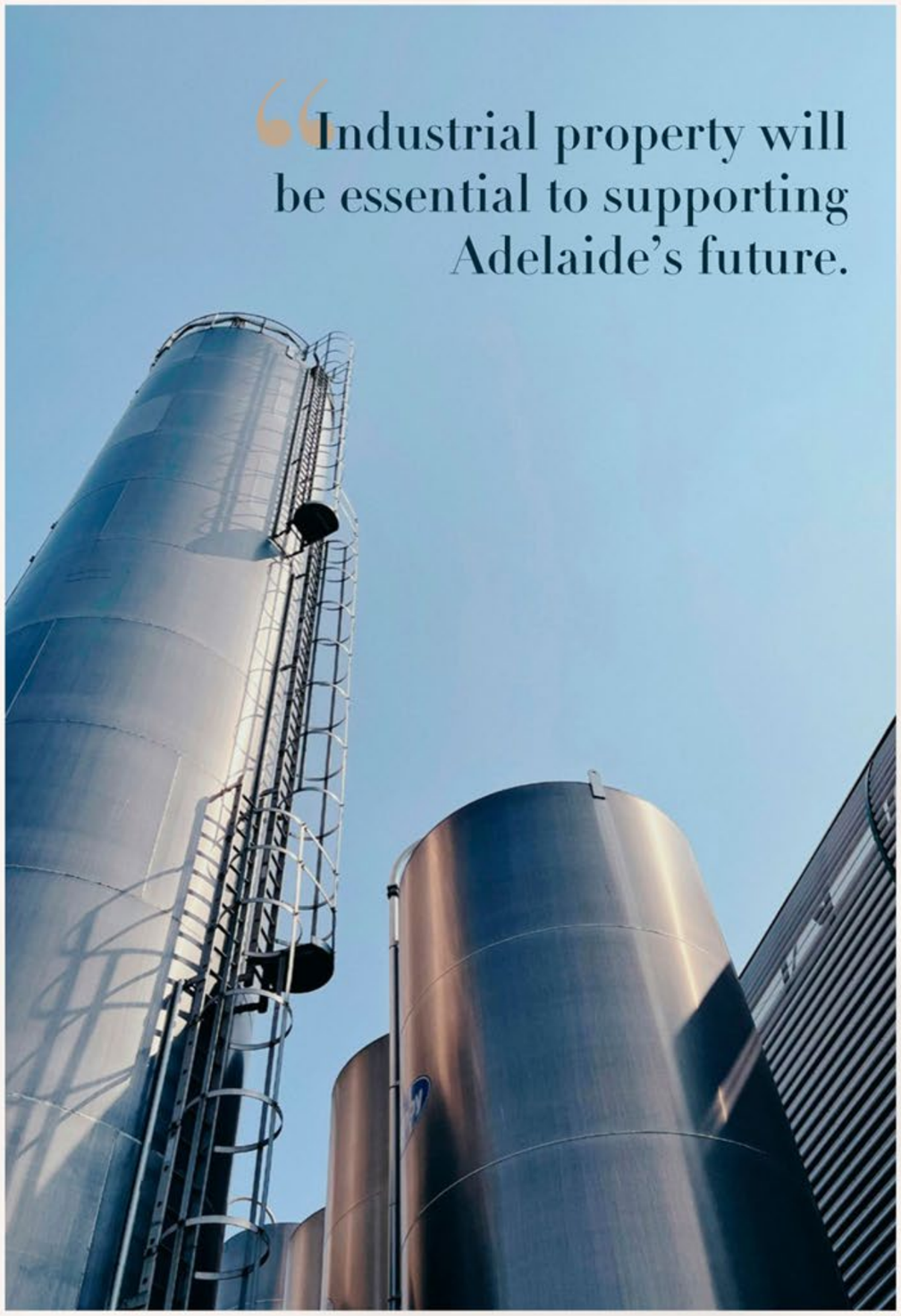
Further, we seek to ensure that those charged with shaping our city factor into their economic and planning decisions the need for a consistent and adequate supply of development-ready land to support the economic growth trajectory of South Australia.

We look forward to working with the Government and all stakeholders, so that the recommendations of this report are not only acknowledged but adopted.



Bruce Djite
Executive Director
South Australia
Property Council of
Australia

"Industrial property will be essential to supporting Adelaide's future.



Item 1.1.2 - Attachment 12 - Appendix 9 - Economic Analysis

Item 1.1.2 - Attachment 12 - Appendix 9 - Economic Analysis

02

EXECUTIVE SUMMARY

INDUSTRIAL LAND SUPPLY CRISIS

Of the ~1,500 hectares of Adelaide's vacant 'employment lands' identified by Plan SA in 2021, **over 90% is no longer available or is not development-ready**

Industrial land values in Adelaide's Outer North are **the strongest in Australia.**

300%
GROWTH (2020-2023)

Over the last four years, industrial land in Adelaide has been absorbed at over **60 hectares per year.**

Without immediate action, currently zoned industrial land could disappear in just over

two years

POPULATION GROWTH SUPPORTS INDUSTRIAL DEMAND

~165,300
new residents are forecast for Metropolitan Adelaide by 2030

~57,750 **DWELLINGS**
in large-scale residential greenfield community developments and medium-to-high density mixed-use developments are currently planned in Adelaide to 2030

EVERY 60 HECTARES OF INDUSTRIAL LAND DEVELOPED SUPPORTS

5,400
FTE JOBS

$810M
CONTRIBUTION TO GSP PER ANNUM

Adelaide has the same per capita industrial space demand profile as **Melbourne**



03 INTRODUCTION

PROJECT BACKGROUND

This project's primary purpose is to quantify the availability of industrially zoned land in Metropolitan Adelaide and examine the consequences of inadequate land supply.

The Property Council of Australia has engaged JLL and AsiaAustralis to undertake an analysis of industrial land in Metropolitan Adelaide to assess the availability of land for development and the impact of industrial development on South Australia's economy.

This report collates the quantitative and qualitative analysis undertaken to answer the questions:

+ How much industrially zoned land remains in Adelaide, and how much of this is development-ready?
+ What does Adelaide's population growth mean for the industrial sector?
+ What can be done to ensure Adelaide's industrial sector has the platform to grow in the future?

This report aims to provide an overview of Adelaide's industrial sector for the purpose of understanding its function and economic importance to ensure that access to land for development is efficient and simple.

This report is structured as follows:

Adelaide Market Overview:
An analysis of historic and future demand against a backdrop of key economic and infrastructure sector drivers to provide context for industrial land demand in Adelaide.

The Demand for Industrial Land:
A granular analysis of Adelaide's industrial land market from a geographic and economic standpoint, highlighting the scarcity of available lots and the increasingly challenging market for industrial developers.

The Economic Contribution of Industrial Land:
An analysis of four key industrial precincts in Adelaide and recommendations to ensure that these locations are preserved in order to drive future economic and employment growth.

Conclusion and Recommendations:
The report provides seven key recommendations, which if adopted, would significantly improve the supply of industrial property and in doing so, attract capital, businesses and support local jobs.

DEFINITIONS

This report references the following terms throughout. For clarity, we have provided a glossary of commonly used terms.

Industrial Land: Any land zoned as industrial within the boundaries of Metropolitan Adelaide. We also consider land referred to 'employment lands' in the Plan SA Land Supply Report for Greater Adelaide (2021) as industrial land. This broadly matches the Plan SA definition, which is 'all land that envisages and supports industrial (employment) development and all currently zoned land for 'infrastructure use'. These lands have been used as the baseline for the report's analysis of vacant industrial land.

Industrial Usage: We define industrial usages as manufacturing, storage, distribution and logistics, maintenance and recycling.

Area: This report uses both square metres and hectares as spatial references of area. Square metres (sqm) is used when referencing built-form areas such as warehouse area or occupier gross take-up. Hectares (Ha) is used when referencing unimproved land.

Metropolitan Adelaide Area: This report defines the Metropolitan Adelaide industrial area as all industrially zoned land in Adelaide between Edinburgh North and Penfield (northern boundary) and Hackham (southern boundary). All industrial land located outside this geographic boundary – namely the adjacent regional areas of the Adelaide Hills, Gawler, McLaren Vale, Barossa, Goolwa and Victor Harbor – are not included in the analysis. See Map 1.

Absorption: This report defines absorption as the removal of warehouse floorspace or industrial land from the market. Absorption is referenced as a volume of square metres removed from existing warehouse floorspace through leasing or owner-occupation. It is also referenced as a volume of industrial land removed from the market through the development of unimproved land and the acquisition of industrially zoned land for the future purpose of development or occupation.

Development-Ready: This report defines 'development-ready' as land that is unencumbered by development barriers such as lack of servicing, contaminated or otherwise environmentally impacted land such as flood zones, atypical acquisition and/or lease structures such as ground leases, and areas subject to restricted access of public use, namely the Mawson Lakes technology precinct, which is unavailable for traditional industrial usages and all lands along the LeFevre Peninsula, which are earmarked for future defence usage.

Medium-to-Large Blue-Collar Businesses: This report adopts the Australian Bureau of Statistics analysis of businesses with 20-199 employees defined in the data as 'medium-to-large blue-collar businesses'. The range commences at 20 employees, reflecting the lower end of medium sized businesses, with the other end of the range (199 employees) reflecting the upper end of large businesses.

METHODOLOGY

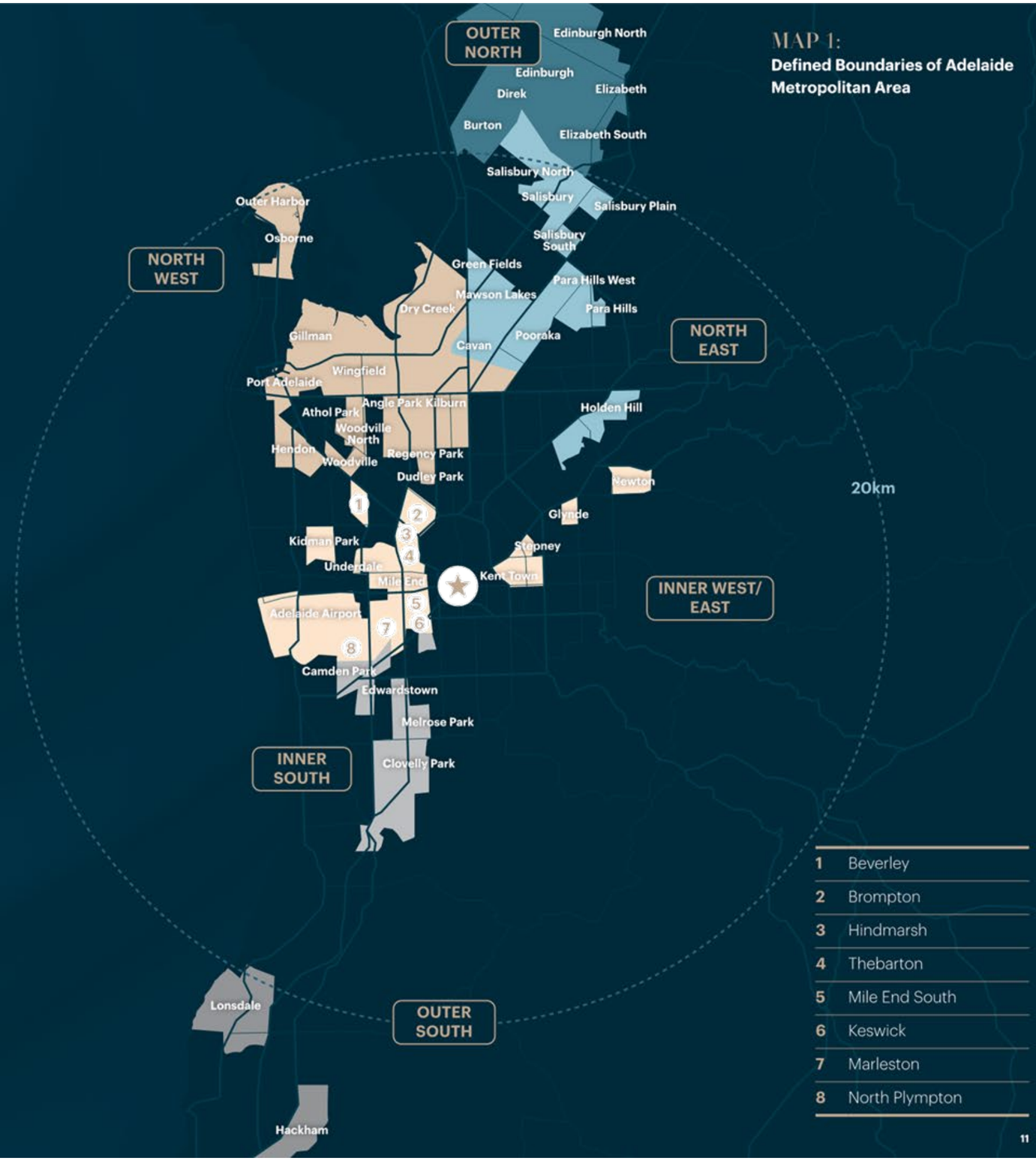
This report references analytical models.

This report references the following terms throughout:

Requirement ratio of warehouse supply per person:
In this report we have used total new industrial supply delivered to market over the 15-year period from 2007 to 2019 and measured it against the population growth of Australia's major metropolitan cities over the same period. This model provides a square metre of industrial space per person ratio referenced in this report.

Vacant Industrial Land:
In 2021, the Plan SA Land Supply Report for Greater Adelaide (The Plan) stated that there is approximately 12,600 hectares of recognised 'employment' lands in Metropolitan Adelaide. At the time of publishing, only ~1,800 hectares was vacant which we have termed industrial land. This report has analysed the Plan SA vacant land and placed it within the geographical boundaries used by JLL Research and defined as per Map 1. We have calculated that there is approximately 7,300 hectares of industrial land, of which ~1,500 hectares is vacant.

MAP 1:
Defined Boundaries of Adelaide Metropolitan Area



ADELAIDE MARKET OVERVIEW

THE EVOLUTION OF ADELAIDE'S INDUSTRIAL MARKET

Since the Playford era (1940s to 1960s), South Australia has developed a reputation as an attractive industrial and commercial investment option based on abundant and relatively inexpensive land, housing and labour.

As a consequence, during the 1900s, South Australia was an attractive destination for migrants taking advantage of available and inexpensive housing along with ample job opportunities. Several major international and national businesses established a presence in South Australia, contributing to the state's economic development. Some notable companies include:

+ General Motors Holden
+ Mitsubishi
+ Actil/Sheridan
+ BHP
+ Adelaide Steamship Company
+ BP

These companies played pivotal roles in shaping South Australia's economy, contributing to sectors like automotive manufacturing, mining and shipping. However, as the heavy manufacturing industry exited the state over the last ten years, a newer, more agile industrial sector has emerged. With renewed focus on high-value-low-volume manufacturing and the significant growth of the third-party logistics sector, tenant activity in Adelaide began to grow again.

Recently the way we access and consume goods changed forever and turbo-charged the industrial sector. The onset of the global COVID-19 pandemic in 2020 and associated lockdowns accelerated an already evolving retail landscape, pushing an entire population online to source groceries, clothes, homewares and other goods.

Movement restrictions compounded this trend, resulting in discretionary spend pivoting away from holidays and experiential purchases towards consumer goods. As a result, retail trade growth increased to levels not seen since the mid-1980s.



The implications for the South Australian industrial sector were widespread. Existing retailers required more warehouse space to store goods. New online stores launched or expanded from the eastern markets led to increased demand for distribution space.

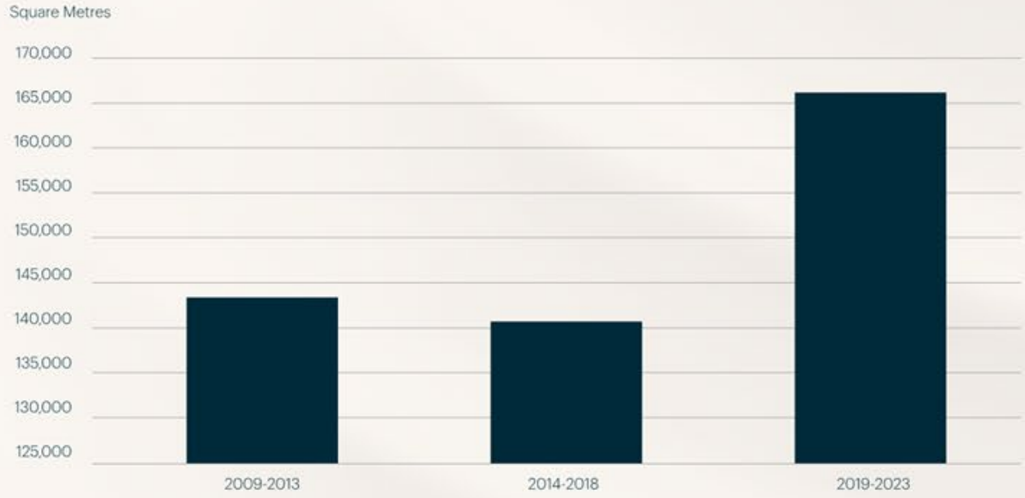
Consequently, the need for warehouse space in Adelaide is now as critical as other major cities around Australia. Highlighting this demand for industrial space in Adelaide is the requirement ratio of industrial supply per new person across Australia as outlined on the map above. Adelaide's industrial space requirement per new resident, despite a much lower population, is the same as Australia's fastest growing city, Melbourne, and is higher than Perth's.



TENANTS ARE EXPANDING

The delivery of the growing volume of goods purchased over 2019-2023 underpinned unprecedented growth in the logistics sector. As a result, the average annual total of warehouse space leased jumped by 18.4% compared to 2014-2018 (Chart 1).

Chart 1: Adelaide Industrial Average Annual Gross Take-Up, 2009-2023



Source: JLL Research

As a consequence of this sudden growth, industrial tenants needed space immediately, resulting in the leasing of large amounts of existing warehouse floorspace. This created a demand-supply imbalance which, in 2024, is yet to be rectified. However, this is not for a lack of trying. Developers were quick to react to this spike in tenant demand by rapidly acquiring industrial land for development. Additionally, owner-occupiers, buoyed by low interest rates, also looked to future-proof operations and secure land for their next business accommodation.

In the middle of this escalation in developer demand for land came one of the most important pieces of infrastructure ever delivered in South Australia - the completion of the Northern Expressway in 2020. This important roadway provided connectivity from Adelaide's key freight hub of Port Adelaide to the industrial precincts in the Outer North and beyond into South Australia's regional agricultural lands and main interstate road networks.

This critical piece of infrastructure enhanced the viability of Adelaide's Outer North industrial precinct and unlocked large residential greenfield community development in the area to accommodate Adelaide's growing population.

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THE IMPORTANCE OF THE NORTH-SOUTH CORRIDOR

The North-South Corridor – Adelaide's generational piece of infrastructure

The demand for industrial land has followed the incremental completion timeline of the central piece in South Australia's infrastructure pipeline over the last fifteen years - the North-South Corridor. Upon completion, the road infrastructure project will be a 78- kilometre uninterrupted freeway spanning Adelaide's northern suburbs through to the southernmost suburbs.

Since 2010, the project has been incrementally built, beginning with the Northern Connector and completing additional stages moving south towards the last piece of the project, the Darlington Connector. The project is edging closer to completion with the last stages, south of the CBD, expected in 2030.

When considering the growth of Adelaide's North as an employment centre for the broader Adelaide economy, the importance of the North-South Corridor road infrastructure project cannot be understated. This critical piece of infrastructure will be a conduit between Adelaide's industrial heartland in the North and Adelaide's strongest residential growth areas in the South. Additionally, it is expected to unlock the viability of industrially zoned land in Adelaide's southern suburbs, which historically have been constrained by poor connectivity to the major freight hubs of Port Adelaide and the Adelaide Airport. Additionally, the North-South Corridor will be the gateway to interstate road freight routes and intrastate economic areas of importance like the hydrogen production centres at Port Bonython and Cape Hardy.

The North-South Corridor will be the arterial motorway connecting all of Adelaide. It will improve travel times for workers travelling to the major employment zones and is critical to the industrial sector, providing efficiencies in goods movements and logistics, manufacturing, supply-chain, and labour force movements.



INDUSTRIAL PROPERTY IS ESSENTIAL TO GROWING CITIES

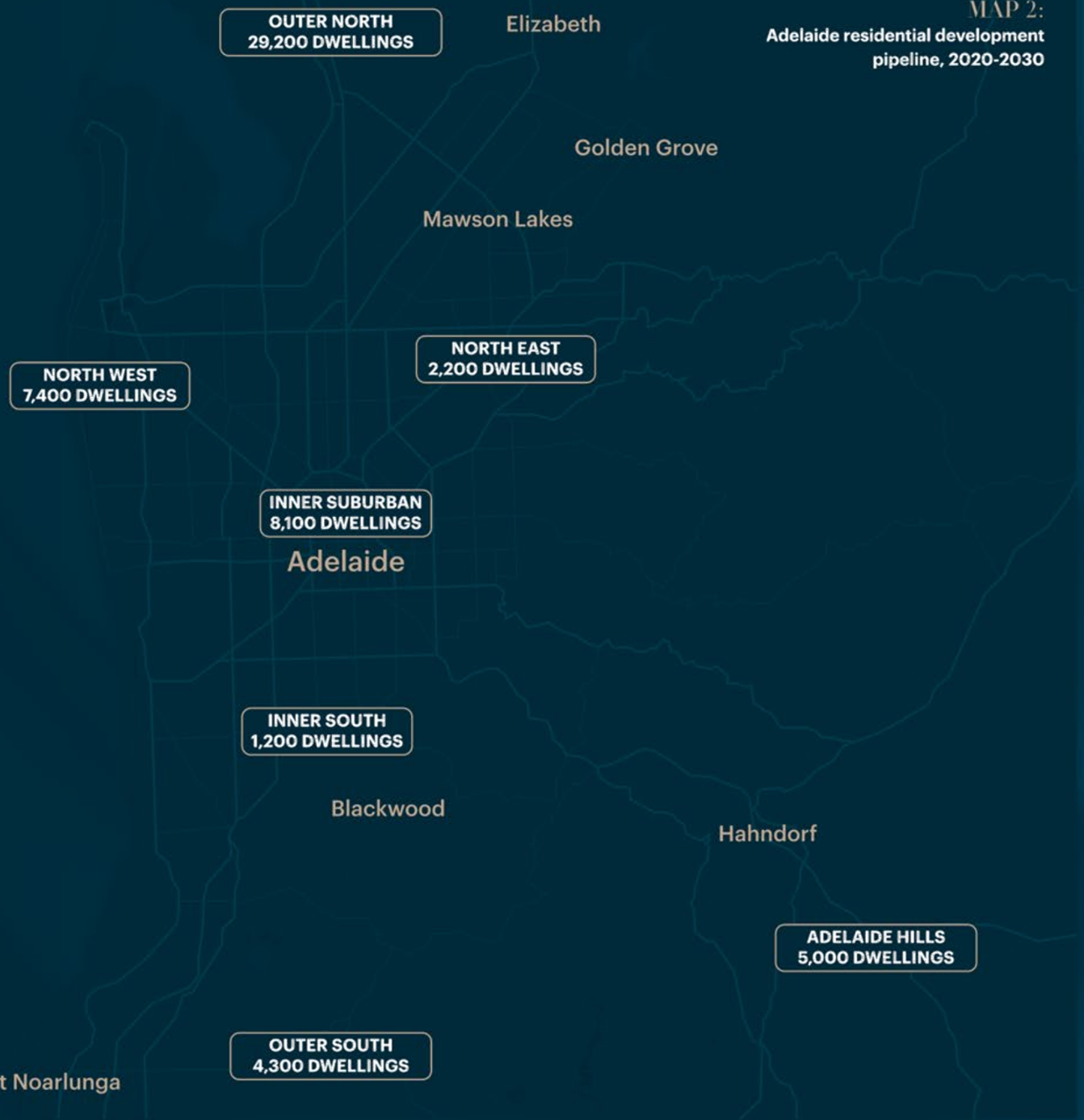
Adelaide's population to increase by 165,000 people by 2030

The future demand metrics for the South Australian industrial market is strong, underpinned by population growth. Annual population growth in SA increased by 1.7% in June 2023 – the fastest rate of year-on-year population growth since 1975.

The North-South Corridor infrastructure project has reduced travel time for a large proportion of Adelaide's workforce and has also been the catalyst for the creation of significant industrial employment precincts in the Outer North. Mirroring this, residential development is now concentrated in Adelaide's northern suburbs.

Analysis of the residential pipeline of greenfield communities and medium-to-high density mixed-use developments from 2020 to 2030 shows there is an estimated ~57,800 potential residential dwellings to be built in Adelaide. Of these, over half of this potential residential supply is in the Outer North area which typically is over 40 minutes commute to the Adelaide CBD.

Plan SA forecasts that the population of the Metropolitan Adelaide area will increase by 165,000 people from 2023-2030. With over half of the forecast residential dwelling pipeline located in the Outer North, it is essential that industrial sector growth moves in line with population growth – this is particularly the case given the Government of South Australia's key future economic growth engines of health, AUKUS, hydrogen, and modern manufacturing will require a large skilled labour force from interstate and overseas to support these industries. The unlocking of industrial development land in areas of significant population growth is critical to the growth of the city with a focus on the Outer North in the near term, and the Outer South as the North-South Corridor completes in 2030.



MAP 2:
Adelaide residential development pipeline, 2020-2030

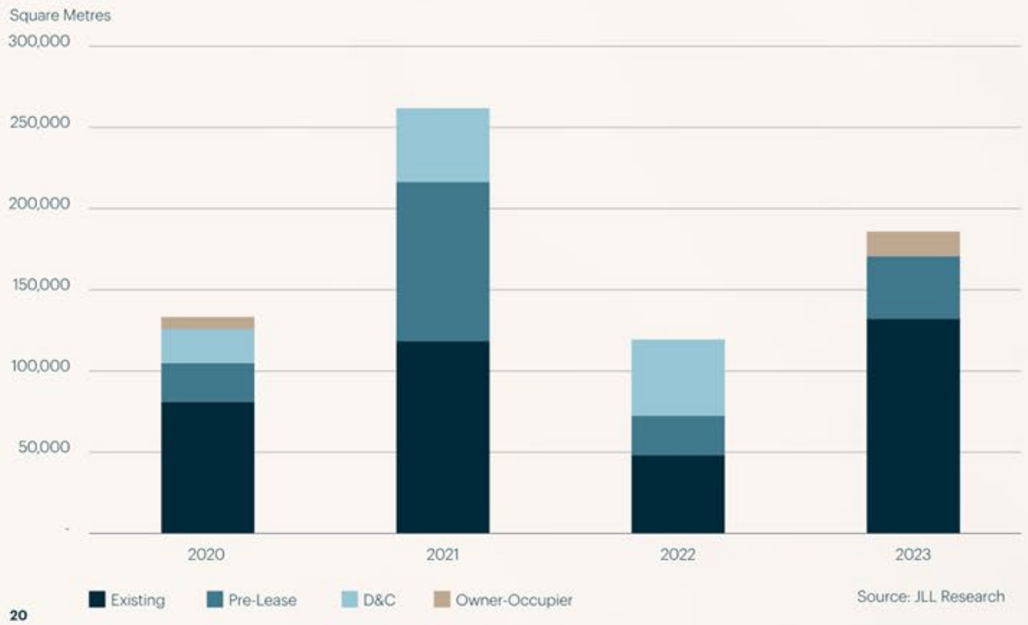
ADELAIDE'S INDUSTRIAL DEMAND SPIKE

THE RAPID ESCALATION OF DEMAND FOR WAREHOUSE SPACE LAID THE FOUNDATION FOR ADELAIDE'S CURRENT INDUSTRIAL LAND SHORTAGE

The COVID-19 pandemic impacted the industrial sector globally. This impact was profoundly felt in Adelaide. As the population quickly pivoted from being bricks-and-mortar retail consumers to online shoppers, retailers suddenly required more warehouse floorspace. Goods storage and distribution needed to be increased rapidly as the lean inventory supply-chain model of 'just-in-time' was quickly supplanted by the 'just-in-case' model, where more inventory was held to de-risk supply-chain volatility and accommodate growing retail trade growth. As a result, most existing warehouse space in Adelaide was quickly leased by industrial tenants.

Between 2020-2023, industrial tenants absorbed a total of 701,400 sqm of warehouse floorspace in Adelaide. Over half of this gross absorption (57% - 402,700 sqm) was into existing warehouse space (Chart 2). With little development delivered to the Adelaide market over the five-year period from 2015-2019, coupled with a period of very strong industrial demand just prior to 2020, this sharp escalation of demand for existing warehouse space quickly created an acute shortage of available stock in the market.

Chart 2: Adelaide Industrial Gross Absorption by Commitment Type, 2020 - 2023



Source: JLL Research

TENANT DEMAND CONCENTRATED ALONG NORTHERN CONNECTOR ACCESS ROUTES

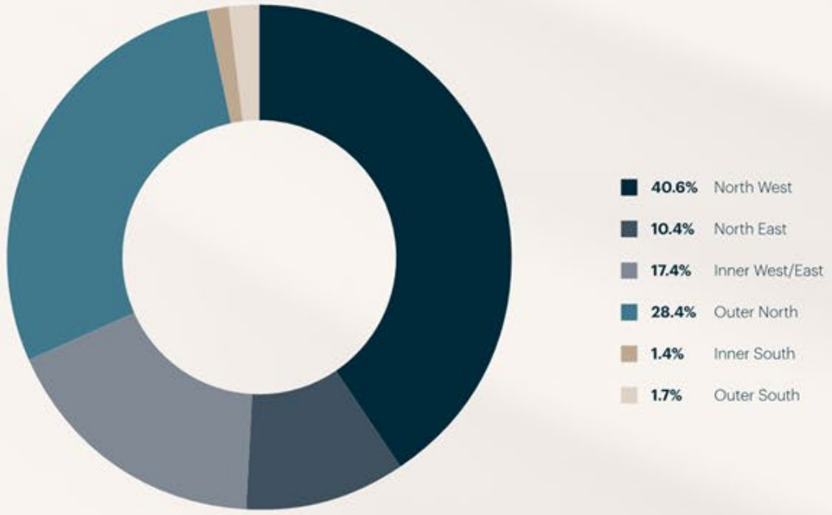
Strong tenant demand coupled with the dwindling availability of existing warehouse space in Adelaide prompted a wave of industrial land acquisitions from developers and owner-occupiers from 2020-2023. With little existing industrial floorspace available to lease in the market, tenants looking to expand or relocate were left with little option but to commit to new buildings, either through pre-commitments with developers, or to secure development land and build new owner-occupier facilities. Between 2020-2023, over 298,700 sqm of commitments were recorded.

The majority of this tenant demand (>3,000 sqm) from 2020-2023 was recorded in areas with strong connectivity to the Northern Connector. Predominantly, in the North West and Outer North precincts, which accounted for almost 70% of the four-year total (Chart 3).

With very low availability of existing warehouse space and very limited development-ready industrial land remaining in the Outer North and North West precincts, occupiers looking to relocate to the precincts are left with few options. This low availability of warehouse floorspace underpins the importance of unlocking more industrial land in Adelaide.

As illustrated in Chart 4 on page 22, industrial tenant demand is expected to grow to service Adelaide's forecast population growth.

Chart 3: Adelaide Industrial Gross Take-up by Precinct (>3,000 sqm), 2020-2023



Source: JLL Research

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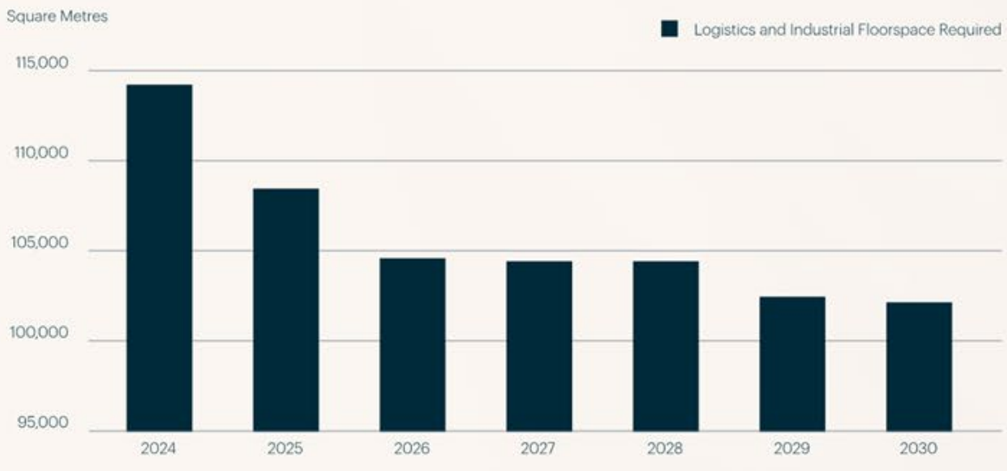
LOGISTICS AND INDUSTRIAL SPACE UNDERSUPPLIED

THE CONTRIBUTION OF GOODS CONSUMPTION TO THE INDUSTRIAL SECTOR IS SIGNIFICANT

The contribution of goods consumption to the industrial sector is significant. In the 2024 Property Council of Australia's report 'The Value of Goods Through Australia's Industrial Assets', Oxford Economics Australia estimated that $1.2 trillion worth of goods flowed through industrial assets in FY22. Additionally, household consumption of goods which travelled through industrial assets reached $423 billion in FY22 with these goods accounting for around 38% of total household consumption.

As population growth and wages increase in Adelaide, household consumption will be a key driver of industrial sector growth. Currently, South Australia has the second strongest retail trade growth rate in Australia (4.2% y-o-y as at February 2024). Using the industrial space requirement ratios defined on page 13, in line with population growth forecasts from Plan SA, there is a need for up to 743,700 sqm of logistics and industrial floor space in Adelaide over the medium term to 2030 (Chart 4).

Chart 4: Metro Adelaide Industrial & Logistics supply requirement 2024 - 2030



Source: Plan SA, JLL Research



Given the persistent industrial tenant demand through to 2030, the question arises: Where can we accommodate this industrial sector growth? This report plans to address this question.

The Plan SA Land Supply Report for Greater Adelaide (2021) outlined vacant 'employment lands' as a baseline for industrial land in Metropolitan Adelaide. We have examined the data to ascertain how much industrially zoned land remains available in the market. Using future demand modelling, we have then estimated how long before this land is exhausted. We also explore the economic implications and impacts of this dwindling land supply on the broader South Australian economy.

This paper analyses how much currently zoned industrial land remains, and how much is required over the medium-term to 2030.

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04
THE DEMAND FOR INDUSTRIAL LAND

ADELAIDE'S INDUSTRIAL LAND CRISIS

Over 60 hectares of industrial land has been absorbed each year over the last four years from 2020-2023

The acquisition of industrial land in Adelaide from 2020 onwards has been strong. Using a typical site coverage ratio of 50% and applying it to the ~298,700 sqm of new build tenant commitments (categorised as pre-lease and design & construction commitments) recorded from 2020-2023, it is estimated that approximately 59.7 hectares was absorbed to accommodate these commitments.

Additionally, a total of ~65.9 hectares of industrial land sales (over a price threshold of AUD 5.0 million) was recorded over the same period, with only one owner-occupier land transaction included in the total.

When combining all tenant commitments for new space, and all new land acquisitions (over AUD 5.0 million), an estimated ~126 hectares of industrial land has been absorbed from the market.

Compounding this, industrial vacancy in the market decreased from over 6.0% in 2020 to under 2.0% in 2023 (Chart 5) – indicative that tenant demand still outpaces supply in the market despite this strong level of land acquisition.

Whilst the above analysis only captures large-scale users (>3,000 sqm) for industrial tenant moves and construction projects, and a minimum of AUD 5.0 million for all industrial land transaction activity, in a market of the scale of Adelaide, these thresholds do not tell the whole story.

Deeper analysis of industrial land acquisitions between 2020-2023 found that an additional 121.7 hectares of industrial land (>0.4 hectares) has been purchased in the AUD 1.0 million – AUD 4.99 million price cohort.

> "We estimate that 247 hectares has been absorbed since 2020, equating to an annual industrial land absorption rate of 62 hectares per year over the four-year period from 2020 to 2023.



Chart 5: Adelaide Industrial Vacancy, 2020-2023



Source: Colliers International

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ALMOST 60% OF ADELAIDE'S INDUSTRIAL LAND ABSORPTION WAS IN THE OUTER NORTH

Of the estimated 247 hectares of industrial land absorbed between 2020 to 2023, the largest proportion was recorded in the Outer North precinct. A total of 141 hectares were absorbed in the Outer North over the period, equating to 56.5% of the total – reinforcing the area as Adelaide's major blue-collar employment zone.

The second largest volume of employment land absorption was recorded in the North West precinct (43.9 hectares, 17.5%). This was followed by the Outer South (27.5 hectares, 11.0%), North East (17.3 hectares, 6.9%), the Inner West/East (16.6 hectares, 6.6%), and the Inner South (3.7 hectares, 1.5%) (Chart 6).



Source: JLL Research

LAND COSTS

The low supply of industrially zoned land is increasing land values to historical levels

The challenges acquiring industrially zoned land has placed significant upward pressure on land values across Adelaide. Since 2020, average land values have increased between 100% - 300%. The 300% growth in land values that has been recorded in Adelaide's Outer North precinct since 2020 is the strongest rate of growth across all tracked industrial markets nationally.

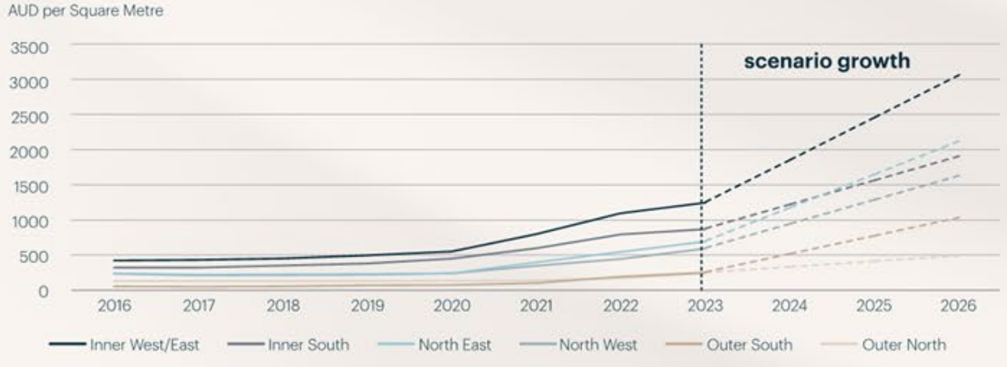
This growth is broadly attributable to the increased viability of the area through the completion of the Northern Connector, which resulted in a sharp escalation in demand from occupiers from 2020 onwards. However, it was also exacerbated by a severe shortage of acquirable development-ready land across the market – particularly for development-ready sites over one hectare.

> "Since 2020, average industrial land values in Adelaide's Outer North have grown faster than anywhere else in Australia.

If average land values continue to increase at the same percentage growth rate recorded over 2020 – 2023, land values in the Outer North could reach over $1,000 per sqm and average land values in the North West and Inner West/East could reach over $2,100 per sqm and over $3,000 per sqm respectively (Chart 7). These are the types of land values currently seen in Sydney's land-constrained South Sydney and Outer Central West precincts.

It is noted that the current rate of average land value growth used in this high growth scenario is the strongest ever recorded in Adelaide. Nevertheless, the demand for industrial land in Adelaide remains strong. If land values continue to trend upwards in line with this high growth scenario, industrial development will become unfeasible for developers and will be uneconomical for tenants. To avoid the further escalation of this crisis is a fluid industrial land market with development-ready industrial land lots available to the private market.

Chart 7: Adelaide Average Industrial Land Values, 2016-2026



Source: JLL Research

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LAND SIZE REQUIREMENTS

LAND SIZE REQUIREMENTS ARE INCREASING

The size of land lots sold in Adelaide from 2020 to 2023 have historically been split between <0.7 hectares and >1 hectare. The small size lots have typically been sold for owner-occupier developments for warehouses smaller than 3,000 sqm.

However, the large land sales are intended for warehouses of scale large enough to attract national and international industrial tenants looking to expand business operations or set up new businesses in Adelaide.

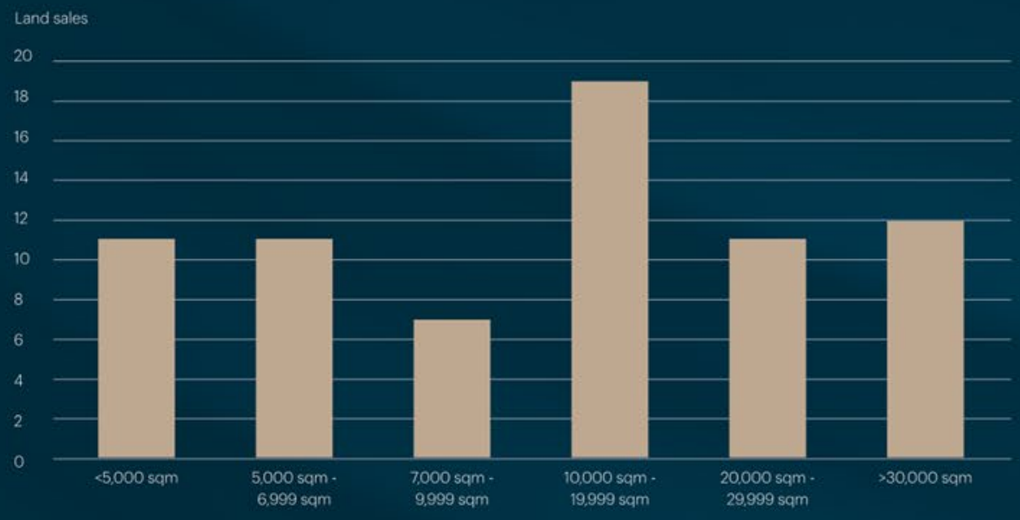
It is expected that logistics and warehousing businesses, retailers, and wholesalers, will need to expand operations in the future to accommodate population growth and the shift towards eCommerce. More inventory will need to be held and more goods will need to be delivered more frequently. Therefore, it is expected that demand for small sub-1 hectare lots will be limited to small local enterprises. Whereas, demand for larger industrial lots will increase in-line with Adelaide's population and consumption growth – particularly in areas close to growing residential populations.

Without a readily available supply of development-ready industrial land in the market, developers are unable to attract and accommodate industrial tenants looking for new or improved facilities. Industrial tenants are increasingly unwilling to wait on development timeframes exceeding 12-15 months for new accommodation.

It is evident that demand for both warehouse space and industrial land is growing. However, the critical problem remains the shortage of land in Adelaide. In this next section, we take a deep dive into where the land is.

"Without a readily available supply of development-ready industrial land in the market, developers are unable to attract and accommodate industrial tenants looking for new or improved facilities

Chart 8: Adelaide Industrial Land Sales by Size Cohort, 2020-2023



Source: JLL Research

ADELAIDE INDUSTRIAL LAND ANALYSIS

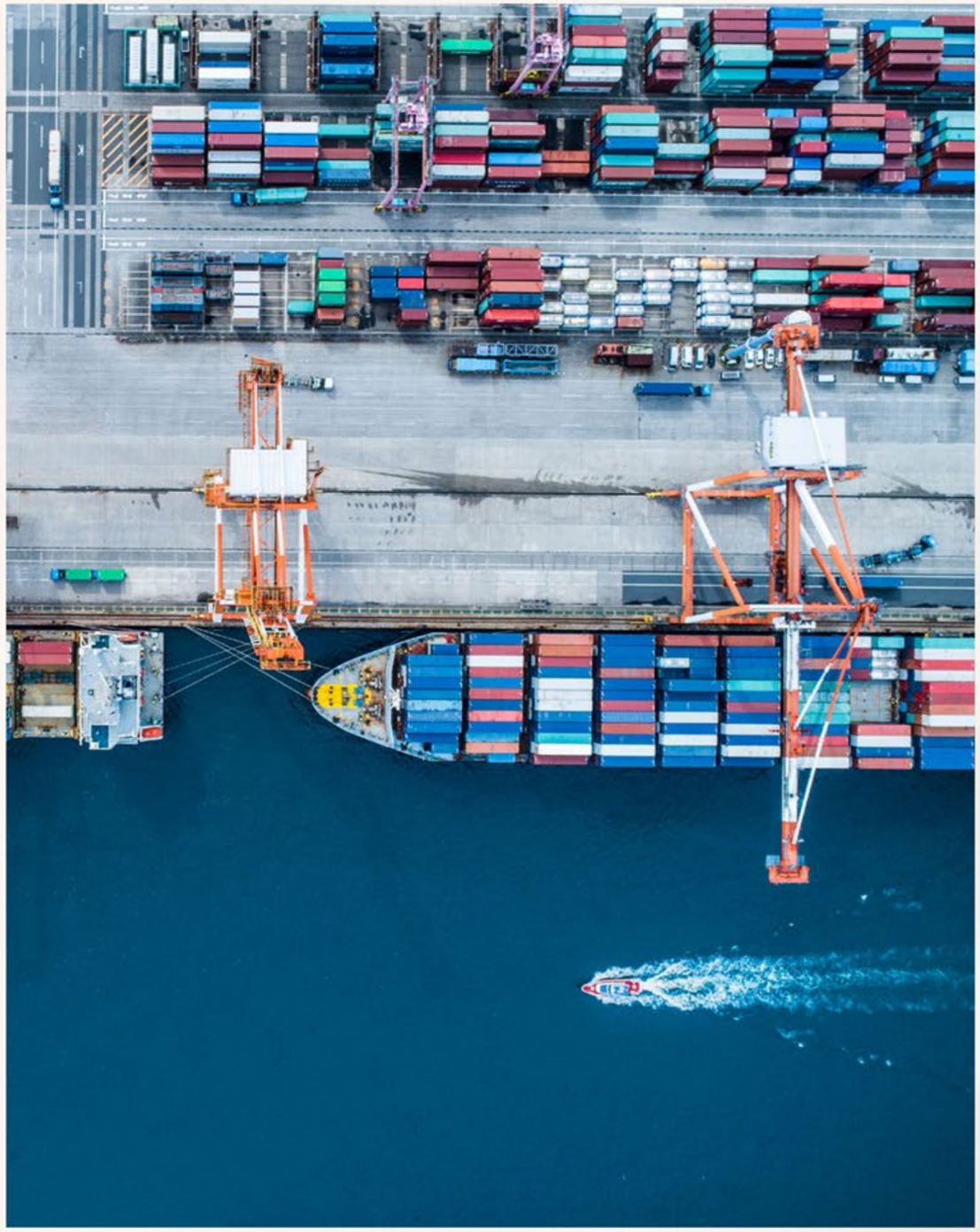
MOST VACANT INDUSTRIAL LAND AVAILABLE IN 2021 IS NO LONGER AVAILABLE OR VIABLE

Using the vacant land methodology and geographical boundaries outlined on page 11 and measuring them against the 'employment lands' identified in the Plan SA report from 2021, we have calculated that there is approximately 7,300 hectares of industrial land in the Metropolitan Adelaide area, of which ~1,500 hectares is vacant. Most of the designated vacant land outlined in the 2021 report was in the North West and Outer North precincts.

However, to get a true picture of Adelaide's industrial land market, we have incorporated additional criteria critical to our analysis to identify whether this vacant industrial land is truly usable. The criteria is:

SCALE

We have evaluated every individual lot of 'vacant' industrial land included in the Plan and have removed any individual land lot under 10,000 sqm (1 hectare). This size threshold was adopted as it is generally the smallest feasible land holding capable of accommodating an industrial development of a scale attractive to blue-chip industrial tenants in Adelaide.



VIABILITY

We also evaluated every individual lot of 'vacant' industrial land included in the Plan and removed any individual land lot that is subject to natural environmental impediments such as flooding or lands currently requiring significant capital expenditure on contamination remediation. These lands do not meet the criteria of 'development-ready'. Examples of this include Gillman, where contamination prohibits immediate use, and areas prone to flooding.

LOCATION

Additionally, we removed any individual land lot that falls outside of our defined Metropolitan Adelaide industrial boundaries. This includes Roseworthy in the North and regional areas inclusive of Adelaide Hills, Fleurieu, Northern Plains & Barossa, and Murray Bridge.

ACCESSIBILITY

Finally, we evaluated every individual lot of 'vacant' industrial lands included in the plan and removed any individual land lot that is subject to restricted access of public use. Namely, this refers to the Mawson Lakes technology precinct, which is unavailable for traditional industrial usages, the Adelaide Airport lands, which are subject to ground lease structures and approvals from AAL Limited, and all lands along the LeFevre Peninsula, which are earmarked for future defence usage.

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"Industrially zoned land in Adelaide could be exhausted in just over two years.



ADELAIDE INDUSTRIAL LAND ANALYSIS

WE NEED ACTION NOW TO AVOID THE LAND EXHAUSTION POINT

Of the ~1,500 hectares of vacant industrial lands first published in the Plan SA Land Supply Report for Greater Adelaide in 2021, only 146 hectares are development-ready, having the potential for immediate development.

Furthermore, using the current rate of industrial land absorption recorded in Adelaide from 2020 to 2023, there is significant concern that the current available industrially zoned land in the market will be exhausted in just over two years.

This short-term supply of industrially (strategic employment) zoned land may be bolstered by the South Australian Government's April 2024 announcement that it has initiated three proposed Code Amendments to rezone 120.5 hectares of currently Rural Zone land at Waterloo Corner in the outer northern suburbs of Adelaide into Strategic Employment Zone. However, applying the methodology used throughout this report, these lands are currently not serviced and therefore do not meet 'development-ready' criteria. While the initiation of the proposed Code Amendments at Waterloo Corner is welcomed, it does not mitigate the critical land shortage currently in the market. It should be noted that the initiation of a Code Amendment is not a rezoning and does not guarantee that the land will be rezoned.

This again reiterates the importance of timely servicing provision to industrial land. While this land is being considered for industrial usage, any inability to access electricity, water and sewerage brings into question the immediate viability of any development site currently included in the list as 'vacant'.

05

THE ECONOMIC CONTRIBUTION OF INDUSTRIAL LAND

The retention of industrial land is critical to a growing city. The industrial sector provides space for manufacturing, production, goods storage and logistics activities. It contributes to productivity, job creation, and economic growth. Conversely, the loss of industrial land can lead to negative economic impacts, including job losses and lower wages.

Direct and indirect employees associated with the SA manufacturing sector contribute on average $149,788 to Gross State Product per annum. This includes direct on-site jobs, the jobs of supplying industries and the jobs associated with the spend of salaries and wages on consumption. For every direct job on-site in an industrial precinct contributing $149,788 to Gross State Product, there are 2.07 jobs created elsewhere in the economy through the induced effects contributing another $300,000 to Gross State Product^. For context, employees associated with the construction sector, SA's largest blue-collar employment sector, contribute $139,692 to Gross State Product. SA's three largest white-collar employment sectors; healthcare, education and professional services contribute $137,081, $137,290 and $129,883, respectively.

Therefore, the loss of every hectare of productive industrial land for urban development in Metropolitan Adelaide could result in the loss of 90 direct jobs and $13.5 million of direct contribution to Gross State Product in existing precincts. It is also worth noting that this economic activity could be transferred interstate should the zoned land be available.

These economic implications highlight the importance of preserving industrial precincts. With Adelaide's strong population growth, employment zones and industrial and logistics precincts in proximity to these growing residential areas must be maintained.

We have identified four precincts in Adelaide that should remain free from future encroachment from other uses.



* Economic modelling is based upon 55 sqm per manufacturing employee at 50% utilisation of land and 2020/21 SA Input/Output Tables
\+ GSP Output as at 2024
^ conservative approach methodology

MILE END / THEBARTON / TORRENSVILLE

Adjacent to the growing urban populations of Bowden, Brompton, the Adelaide CBD and existing residential populations in the Inner West, these traditional industrial zones provide important 'last-mile' logistics space for inner-suburban Adelaide.

These industrial areas are also the closest to the $4.2 billion BioMed City precinct on the western edge of North Terrace in the CBD. It is expected that private sector biotechnology companies will cluster in proximity to BioMed City as the precinct grows over the next 10 years.

*Economic modelling is based upon 55 sqm per manufacturing employee at 50% utilisation of land

Total Hectares:	120 Hectares
Retaining this precinct for industrial use could support capacity for:	
Current and Future Jobs:	10,800
GSP Output:	$1.62 billion
Key Future Industrial Sectors:	
Last-Mile Logistics | Health and Biotechnology	
Recommendation:	
Protect existing zoning from encroachment from other uses	



EDINBURGH PARKS - NORTH

Adjacent to the strongest area of residential growth in Metropolitan Adelaide, Edinburgh North, a 129 hectare unserviced industrial land precinct will be essential to servicing the almost 30,000 new dwellings to be developed in the Outer North over the medium-term to 2030.

The land's proximity to the Edinburgh RAAF Base and existing defence sector businesses also supports future demand from defence companies that will require manufacturing and distribution space.

*Economic modelling is based upon 55 sqm per manufacturing employee at 50% utilisation of land

Total Hectares:	129 Hectares
If fully developed, retaining this precinct for industrial use could support capacity for:	
Future Jobs:	11,600
GSP Output:	$1.74 billion
Key Future Industrial Sectors:	
Logistics and Distribution | Defence | Manufacturing	
Recommendation:	
This government-owned land should be made development-ready and subdivided into lots ranging from 3,000 sqm to one plus hectare lots. This should be considered a key priority to accommodate future industrial sector growth in the Outer North.	



FUTURE EDINBURGH PARKS LANDS

This land has been identified as 'future industrial land' and is not zoned as employment lands. This significant land holding is situated in the heart of the growing Outer North residential greenfield area. It is imperative for this land to be rezoned industrial to accommodate future industrial sector growth.

Additionally, the strong connectivity to the North-South Corridor supports logistics efficiency for third-party logistics and warehousing companies, as well as improved freight capacity for retailers, wholesalers and manufacturers.

*Economic modelling is based upon 55 sqm per manufacturing employee at 50% utilisation of land

Total Hectares:	1719 Hectares
If fully developed, retaining this precinct for industrial use could support capacity for:	
Future Jobs:	154,710
GSP Output:	$23.2 billion
Key Future Industrial Sectors:	
Warehouse and Distribution | Defence | Food Manufacturing | Retail and Wholesale	
Recommendation:	
Prioritise the rezoning and release of this land to ensure that affordable opportunities to acquire industrial land is available to the market.	



PORT STANVAC

This land is not yet classified as functional development land. In the future, as the only identified future major large scale industrial land holding in the Outer South, the importance of Port Stanvac as a last-mile distribution hub for retailers and a job-creating service centre to the major residential populations in the southern suburbs is significant.

This land can also provide important manufacturing efficiencies. Given the large population of 180,185 residents living in the City of Onkaparinga, travel times for manufacturing sector workers could be reduced significantly if Port Stanvac became a manufacturing base.

*Economic modelling is based upon 55 sqm per manufacturing employee at 50% utilisation of land

Total Hectares:	247 Hectares
If fully developed, retaining this precinct for industrial use could support capacity for:	
Future Jobs:	22,230
GSP Output:	$3.33 billion
Key Future Industrial Sectors:	
Last-Mile Logistics | Manufacturing | Retail and Wholesale	
Recommendation:	
Preserve a portion of this land for industrial purposes to support the future economic growth in the southern suburbs of Adelaide.	



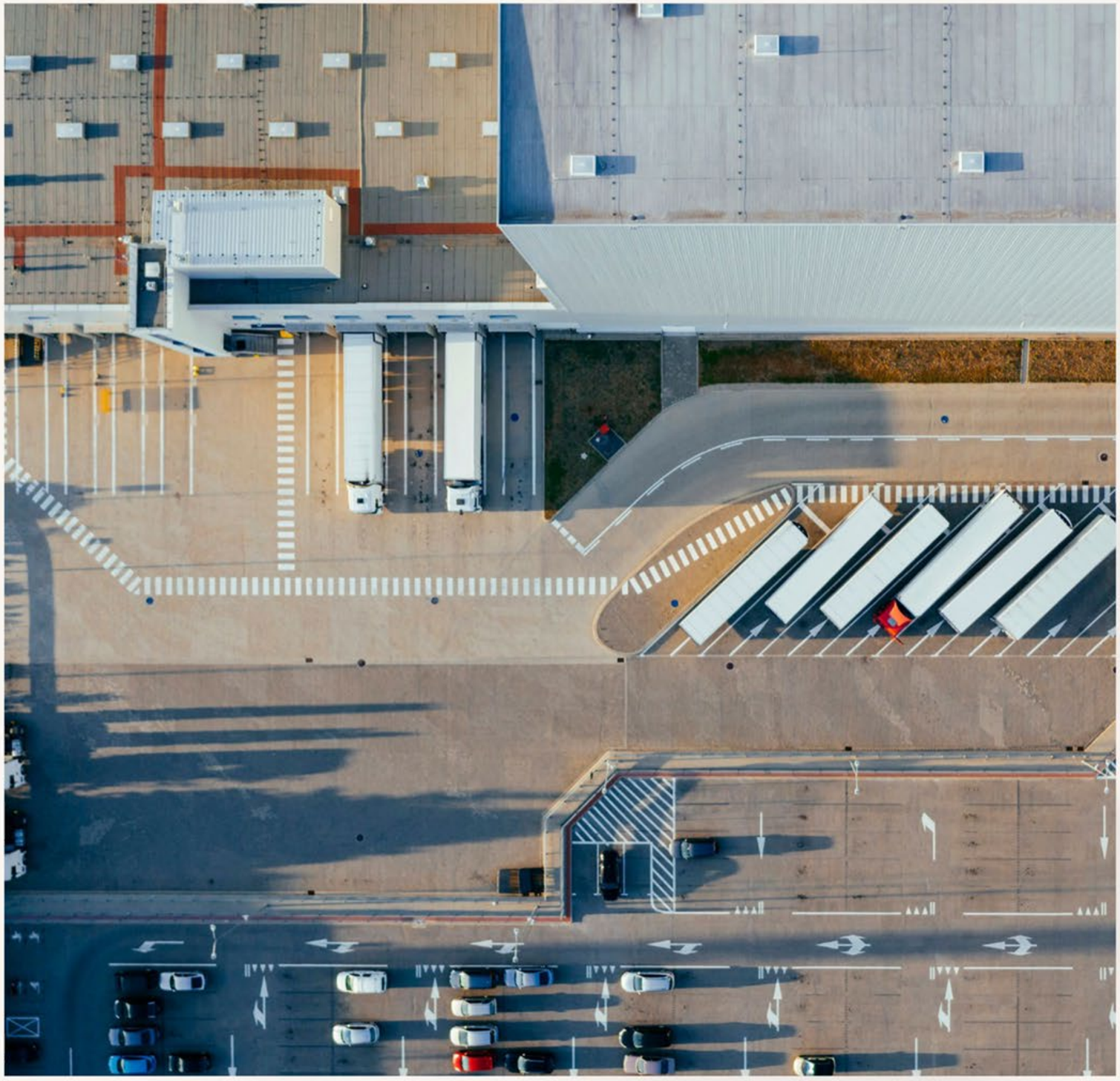
06 CONCLUSION

Based on the analysis and findings outlined in 'Land locked: The economic potential of unlocking Adelaide's industrial land supply' report, it is evident that a severe shortage of adequate industrial land poses significant challenges for Adelaide's growth and economic development. Industrial land in Adelaide has been absorbed at a rapid rate, with approximately 60 hectares per year being absorbed due to strong growth in the logistics and manufacturing sectors.

This report reveals an urgent need for a fluid and readily available supply of development-ready industrial land for an expanding population. Without such provisions, the future growth of industrial sectors, including job creation, contribution to Gross State Product (GSP), retail spending, housing construction, future sector clustering, and business attraction may be at risk.

The recommendations made in this report create an action plan for addressing these urgent issues. These include encouraging the availability of suitable land for industrial development, streamlining planning and development processes, promoting collaboration between government and industry, investing in infrastructure and fostering a business-friendly environment.

In conclusion, to sustain Adelaide's growth and development, immediate actions should be taken to address the significant shortage of industrial land and the associated implications. Implementing the recommendations could provide a roadmap for resolving these critical issues. For Adelaide to thrive, it will require balance and strategic planning between residential development and the industrial space vital for economic growth and productivity.



Item 1.1.2 - Attachment 12 - Appendix 9 - Economic Analysis

RECOMMENDATIONS

01 LAND RELEASE TARGETS

Implement a land release target on Renewal SA, which ensures that a minimum of 25 hectares of fully-serviced government owned industrial land is released to the market annually to service ongoing industrial occupier spatial requirements. This is in alignment with the Government of South Australia's existing State Planning Policy Section 9: Employment Lands – "Providing a suitable supply of land for employment uses is critical to support job growth and the economic prosperity of communities. The planning system needs to support the diversification of our economy and remove barriers to innovation. It is critical that the right signals are sent to the market to attract interest, investment and tourism opportunities across South Australia."

02 FUNDING TO UNLOCK INDUSTRIAL LAND

Establish a minimum $250m fund to enable Renewal SA to fast-track industrial projects by delivering enabling infrastructure and supporting land preparation and remediation. This funding would assist in unlocking critical industrial land and ensure that South Australia is primed for sustainable growth and development. It would promote investment into the state, grow industries and further support local jobs.

03 DEVELOPMENT APPLICATION AND CODE AMENDMENT FAST-TRACKING

Implement a fee structure for developers to fast-track the development application and code amendment process. This recommendation will ensure faster job creation through improved planning process efficiency, while simultaneously increasing state government revenue.

04 IMPROVE SERVICING EFFICIENCY

The Government of South Australia (through Renewal SA) should commit to removing development constraints for future industrial land through ensuring an ongoing pipeline of government owned land is at a serviced 'development-ready' stage. Previous successful government-led industrial land releases like Edinburgh Parks were fully serviced prior to offering lots to the private market. This pre-emptive strategy should now be implemented across all other government owned land holdings in Adelaide.

Additionally, the South Australian Government should expand HIPDU's remit and create a coordination team to facilitate future water, electricity and sewer service planning between utilities companies and the private development sector. This will provide a proactive approach to tackle existing infrastructure issues such as lack of coordination, inefficient development timeframes, and excessive fees.

05 SERVICING FLEXIBILITY

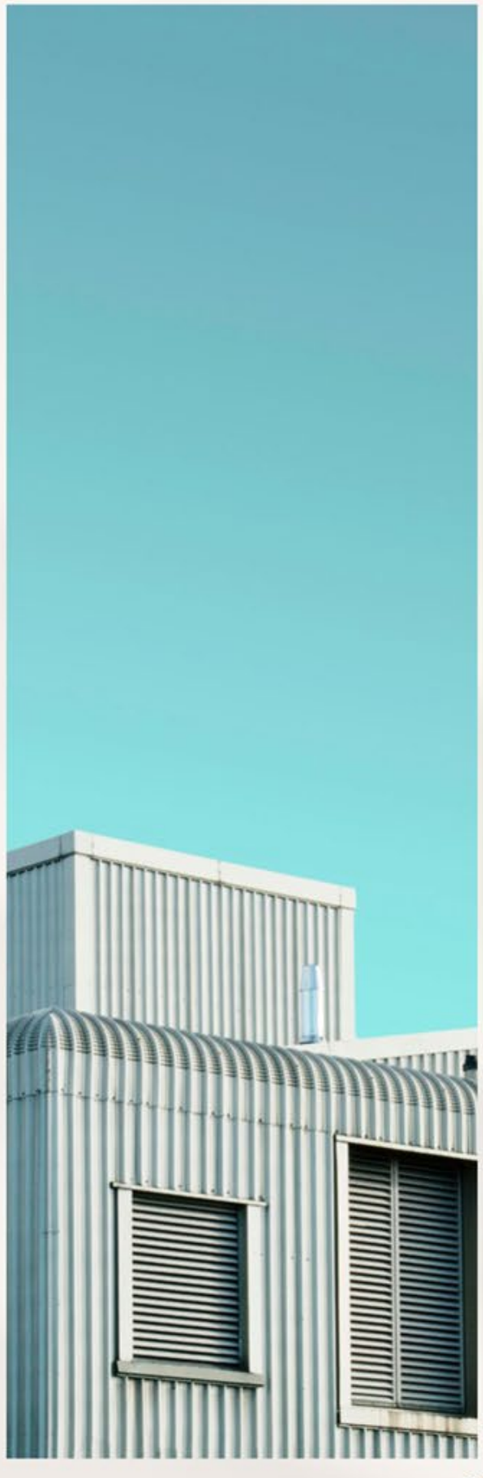
The Government of South Australia should consider alternative strategies to servicing sites with items such as sewer where it can be demonstrated that industrial uses can operate on a temporary or permanent basis adopting alternative methods until such time when services can be provided. Considering, that we are in a housing crisis and the focus of all service providers is currently on addressing residential development, increased flexibility of utility servicing could alleviate development timeframe bottlenecks and excessive fees.

06 PROTECT KEY INDUSTRIAL PRECINCTS

Ensure the draft Greater Adelaide Regional Plan, slated for release in late 2024, protects key existing industrial precincts in Adelaide as well as identifying new locations for employment zones across the Greater Adelaide Region and actively rezones suitable land. This should ensure job-creating industrial businesses operate near essential residential areas and freight infrastructure, with no risk of future encroachment by residential developments.

07 STATE GOVERNMENT GUIDANCE

The Government of South Australia should provide clear guidance to local governments and the private sector on how to identify, assess, and rezone various employment precincts through the development of a real-time industrial land availability tracker website, utilising data from the 2021 Plan SA Land Supply Report for Greater Adelaide.





Item 1.1.2 - Attachment 12 - Appendix 9 - Economic Analysis

LIMITED PRELIMINARY SITE INVESTIGATION

MILL ROAD, WATERLOO CORNER, SA

FINAL

CLIENT: Future Urban

PREPARED BY: RFE CONSULTING PTY LTD

ABN: 34 859 329 766

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EXECUTIVE SUMMARY

RFE Consulting Pty Ltd ('RFE') were commissioned by Future Urban ('the Client') to undertake a Limited Preliminary Site Investigation (PSI) for the site bound by Mill Road, Heaslip Road and Greyhound Road, Waterloo Corner, SA ('the site').

It is understood the Client has been engaged to undertake a Code Amendment (rezoning) for land on Mill Road, Heaslip Road and Greyhound Road, Waterloo Corner ('Affected Area').

It is understood the Code Amendment has been initiated by the Minister for Planning and is now in the investigations phase. It is understood the intent is to rezone the site from the Rural Horticulture Zone and Rural Zone to the Strategic Employment Zone. The intent of this limited PSI is to provide a high-level report to determine if there are known or potential unacceptable site contamination risks.

The objectives of the PSI were to:

- identify whether potentially contaminating activities (PCAs) have occurred on or near the site, including chemicals of interest (COI) if any, relating to the identified PCAs;
- provide a desktop review of the potential risk to the proposed land use related to identified PCAs and likelihood that PCAs may have caused site contamination with regard to the previous land use; and
- provide advice if additional assessment is required to assess the contamination status of site.

The scope of work completed for the PSI included the review of publicly available information for the site and surrounds, as well as a site inspection and the development of a preliminary site conceptual model.

The site history research has revealed that:

- The site has been utilised for agricultural purposes from as early as 1881 and appears to have been utilised in a horticultural land use from approximately the early 2000's (as indicated in the 2004 aerial photo).
- Intensive agriculture associated with market gardening for the growing of cabbages and lettuce appear to have dominated the site since the early 2000's.
- Chemical application of insecticides and fungicides has been undertaken in accordance with the manufacturer's specifications.
- There is an off-site operational electrical substation immediately adjacent to the northern corner of the site which was constructed in the 1970s.
- There are several South Australian Environment Protection Authority (EPA) records pertaining to the surrounding sites, including the Edinburgh Groundwater Prohibition Area for known per-and-polyfluoroalkyl substances (PFAS) contamination in the groundwater and notifications made to the EPA under Section 83A of the Environment Protection Act, 1993 in relation of site contamination of underground water.
- There have been licenced and unlicenced waste facilities immediately to the south east and south of the site that have been subject to Environment Protection Orders issued by the EPA as well a site contamination audit.

Based on the results of the limited PSI, one on-site and five key off-site potentially contaminating activity (PCAs) as defined by the State Planning Commission Practice Direction 14 were identified as follows:

- On-site - Class 2 PCA Agricultural activities – intensive application or administration of a listed substance to plants associated with current and historical market garden activities.
- Key off-site - Class 2 PCA Electrical substations - Operation of electrical substations
- Key off-site - Class 2 PCA Fire training areas - Operation of premises for fire training involving the use of liquid fuel, fire accelerants, aqueous film forming foam or similar substances (resulting in

PFAS contaminated groundwater). It is noted that there are numerous notifications under Section 83A of the *Environment Protection Act, 1993* on Certificates of Title in the site vicinity. It is noted that the site is situated within the Edinburgh Groundwater Prohibition Area which has been designated by the EPA in order to protect bore users from known per-and-polyfluoroalkyl substances (PFAS) contaminated groundwater.

- Key off-site – Potential Class 1 activity associated with Humes Doors and Timbers located at 89-121 Heaslip Road for the activity of wood preservation works on an adjacent site to the south east.
- Key off-site – Class 1 waste depot listed for *Waste Recovery facility* and *Any other waste reprocessing facility Waste Recovery Facility* for the site located at 73 – 78 (and 73 – 87) Heaslip Road, Burton on an adjacent site to the south east. It is noted two Environment Protection Orders have been issued in relation to this property. One recorded as this site 'Failed to receive and process only permitted waste as per the approved Environment Management Plan' and the other as 'complied'.
- Key off-site –An Environment Protection Order has been issued in relation to an adjacent property at 35 – 57 Heaslip Road, Burton to the south for 'Caused or permitted the receipt, storage and disposal of waste at the site, without an environmental authorisation (licence)'. Although it was apparently not licenced, this adjacent property could have been considered to be acting as a Waste Depot which is a Class 1 PCA under PD14. It is noted this property was listed in the EPA's Site Contamination Index for an Audit Notification, Audit Report and a Section 83A Notification recorded in relation to 'Fill or soil importation'.

The following recommendations are made based on the results of the PSI and the identification of the PCA's at the site:

- A broad grid-based soil assessment is recommended to assess the risk associated with the application of insecticides and fungicides at the site. The soil assessment should also include targeted sampling in the northern corner of the site to determine if impacts are present from leak and/or spills of coolant oils from the adjacent off-site substation.
- A detailed literature review is recommended to be completed of the identified assessment and audit reports and EPA records for the site and surrounding areas including for, but not limited to the Edinburgh Groundwater Prohibition Area, the waste depots and further information is also recommended where available for the Humes Doors and Timbers site. Subject to the findings of the literature review, it may be appropriate to undertake additional intrusive assessment works to evaluate possible soil and groundwater impacts at the site from these potential off-site sources.

All site activities and future site development is to be undertaken in accordance with the conditions of the Edinburgh Groundwater Prohibition Area.

Should any buried waste or any other evidence of potential site contamination be uncovered or identified during site construction activities, work must cease immediately, and an appropriately qualified environmental consultant be contacted to inspect and assess the identified area of potential contamination.

Based on the results of the limited PSI and subject to the findings of the additional investigation and assessment works, it is considered unlikely that there would be gross contamination that would preclude commercial/industrial development at the site.

All conclusions and recommendations should be read in conjunction with the Limitations provided in Section 10.

1. INTRODUCTION

RFE Consulting Pty Ltd ('RFE') were commissioned by Future Urban ("the Client") to undertake a Limited Preliminary Site Investigation (PSI) for the site bound by Mill Road, Heaslip Road and Greyhound Road, Waterloo Corner, SA ('the site'). A site location plan is included as Figure 1 below.

It is understood the Client has been engaged to undertake a Code Amendment (rezoning) for land on Mill Road, Heaslip Road and Greyhound Road, Waterloo Corner ('Affected Area') as shown the drawing included in Appendix A.

It is understood the Code Amendment has been initiated by the Minister for Planning and is now in the investigations phase. The intent is to rezone the site from the Rural Horticulture Zone and Rural Zone to the Strategic Employment Zone.

The intent of this limited PSI is to provide a high-level report to determine if there are known or potential unacceptable site contamination risks.

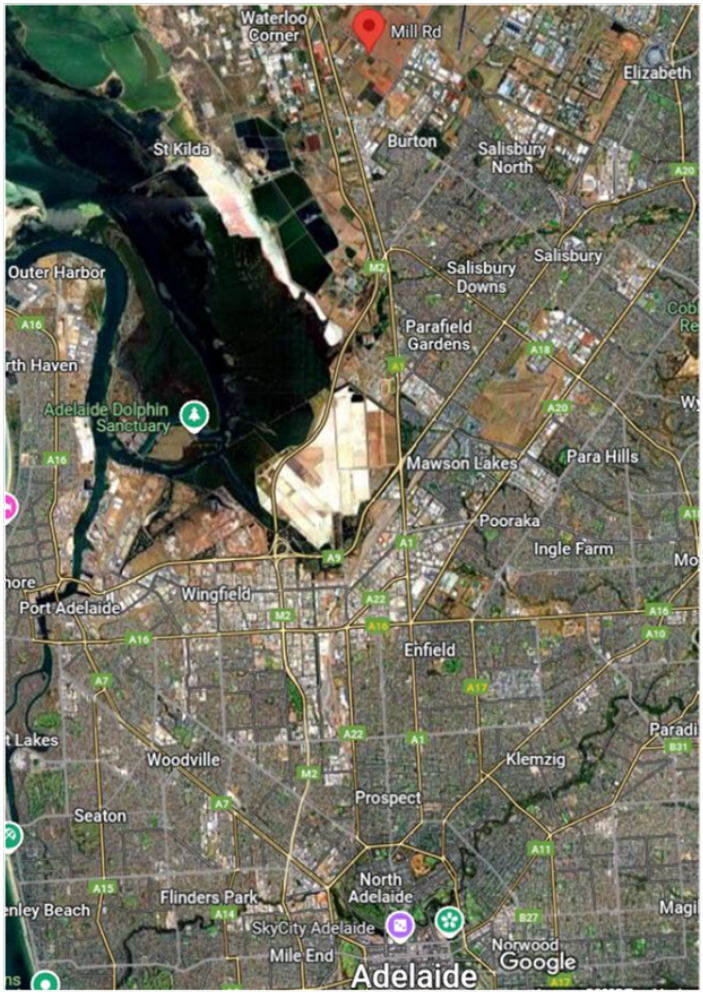


Figure 1 – Site Location Plan

1.1 Objectives

The objective of the limited PSI is to provide a high-level report to:

- identify whether potentially contaminating activities (PCAs) have occurred on or near the site, including chemicals of interest (COI) if any, relating to the identified PCAs;
- provide a desktop review of the potential risk to the proposed land use related to identified PCAs and likelihood that PCAs may have caused site contamination with regard to the previous land use; and
- provide advice if additional assessment is required to assess the contamination status of site.

1.2 Regulatory Framework

In South Australia site contamination is governed by the SA *Environment Protection Act 1993* (EP Act). Site contamination is defined in Section 5B of the EP Act as follows:

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

The assessment of site contamination in South Australia is undertaken in accordance with the framework provided in the *National Environment Protection (Assessment of Site Contamination) Measure 1999* (as amended in 2013) (ASC NEPM).

1.3 Scope of Works

The scope of work completed for the PSI included consideration of the following key elements:

- Review of information provided for the site and surrounds from a Lotsearch Enviro Professional report, including but not limited to:
  - Soil, geology and hydrogeology maps.
  - Topography and elevation contours.
  - Available groundwater information for beneath and surrounding the site within a 2km radius.
  - Universal Business Directory (UBD) and Sands & McDougall Directory records.

- South Australian Environment Protection Authority (EPA) Public Register Directory Site Contamination Index and Library (Site Contamination Index for nearby Section 83A notifications, environmental protection and clean up orders, authorisations, applications and dangerous substance licences).
- Per- and polyfluoroalkyl substances (PFAS) investigation and management programs for air services and defence.
- Aerial photograph review records.

- Lands Title Search.
- SA EPA Section 7 search.
- Anecdotal information regarding historical uses of the site.
- Inspection and description of the site.
- Development of a preliminary conceptual site model (CSM).
- Compilation of this PSI report to document the findings of the above listed scope of works.

1.4 Guidance Documents

The PSI was undertaken with reference to guidance provided in:

- Edwards, J W., Van Alphen M and Langley A, 1994, Identification and Assessment of Contaminated Land: Improving Site History Appraisal, Contaminated Sites Monograph Series No. 3, SA Health Commission, Adelaide.
- National Environment Protection Council 1999, National Environment Protection (Assessment of Site Contamination) Measure, as amended 2013 (ASC NEPM).
- State Planning Commission. Practice Direction 14, Site Contamination Assessment (as revised 2023) (PD14).
- Relevant SA EPA Guidelines.

1.5 Lotsearch Enviro Professional

Lotsearch were engaged to provide an Enviro Professional report for the site (Lotsearch report). This report provided factual data related to the site history, environmental risk and planning information available for the site and surroundings using a buffer distance specific to the datasets.

Information of the datasets used within the Lotsearch report are provided in a summary table on pages 2 and 3 of the Lotsearch report, which is provided in full as Appendix B.

2. SITE IDENTIFICATION

Site identification details are provided in Table 1.

Table 1 – Site summary information

Item	Detail
Property description	1. Allotment 6, Deposited Plan 19002, Certificate of Title Volume 5990 Folio 712 2. Allotment 7, Deposited Plan 19002, Certificate of Title Volume 5990 Folio 713 3. Allotment 8, Deposited Plan 19001, Certificate of Title Volume 5990 Folio 714 4. Allotment 9, Deposited Plan 16691, Certificate of Title Volume 5892 Folio 931 5. Allotment 10, Deposited Plan 16691, Certificate of Title Volume 5892 Folio 932 6. Allotment 11, Deposited Plan 16691, Certificate of Title Volume 5892 Folio 933 7. Allotment 15, Deposited Plan 19001, Certificate of Title Volume 6123 Folio 582 8. Allotment 641, Deposited Plan 72473, Certificate of Title Volume 6123 Folio 583 9. Allotment 642, Deposited Plan 72473, Certificate of Title Volume 5990 Folio 711
Site address	Parcel of land bound by Mill Road, Heaslip Road and Grey Road with the above property description. The extent of the site is illustrated in Appendix A.
Site Area	Approximately 68Ha
Site Owners	1. Allotment 6, Deposited Plan 19002 – Pasquale Catanzariti 2. Allotment 7, Deposited Plan 19002 – Guiseppe and Maria Catanzariti 3. Allotment 8, Deposited Plan 19001 – Guiseppe Catanzariti 4. Allotment 9, Deposited Plan 16691 – Waterloo Corner Business Park Pty Ltd 5. Allotment 10, Deposited Plan 16691 – Peter J Canala Pty Ltd nad Anita Canala 6. Allotment 11, Deposited Plan 16691 – Peter J Canala Pty Ltd, Peter John Canala and Anita Canala 7. Allotment 15, Deposited Plan 19001 – Guiseppe Catanzariti 8. Allotment 641, Deposited Plan 72473 – Pasquale Catanzariti 9. Allotment 642, Deposited Plan 72473 – Pasquale Catanzariti
Local Government	City of Playford Council
Zoning	Rural Horticulture (RuH) and Rural (Ru)
Current Land Use	Horticulture
Proposed Site Use	Rezoning to Strategic Employment Zone

The site is located approximately 23km north of Adelaide CBD. The individual allotment makeup of the site is illustrated in the Site Diagram provided on page 4 of the Lotsearch Report in Appendix B.

3. REGIONAL SETTING

3.1 Topography

The site varies in elevation from under 10m AHD in the north-western corner of the site to 12m AHD at the eastern corner at the intersection of Mill and Heaslip Roads. A slight slope with an approximately westerly aspect is evident at the site.

3.2 Geology

The searches of the Department for Environment and Water (DEW) online database, indicate the proposed development site to be located within a geological unit summarised as *Quaternary alluvial/fluvial sediments.*

3.3 Soil

The Atlas of Australian soils, indicates the dominant soil type at and surrounding site was Calcarosol (La1), described as:

- *Rounded Plain with tracts of dunes: plains of dark highly calcareous loamy earths with shallow forms of hard alkaline red oils and small areas of cracking brown clays interspersed with dune tracts of brown calcareous earths and brown sands.*

The DEW database provided a summary of the likely soils at the site and immediately surrounding the site described to be *Hard loamy sand over red clay.*

3.4 Acid Sulfate Soil

The Lotsearch review of the CSIRO Atlas of Australian Acid Sulfate Soils indicates soils to be categorised as extremely low (1-5 %) probability of occurrence.

The DEW Acid Soils database outline the acid sulfate soil potential for the site to be category A, negligible.

3.5 Hydrology

Several dams are indicated in the site vicinity, the closest across Mill Road immediately north of the site at approximately the mid-point of the Mill Road site boundary. Several additional dams are also located across Heaslip Road to the east of the site and to the south of the site adjacent Heaslip Road.

The Springbank Boulevard Wetlands are located approximately 1.1km south of the site and the Kaurna Park Wetlands are located approximately 1.2km south-east from the site.

3.6 Hydrogeology

The Lotsearch report indicated the aquifer beneath the site to be Sedimentary rocks - basin which includes limestone, often cavernous, sand shale and clay.

One registered bore exists on-site, unit number 6628-15531, positioned adjacent the two 2 x 5,000 gallon concrete tanks on the Mill Road site boundary as illustrated on page 48 of the Lotsearch report (Appendix B). The on-site bore is installed within the Port Willunga Formation in the T1 aquifer, has an irrigation purpose listed, a maximum depth of 97m, ground elevation of 11.9m, has a Total Dissolved Solids (TDS) concentration of 1,199 mg/L and Electrical Conductivity (EC) of 2,170 µS/cm as measured February 2022 and a yield of 30 L/s as measured October 1990.

3.7 Registered Groundwater Bores

The Lotsearch report provides a summary of registered groundwater bores within a 2 km radius of the boundary of the site. A total of 477 registered groundwater bores were identified within the search radius, with 161 registered bores classified as operational, 125 classified as being backfilled,116 with a status not provided, 25 listed with an unknown status, 21 listed as abandoned, 15 listed as not located, 6 listed as rehabilitated, 3 as not in use, 2 as operational as required and 1 each for controlled -shut in, not operational and dry.

The purpose of the registered bores can be summarised as follows noting some bores were listed as having more than one sole purpose:

- 238 were listed as having a irrigation purpose
- 120 were listed for Investigation purposes
- 71 were listed as having a stock watering purpose
- 51 were listed as having a domestic purpose
- 26 were listed as having an observation purpose
- 6 were listed as having a monitoring purpose
- 6 were listed as having an environmental purpose
- 2 were listed as having an industrial purpose;
- 2 were listed as having a managed aquifer recharge (incl. ASR) purpose;
- 2 were listed as having a construction materials purpose; and
- 1 was listed as having an anode protection purpose.

A total of 71 registered bores did not have a purpose listed.

3.8 Groundwater Assessment

Groundwater in South Australia is regulated by the *Environment Protection Act 1993* and *Environment Protection (Water Quality) Policy 2015* (WQEPP).

Summary of process to adopt appropriate environmental values

To determine the realistic current and/or potential protected environmental values of groundwater, in context of total dissolved solids (TDS) ranges presented in accordance with the table provided in the WQEPP, Schedule 1, Clause 3, RFE have adopted the four-step process as outlined in the SA EPA *Guidelines for the assessment and remediation of site contamination* (GAR).

Determination of protected environmental values of groundwater - WQEPP (Step 1)

The protected environmental values of groundwater at the site were assessed based on TDS ranges summarised in the table to clause 3, schedule 1 of the WQEPP.

Table 2 – Environmental values in accordance with TDS Ranges (as per WQEPP)

TDS Ranges (mg/L)	Aquatic ecosystem	Recreation and aesthetics	Drinking water for human consumption	Primary industries - irrigation	Primary industries – livestock	Primary industries – aquaculture
Surface waters	X	X	X	X	X	X
Underground Waters						
Less than 1,200			X	X	X	X
Greater than 1,200 but less than 3,000				X	X	X
Greater than 3,000, but less than 13,000					X	X

Should a groundwater assessment be deemed necessary, environmental values of groundwater of the uppermost underlying aquifer will be determined on the basis of groundwater quality.

As summarised in Section 3.6, the TDS measured in February 2022 in the Port Willunga Formation (T1 aquifer) at the on-site registered bore was 1,199 mg/L, which is within the potable water range.

Based on an adopted TDS of less than 1,200 mg/L, drinking water, irrigation, stock watering, aquatic ecosystem (fresh water) and recreation and aesthetics are to be adopted as the likely environmental values. The TDS concentration should be confirmed should a groundwater assessment at the site be undertaken.

Protection of surface water resources (Step 2)

Several freshwater watercourses and water bodies are located within the areas in the immediate vicinity of the site including a number of dams used in the rural horticultural setting of the site and surrounding areas, the Springbank Boulevard and Kaurna Park wetlands located just over a kilometre to the south and south-east of the site.

Local groundwater use (Step 3)

A review of the DEW online bore database *WaterConnect* was completed for the 2km buffer distance in relation to the site. The results of the online bore database are summarised in Section 3.7.

Adopted assessment criteria

Based on the assessment completed in Steps 1 – 3 above, it is considered likely the environmental values of groundwater at site will include:

- Drinking water

- Primary industries – irrigation and livestock watering
- Recreation and aesthetics
- Aquatic ecosystems (freshwater)

4. SURROUNDING LAND USE

The Lotsearch report in Appendix B provides a summary of land uses in the vicinity of the site including land development zones, generalised land use, and national and state heritage. A summary of surrounding land use is provided in Table 3.

Table 3 – Generalised land use summary

Description	Distance (approximate)	Direction
Agriculture	0m	On-site
Horticulture	0m	On-site
Livestock	0m	South West
Utilities or Industry	0m	North West
Vacant	0m	South
Commercial	20m	South East
Vacant Urban Land	20m	South East
Rural Residential	20m	North West
Retail Commercial	280m	West
Reserves	300m	East
Food Industry	730m	South East
Education	760m	South East
Residential	870m	South East

A search of the South Australian Heritage Places database found no listed Commonwealth, National, State Heritage Areas, SA Heritage listed places or Aboriginal heritage land identified within the 1km of the site.

5. SITE INSPECTION

Site walkovers were completed by an experienced Environmental Engineer from RFE Consulting on:

- 7 June 2024; and
- 2 July 2024

Site photographs from the inspection are provided in Appendix C.

The site is located on an irregular shaped and undeveloped allotment, which is clearly primarily used for horticultural purposes.

An Epic Energy substation (Photo A) is located immediately adjacent the northern corner of the site.

A soil mound (Photo B) located adjacent the Mill Road site boundary is a result of excess soil from the laser levelling which was undertaken across the site. The site has a consistent grade (Photo C) and is in use for horticulture including growing of lettuce and cabbages.

A stockpile of blood and bone fertiliser (Photo D) was located along the horticultural rows.

Rows of cabbages (Photo E) were evident near the Mill Road site boundary

A piece of machinery being stored at site was later identified by Mr Catanzariti as a lettuce harvester (Photo F).

Two 5,000 gallon concrete tanks (Photo G) and an adjacent shed are located adjacent the Miil Road site boundary.

Inert material such as pallets and water pipe (Photo H) etc were scattered in various strategic positions across the site to be used in the horticultural activities at the site.

Some scattered illegal dumping of rubbish was evident off-site along Mill Road.

Currently, there are agricultural land uses to the south and north of the site as well as an olive grove. Rural residential allotments were located across Racecourse Road and then glasshouses to the north of the rural residential allotments.

Commercial development has occurred to the east of the site across Heaslip Road including a Davisons construction site, Osmoflow and Humes Doors and Timbers.

It is unknown, but there is potential for the Humes Doors and Timbers site to include the operations of works involving treatment and/or preservation of timber using chemicals, a PD14 classified Class 1 activity *Wood preservation works*.

6. ANECDOTAL EVIDENCE

Mr Guiseppe Catanzariti was interviewed 2 July 2024 to provide anecdotal evidence regarding the site and the current and historical horticultural activities undertaken at the site.

Mr Catanzariti is the current owner of portion of the identified site.

Mr Catanzariti identified the following:

- The site had been laser levelled, and the soil mound located along Mill Road was stockpiled soil from the laser levelling
- The site is used for horticultural purposes including growing of cabbages and lettuce to provide to the McDonalds fast food outlets in Adelaide.
- Allotments 9, 10 and 11 were purchased from Dominic Canala who utilised this area of the site for broad acre farming.
- The produce grown at the site undergoes a product testing regime. No laboratory data was able to be provided.
- Chemicals including fungicides (Dithane) and insecticides (Success) have been applied to the site strictly in accordance with the manufacturer's specifications.
- Two 5,000 gallons concrete rainwater tanks are located on-site adjacent the Mill Road site boundary which are filled from the adjacent registered bore located in the shed.
- The machine identified on the site was a lettuce harvester.
- Posts present at the site are allotment boundary identifiers.

7. SITE HISTORY

7.1 Past and Current Certificate of Title History

The South Australian Integrated Land Information System (SAILIS) online database search was completed for the past and current owners at site. The site ownership history is summarised in Table 4.

Historical Certificate of Titles are provided in Appendix D.

In summary it appears the site has been largely owned by agricultural workers, the majority of individuals nominated as *Farmers* but also a Victualler and a market gardener. In most recent records, the occupation has not been nominated against the name of the individual owner. Additionally, a number of ownership records are listed as Proprietary Limited Companies.

Table 4 – Historical Title Search

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
As regards the whole of the subject lands in Allotments 6 & 7 D.P. 19002, Allotments 8 & 15 D.P. 19001 & Allotments 9, 10 & 11 D.P. 16691:		

16.08.1878 (1878 to 1881)	Thomas Gilbertson (Licensed Victualler)	Volume 285 Folio 207
01.02.1881 (1881 to 1881)	Joseph Gilbertson (Elizabeth Gilbertson (Widow) (Transmission Application – not investigated)	Volume 285 Folio 207
15.02.1881 (1881 to 1884)	William Gilbertson (Labourer) Joseph Gilbertson (Farmer) James Gilbertson (Farmer)	Volume 285 Folio 207 now Volume 354 Folio 92
17.03.1884 (1884 to 1936)	Joseph Gilbertson (Farmer)	Volume 354 Folio 92 then Volume 446 Folio 37 now Volume 1092 Folio 127
27.02.1936 (1936 to 1936)	Georgina Adella Gilbertson (Widow) Harold Leslie George Gilbertson (Farmer) Charles Edwin Gilbertson (Fitter) (Transmission Application – not investigated)	Volume 1092 Folio 127
27.02.1936 (1936 to 1954)	Evan Mumford (Farmer)	Volume 1092 Folio 127 now Volume 1656 Folio 145
17.02.1954 (1954 to 1975)	Allan Mumford (Farmer)	Volume 1656 Folio 145 then Volume 2610 Folio 71 Volume 3570 Folio 34 now Volume 3615 Folio 134
28.11.1975 (1975 to 1982)	State Planning Authority	Volume 3615 Folio 134 now Volume 4058 Folio 521
03.03.1982 (1982 to 1985)	The Minister of Lands	Volume 4058 Folio 521 now Volume 4249 Folio 414
16.07.1985 (1985 to 1987)	Ambro Proprietary Limited Prinkton Investments Proprietary Limited	Volume 4249 Folio 414 then Volume 4268 Folios 719 & 720 now Volume 4283 Folio 711
29.06.1987 (1987 to 1989)	Ambro Proprietary Limited	Volume 4283 Folio 711
17.07.1989 (1989 to 1991)	Angelo Nominees Pty Ltd Antoni Michael Russo (Fruit and Vegetable Merchant) Mary Russo (Married Woman) Robert Joseph Marcoionni (Baker)	Volume 4283 Folio 711
20.12.1991 (1991 to 2006)	Guiseppe Cantanzariti Patrick Cantanzariti now Pasquale Cantanzariti	Volume 4283 Folio 711 then Volume 5451 Folio 834 now Volume 5907 Folio 640
22.09.2006 (2006 to date)	# Pasquale Cantanzariti	Volume 5907 Folio 640 now Volume 5990 Folio 712
Continued as regards Allotment 7 D.P. 19002:		
16.07.1985 (1985 to 1987)	Ambro Proprietary Limited Prinkton Investments Proprietary Limited	Volume 4249 Folio 414 then Volume 4268 Folio 719 now Volume 4283 Folio 712
29.06.1987 (1987 to 1989)	Ambro Proprietary Limited	Volume 4283 Folio 712 then Volume 4349 Folio 63 now

		Volume 5625 Folio 891
11.03.1999 (1999 to 2018)	Guiseppe Cantanzariti Patrick Cantanzariti Now Pasquale Cantanzariti	Volume 5625 Folio 891 then Volume 5885 Folio 638 now Volume 5990 Folio 713
26.04.2018 (2018 to 2021)	Heathross Investments Pty Ltd	Volume 5990 Folio 713
12.10.2021 (2021 to date)	# Guiseppe Cantanzariti # Maria Cantanzariti	Volume 5990 Folio 713
Continued as regards Allotment 8 D.P. 19001:		
16.07.1985 (1985 to 1987)	Ambro Proprietary Limited Prinkton Investments Proprietary Limited	Volume 4249 Folio 414 then Volume 4268 Folio 719 now Volume 4283 Folio 707
29.06.1987 (1987 to 1998)	Ambro Proprietary Limited	Volume 4283 Folio 707 then Volume 4349 Folio 62 now Volume 5428 Folio 269
10.03.1998 (1998 to 2007)	Patrick Cantanzariti Now Pasquale Cantanzariti Giuseppe Cantanzariti	Volume 5428 Folio 269 now Volume 5907 Folio 639
30.07.2007 (2007 to date)	# Giuseppe Cantanzariti	Volume 5907 Folio 639 now Volume 5990 Folio 714
Continued as regards Allotment 15 D.P. 19001:		
16.07.1985 (1985 to 1987)	Ambro Proprietary Limited Prinkton Investments Proprietary Limited	Volume 4249 Folio 414 then Volume 4268 Folio 719 now Volume 4283 Folio 709
29.06.1987 (1987 to 1989)	Ambro Proprietary Limited	Volume 4283 Folio 709
25.07.1989 (1989 to date)	# Guiseppe Cantanzariti (Market Gardener)	Volume 4283 Folio 709 then Volume 4349 Folio 61 Volume 5426 Folio 948 Volume 5909 Folio 825 now Volume 6123 Folio 582
Continued as regards Allotment 9 D.P. 16691:		
16.07.1985 (1985 to 1987)	Ambro Proprietary Limited Prinkton Investments Proprietary Limited	Volume 4249 Folio 414 now Volume 4268 Folio 714
29.06.1987 (1987 to 2004)	Ambro Proprietary Limited	Volume 4268 Folio 714 then Volume 4349 Folio 64 Volume 5426 Folio 42 now Volume 5892 Folio 931
11.11.2004 (2004 to 2024)	Peter J Canala Pty Ltd	Volume 5892 Folio 931
30.04.2024 (2024 to date)	# Waterloo Corner Business Park Pty Ltd	Volume 5892 Folio 931
Continued as regards Allotment 10 D.P. 16691		

16.07.1985 (1985 to 1987)	Ambro Proprietary Limited Prinkton Investments Proprietary Limited	Volume 4249 Folio 414 now Volume 4268 Folio 715
29.06.1987 (1987 to 2004)	Ambro Proprietary Limited	Volume 4268 Folio 715 then Volume 4349 Folio 65 Volume 5426 Folio 43 now Volume 5892 Folio 932
11.11.2004 (2004 to date)	# Peter J Canala Pty Ltd # Anita Canala	Volume 5892 Folio 932
As regards Allotment 11 D.P. 16691		
16.07.1985 (1985 to 1987)	Ambro Proprietary Limited Prinkton Investments Proprietary Limited	Volume 4249 Folio 414 (Crown Grant) Now Volume 4268 Folio 716
29.06.1987 (1987 to 2004)	Ambro Proprietary Limited	Volume 4268 Folio 716 Then Volume 4349 Folio 66 Volume 5426 Folio 47 Now Volume 5892 Folio 933
11.11.2004 (2004 to date)	# Peter J Canala Pty Ltd # Peter John Canala # Anita Canala	Volume 5892 Folio 933
As regards the whole of the subject lands in Allotments 641 & 642 D.P. 72473:		
16.08.1878 (1878 to 1881)	Thomas Gilbertson (Licensed Victualler)	Volume 285 Folio 207
01.02.1881 (1881 to 1881)	Joseph Gilbertson (Elizabeth Gilbertson (Widow) (Transmission Application – not investigated)	Volume 285 Folio 207
15.02.1881 (1881 to 1884)	William Gilbertson (Labourer) Joseph Gilbertson (Farmer) James Gilbertson (Farmer)	Volume 285 Folio 207 now Volume 354 Folio 92
17.03.1884 (1884 to 1936)	Joseph Gilbertson (Farmer)	Volume 354 Folio 92 then Volume 446 Folio 37 now Volume 1092 Folio 127
27.02.1936 (1936 to 1936)	Georgina Adella Gilbertson (Widow) Harold Leslie George Gilbertson (Farmer) Charles Edwin Gilbertson (Fitter) (Transmission Application – not investigated)	Volume 1092 Folio 127
27.02.1936 (1936 to 1954)	Evan Mumford (Farmer)	Volume 1092 Folio 127 now Volume 1656 Folio 145
17.02.1954 (1954 to 1975)	Allan Mumford (Farmer)	Volume 1656 Folio 145 then Volume 2610 Folio 71 Volume 3570 Folio 34 Volume 3615 Folio 134 now Volume 4058 Folio 522
29.03.1989 (1989 to 1989)	Executor and Trustee Agency Company of South Australia Limited Leon Reginald Mumford (Farmer)	Volume 4058 Folio 522
20.09.1989 (1989 to 1999)	Leon Reginald Mumford (Farmer)	Volume 4058 Folio 522 now Volume 5625 Folio 891

11.03.1999 (1999 to 2007)	Patrick Cantanzariti now Pasquale Cantanzariti Giuseppe Cantanzariti	Volume 5625 Folio 891 then Volume 5885 Folio 638 now Volume 5907 Folio 638
30.07.2007 (2007 to date)	# Pasquale Catanzariti	Volume 5907 Folio 638 then Volume 5990 Folio 710 now Volume 6123 Folio 583

# Denotes current registered proprietor

7.2 SA EPA Section 7 Search

RFE requested a search of the Environment Protection Authority (EPA) Public Register under Section 7 of the Land and Business (Sales and Conveyancing) Act 1994. Copies of the documents provided by the EPA are included in Appendix E.

No particulars were recorded except for the following:

- Recording a Section 103S – *Notice of prohibition or restriction on taking water affected by site contamination in relation to the land* under the review of particulars of mortgages, charges and prescribed encumbrances affecting the land under the relevant section of the Environment Protection Act 1993; and
- Recorded information on the EPA Public Register relating to *a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register;*

which were recorded for all 9 Certificate of Titles.

Additional information was provided by the EPA pertaining to the Edinburgh Groundwater Prohibition Area (Stages 1 and 2)[1]. The site is located within the Edinburgh Groundwater Prohibition Area, which is required to protect both current and future bore users from known per-and polyfluoroalkyl substances (PFAS) contaminated groundwater via a bore on their property. Environmental assessments undertaken by the Commonwealth Department of Defence have determined that groundwater in aquifers 0-60 m below ground level in portions of Edinburgh, Direk, Burton, Salisbury North, Penfield, Paralowie and Waterloo Corner has been contaminated by PFAS.

7.3 SA EPA Site Contamination Index

The Lotsearch report included a search of the EPA site contamination index. A total of 20 notifications for 8 sites were recorded within 1km of the site. A summary of the records is provided on pages 6 and 7 of the Lotsearch report (Appendix B).

One notification shown on the EPA Site Contamination Index Map on page 6 of the Lotsearch Report (Appendix B) as approximately 100m north of the site was listed as 'on-site' on page 7 of the report. This relates to a notification made to the EPA under Section 83A of the Environment Protection Act, 1993 in relation of site contamination of underground water. for the activity of *Defence works; fire stations; Fire training areas.* It is understood to be associated with the Edinburgh Groundwater Prohibition Area relating to known PFAS contaminated groundwater, correlating with the Section 7 search and additional information provided by the EPA (see Section 7.2 above). It is noted that there are seven listings for this activity (with the pre-fix 61355) reported within 600m of the site.

The site located at 35-57 Heaslip Road, Burton, approximately 15m to the south-east of the site was listed for an Audit Notification, Audit Report and Section 83A notification for the activity of fill or soil importation . Reference to the South Australian Property and Planning Index shows the area covered by the Section 83A notification to be approximately 50m south of the site. This is a notification that has been made to the EPA under Section 83A of the Environment Protection Act, 1993 in relation of site contamination of underground water. It is noted that there was an Environment Protection Order (Record No.26970) for his property relating to 'Caused or permitted the receipt, storage and disposal of

[1] Edinburgh Groundwater Prohibition Area (Stages 1 and 2) | Engage EPA

waste at the site, without an environmental authorisation (licence)' - see Section 7.5 below. Due to the proximity to the site to 35 – 57 Heaslip Road, Burton, it is considered there is potential for the site contamination associated with the fill or soil importation or waste storage/disposal, including potential groundwater contamination, to have impacted the site.

The nearby site at 59-71 Heaslip Road, Burton, also listed as being located approximately 15m south-east from the site, was listed in relation to an Audit Notification and Audit Termination, for agricultural activities.

Other activities listed included *Asbestos disposal* at a site located approximately 360m south-west of the site at 2-26 Mumford Road, Waterloo Corner, additional records pertaining to *Defence works; fire stations; Fire training areas* for *off-site monitoring wells located on various road reserves in the suburbs of Penfield, Burton and Salisbury North* listed as being located approximately 500m south-west of the site.

The activity of *Agricultural activities* at a site approximately 700m south of the site *Agricultural activities; Fill or soil importation* listed for a site approximately 900m south-east of the site.

The most relevant information provided on the Site Contamination Index is the notification of on-site contamination related to the activity of *Defence works; Fire stations; fire training areas.*

7.4 EPA Authorisations (Licences) Index

The Lotsearch report included a search of the EPA Authorisations records. A summary of the records is included at pages 11 and 12 of the Lotsearch report (Appendix B). There are a total of 27 EPA authorisations and applications for 19 sites.

The nearest two sites located at 73 – 78 Heaslip Road and 73 – 87 Heaslip Road, Burton (likely to be the same site) was for *Waste Recovery facility* and *Any other waste reprocessing facility Waste Recovery Facility* for Giovem Pty Ltd initially until the licence expired and then for Burton Waste Recovery Pty Ltd located approximately 15m to the south-east of the site. It is noted that there was an Environment Protection Order issued to Giovem Pty Ltd at 73 – 78 Heaslip Road (Record No. 17567) (see pages 8 and 9 of the Lotsearch Report in Appendix B) related to 'Failed to receive and process only permitted waste as per the approved Environment Management Plan' (see Section 7.5 below) There was a subsequent Order issued to Burton Waster Pty Ltd (Record No. 40140) which is recorded as 'çomplied'. The waste facility located adjacent the site is classified in accordance with PD14 as a Class 1 *Waste depot* activity. There is potential for the Class 1 Waste Depot site to impact the site depending on the waste received and the condition of the receiving site.

The remaining licences covered the following activities:

- Waste recovery facility
- Concrete batching works
- Waste transport business (category B)
- Roasting or drying, Fuel burning comprising the burning of fuel to stove enamel or to bake or dry substances releasing dust or air impurities, produce processing works (deep fat frying).
- Abrasive blasting
- Petrol stations
- Waste recycling depot (waste for resource recovery or transfer)
- Tyre waste treatment works, Waste Recovery Facility
- Dredging

7.5 Environment Protection and Clean Up Orders

The Lotsearch report searched EPA records for Environment Protection and Clean Up Order records within the 1km buffer distance from the site. A summary of records is included at pages 8-9 of the Lotsearch report (Appendix A).

Ten environmental protection orders were listed for five sites as summarised in Table 5.

Based on the proximity to the site, the EPO for the site located at 73 Heaslip Road, Burton, estimated to be located 15m to the south-east of the site has reasonable potential to have impacted on the site, depending on the waste received at the site and the condition of the receiving site.

Table 5 – Environmental protection order summary

Address and distance from site	Activity & Issue Date
73-87 Heaslip Road, Burton located approximately 15m to the south-east of the site.	Environment Protection Order (EPO) 17567 issued to Giovem Pty Ltd for: *Failed to receive and process only permitted waste as per the approved Environment Management Plan* An additional EPO record, 40140 to Burton Waste Recovery Pty Ltd was recorded as 'complied' with no activity listed.
35-57 Heaslip Road, Burton located approximately 15m to the south-east of the site.	EPO 26970 (entity not listed) for: *Caused or permitted the receipt, storage and disposal of waste at the site, without an environmental authorisation (licence)*
Agricultural Organics (Aust) Pty Ltd for 340-348 Diment Road, Burton located approximately 590m south-east of the site.	EPO 40153 with the activity not listed and the record status listed as appealed.
Waterloo Corner Road located approximately 600m south of the site.	Revoked EPO 14212 for the activity of *Caused or permitted the receipt, storage and/or disposal of waste at the site without an environmental authorisation (licence).*
566 Waterloo Corner Road located approximately 640m south of the site.	EPO 32210 issued to K.C.M. Metal Pty Ltd for activity of *Caused or permitted the receipt, storage and/or disposal of waste at the site without an environmental authorisation (licence).*
542 Waterloo Corner Road, Burton located approximately 680m to the south of the site.	EPO 14787 issued for *Caused or permitted the receipt, storage and/or disposal of waste at the site without an environmental authorisation (licence).* EPO 15690 issued to SA Demolition and Salvage Pty Ltd for *Caused or permitted the disposal of waste such as bricks, concrete, metals and timber on site.* EPO 40122 failed to comply notice to D & J Holdings SA Pty Ltd, no activity listed.
538-540 Waterloo Corner Road, Burton located approximately 710m to the south of the site.	EPO 31331 issued for *Caused or permitted the receipt, storage and/or disposal of waste at the site without an environmental authorisation (licence).*

7.6 Waste Management and National Liquid Fuel Facilities

The Lotsearch report searched the National Waste Management Facilities and National Liquid Fuel Facilities.

No waste management or liquid fuel facilities were identified within the 1km buffer distance from the site.

7.7 PFAS investigation and management programs

The Lotsearch identified the following records within the 2km dataset buffer:

- The Edinburgh RAAF Base is listed as being identified by the EPA as requiring PFAS contamination investigation listed as on-site.
- The RAAF Base Edinburgh is listed as on-site for being investigated by the Department of Defence for PFAS contamination
- The RAAF Base Edinburgh is listed as being managed by the Department of Defence for PFAS contamination

The site is required to adhere to the conditions of the Groundwater Prohibition Area.

7.8 Defence Controlled Areas and Defence Regional Contamination Investigation Program

The Lotsearch report identified a Defence Controlled Area, namely the RAAF Base Edinburgh, approximately 1.3 km to the west of the site.

Three sites were identified as having been assessed as part of the Defence 3 Year Regional Contamination Investigation Program, namely:

- DSTO, Edinburgh, located approximately 1 km to the south-west of the site.
- RAAF Base Edinburgh, located 1.3 km to the west of the site.
- Edinburgh Parks, located 1.4 km to the south-west of the site.

7.9 Historical Business Directories

The Lotsearch report undertook a Universal Business Directory (UBD) and Sands & McDougall Directory records from years 1991, 1973, 1965, 1955, 1950, 1940, 1930, 1920 and 1910 and have mapped to a premise or road intersection or to a road or an area within the 1 km dataset buffer.

No records were listed within the 150m buffer of the site.

The following record was listed mapped to the road when the building number is not supplied:

- Burton Auto Parts, Lot 13 Heaslip Road, Burton
- Motor Panel Beaters and/or Spray Painters, LF Motors, Lot 1 Heaslip Road, Burton.

It is considered unlikely that these activities have impacted on the site.

A summary of the searches is provided in Appendix B.

7.10 Aerial Photography

Aerial photographs are provided in the Lotsearch report (Appendix B) from 1949 to 2024. A summary review of the aerial photography is provided in Table 6.

Table 6 – Aerial Photography Review

Year	Description
1949	**On-site** - The site remains cleared, the land appears to have been worked in an agricultural/horticultural land use evident by the patterns present across the land. **Off-site** - The surrounding areas appear consistent with the site with the majority of the area cleared and likely to be used for an agricultural use. - Greyhound, Mill and Heaslip Roads appear to be aligned with the existing placement of the Roads.
1959-61	**On-site** - The photo appears similar to the 1949 the markings on the land have changes. **Off-site** - The tree rows remain immediately across Heaslip Road to the east of the site. - A house or shed appears across Heaslip Road to the east of the site. - Potential early subdivision appears across Greyhound Road to the west of the site.
1968-69	**On-site** - The photo appears similar to the 1959-61 the markings on the land have changes and a haphazard array of tracks appear on the site adjacent the site's north-western boundary. **Off-site** - The tree rows located to the east of the site appear to have been cleared or partially cleared. - Several residences and/or sheds appear in the section of land across Greyhound Road to the west of the site.
1979	**On-site** - The first colour photo, the site appears to have remained relatively consistent with the 1968-69 aerial photo. **Off-site** - Additional structures appear on the allotment to the east of the site, including several structures that resemble glass houses. - East of the site across Heaslip Road but further south to the above a new structure resembling a residential dwelling appears.

Year	Description
	- The electricity substation appears adjacent the northern portion of the site, between the site and Mill Road.
1986-89	**On-site** - - The site appears relatively consistent with the 1968-1969 aerial photo, the eastern portion of the site appears to potentially have been utilised for hay production, evident by the pattern existing at on this portion of the site. **Off-site** - The structures resembling glasshouses in the 1979 photo across Heaslip Road east of the site have been removed. - Additional glasshouses appear to the east of the site across Heaslip Road, the same site glass houses appeared in the 1979 photo. - A commercial development appears to the east of the site across Heaslip Road with a bitumised road evident accessing the site. - A large shed appears to the east of the site, just outside of the 150m setback distance.
2004	**On-site** - The site has been partitioned into smaller sections resembling a high intensity agricultural use - horticulture. **Off-site** - A large olive tree plantation appears to the south of the site. - Significant development appears to the west of the site across Greyhound Road including several allotments covered with what appears to be glasshouses.
2006, 2009, 2012 & 2015	**On-site** - The site appears relatively consistent with the 2004 aerial photo. Rotation of paddocks is evident across the 2006, 2012 and 2015 photos. **Off-site** - Ongoing commercial development appears to the east of the site across Heaslip Road identified particularly in 2009 and 2012 photos.
2018 & 2021	**On-site** - Relatively consistent with the 2006, 2009, 2012 and 2015 photos. **Off-site** - Relatively consistent with the 2006, 2012 and 2015 photos.
2024	**On-site** - Relatively consistent with the 2018 and 2021 photos. **Off-site** - Additional commercial development is evident across Heaslip Road to the east of the site.

7.11 Historical Maps

Limited additional information could be gained from a review of the 1876, 1937, 1956, 1962, 1964 and 1982 historical maps.

7.12 Site History Summary

The site is located in Waterloo Corner approximately 23 km north from the centre of Adelaide city.

From the earliest ownership records the site has been owned by a series of farmers for a portion of the site from as early as 1881 (Joseph and James Gilbertson) until 1975, with other portions of the site being identified as Market Gardeners (I.e. Guiseppe Cantanzariti from 1989).

The site today appears mainly cleared with the horticulture operation still occurring as illustrated by the cabbage rows at the site.

One soil stockpile exists at the site which is understood to be surplus soil from the laser levelling historically undertaken at the site. It is understood the laser levelling provides benefit to the horticultural activities by providing uniformity and consistency to the growing areas.

It is understood from anecdotal information provided at the site by Mr Cantanzariti there has been no fuel storage undertaken at the site. Chemical spray has been undertaken including application of insecticides and fungicides which was undertaken in accordance with the manufacturer's specifications.

There is an off-site operational electrical substation immediately adjacent to the northern corner of the site which was constructed in the 1970s.

There are several EPA records pertaining to the surrounding sites, including the Edinburgh Groundwater Prohibition Area for known PFAS contamination in the groundwater and notifications made to the EPA under Section 83A of the Environment Protection Act, 1993 in relation of site contamination of underground water.

There have been licenced and unlicenced waste facilities to the south east and south of the site that have been subject to Environment Protection Orders issued by the EPA.

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

8. CONCEPTUAL SITE MODEL

In accordance with Schedule B2 of the ASC NEPM (1999, as amended 2013), an important step in the site assessment process is the development of the Conceptual Site Model (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 site may occur.

The following preliminary conceptual site model (CSM) was developed on the basis of the findings of this PSI.

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

- A potential SOURCE of contamination of toxicity measured to cause harm must exist;
- A complete PATHWAY between the SOURCE and the RECEPTOR must exist; and
- A RECEPTOR must be identified with potential exposure to the SOURCE via the complete PATHWAY.

Table 7 – Preliminary Conceptual Site Model for potentially complete exposure pathway from site identified PCA

PCA or activity of environmental significance	Chemicals of Potential Concern	Description	Potential impacted media & pathway	Potential receptor	Comment
On-site					
Agricultural activities including historical market gardening horticultural activities	Acid herbicides Heavy metals Organochlorine Pesticides (OCPs) Organophosphorus Pesticides (OPPs) Triazines, Carbamate Pesticides Synthetic Pyrethroids	Providing the application of pesticides, herbicides, nutrients or other chemicals utilised in the surrounding site areas associated with agricultural activities were applied in accordance with the manufacturer's instruction, the risk from potential residual contamination is considered to be low.	Soil Dermal contact & incidental ingestion	Potential construction workers Site workers Future site occupiers Site neighbours Surface water ecosystems	Potential exposure risk to intrusive maintenance workers and construction workers is likely to be managed by standard health and safety protocols during the construction proposed for the site. A broad grid-based soil assessment is recommended to assess the risk from residual pesticide, herbicide and similar chemicals at the site.
Potential burial of agricultural and other waste, including potential illegal agricultural waste dumping have been considered as potentially occurring at the site.	Heavy metals, waste oil, agrochemicals	Illegal dumping of agricultural waste and general waste into vacant allotments is known to occur in rural areas, often to infill gullies. Based on the site walkover and discussions with Mr Stevens, no evidence was observed or provided to suspect illegal dumping had occurred at the site.	Soil, surface water and groundwater Dermal contact, incidental ingestion, leaching and run-off	Construction workers, site workers, site users, surface water ecosystems	The potential risk to construction workers can be managed by standard health and safety protocols during the construction proposed for the site. Should any buried waste be uncovered or identified during site construction activities, work must cease immediately and an appropriately qualified environmental consultant be contacted to inspect and review the identified area of potential contamination.

PCA or activity of environmental significance	Chemicals of Potential Concern	Description	Potential impacted media & pathway	Potential receptor	Comment
Off-site					
Construction, maintenance and operation of an electrical substation	Coolant oils, potentially historically containing polychlorinated biphenyls (PCB)	There is an off-site operational electrical substation immediately adjacent to the northern corner of the site which was constructed in the 1970s. Spillage and/or leakage of coolants may have occurred which may have migrated onto the site.	Soil, surface water and groundwater Dermal contact, incidental ingestion, leaching and run-off	Construction workers, site workers, site users, surface water ecosystems	Potential exposure risk to intrusive maintenance workers and construction workers is likely to be managed by standard health and safety protocols during the construction proposed for the site. A targeted soil assessment is recommended to assess the risk from residual oils and PCBs at the northern corner of site.
Migration of PFAS contaminated groundwater from Edinburgh RAAF base	PFAS	The site is located in the Edinburgh Groundwater Prohibition Area	Groundwater Ingestion, Dermal Contact	Groundwater abstraction Edible produce	The conditions of the Edinburgh Groundwater Prohibition Area are to strictly be adhered to, including not using groundwater (bore water) in the upper 4 Quaternary aquifers. The EPA documentation includes the depth of known contamination to extend from 0 to 60m below ground level.
Waste facilities on Heaslip Road to the south east and south	Dependent on the waste received	Unknown	Dependent on the nature of the waste and the condition of the receiving site		A literature review of available information is proposed to ascertain further information pertaining to the waste received and the condition of the receiving site to characterise the potential for impacts to the sensitive receptors at the site.
Potential wood preservation works (Class 1 PD14 classified activity)	Chemicals of interest associated with potential timber treatment and/or preservation. Including: - Copper, chrome, arsenic - Creosote - Solvents	Unknown	Groundwater Ingestion, inhalation, dermal contact	Edible produce Surface water ecosystems Construction workers, site users	A literature review of available information is proposed to ascertain further information pertaining to the waste received and the condition of the receiving site to characterise the potential for impacts to the sensitive receptors at the site.

9. CONCLUSIONS & RECOMMENDATIONS

RFE Consulting Pty Ltd ('RFE') were commissioned by Future Urban to undertake a Limited Preliminary Site Investigation (PSI) for the site bound by Mill Road, Heaslip Road and Greyhound Road, Waterloo Corner, SA ('the site').

It is understood the Client have been engaged to undertake a Code Amendment (rezoning) for land on Mill Road, Heaslip Road and Greyhound Road, Waterloo Corner ('Affected Area') as shown in Appendix A.

It is understood the Code Amendment has been initiated by the Minister for Planning and is now in the investigations phase. It is understood the intent is to rezone the site from the Rural Horticulture Zone and Rural Zone to the Strategic Employment Zone.

The site history research has revealed that:

- The site has been utilised for agricultural purposes from as early as 1881 and appears to have been utilised in a horticultural land use from approximately the early 2000's (as indicated in the 2004 aerial photo).
- Intensive agriculture associated with market gardening for the growing of cabbages and lettuce appear to have dominated the site since the early 2000's.
- Chemical application of insecticides and fungicides has been undertaken in accordance with the manufacturer's specifications.
- There is an off-site operational electrical substation immediately adjacent to the northern corner of the site which was constructed in the 1970s.
- There are several EPA records pertaining to the surrounding sites, including the Edinburgh Groundwater Prohibition Area for known per-and-polyfluoroalkyl substances (PFAS) contamination in the groundwater and notifications made to the EPA under Section 83A of the Environment Protection Act, 1993 in relation of site contamination of underground water.
- There have been licenced and unlicenced waste facilities immediately to the south east and south of the site that have been subject to Environment Protection Orders issued by the EPA as well a site contamination audit.

Based on the results of the limited PSI, one on-site and five key off-site potentially contaminating activity (PCAs) as defined by the State Planning Commission Practice Direction 14 were identified as follows:

- On-site - Class 2 PCA Agricultural activities – intensive application or administration of a listed substance to plants associated with current and historical market garden activities.
- Key off-site - Class 2 PCA Electrical substations - Operation of electrical substations
- Key off-site - Class 2 PCA Fire training areas - Operation of premises for fire training involving the use of liquid fuel, fire accelerants, aqueous film forming foam or similar substances (resulting in PFAS contaminated groundwater). It is noted that there are numerous notifications under Section 83A of the *Environment Protection Act, 1993* on Certificates of Title in the site vicinity. It is noted that the site is situated within the Edinburgh Groundwater Prohibition Area which has been designated by the EPA in order to protect bore users from known per-and-polyfluoroalkyl substances (PFAS) contaminated groundwater.
- Key off-site – Potential Class 1 activity associated with Humes Doors and Timbers located at 89-121 Heaslip Road for the activity of wood preservation works on an adjacent site to the south east.
- Key off-site – Class 1 waste depot listed for *Waste Recovery facility* and *Any other waste reprocessing facility Waste Recovery Facility* for the site located at 73 – 78 (and 73 – 87) Heaslip Road, Burton on an adjacent site to the south east. It is noted two Environment Protection Orders have been issued in relation to this property. One recorded as this site 'Failed to receive and process only permitted waste as per the approved Environment Management Plan' and the other as 'complied'.

- Key off-site –An Environment Protection Order has been issued in relation to an adjacent property at 35 – 57 Heaslip Road, Burton to the south for 'Caused or permitted the receipt, storage and disposal of waste at the site, without an environmental authorisation (licence)'. Although it was apparently not licenced, this adjacent property could have been considered to be acting as a Waste Depot which is a Class 1 PCA under PD14. It is noted this property was listed in the EPA's Site Contamination Index for an Audit Notification, Audit Report and a Section 83A Notification recorded in relation to 'Fill or soil importation'.

The following recommendations are made based on the results of the PSI and the identification of the PCA's at the site:

- A broad grid-based soil assessment is recommended to assess the risk associated with the application of insecticides and fungicides at the site. The soil assessment should also include targeted sampling in the northern corner of the site to determine if impacts are present from leak and/or spills of coolant oils from the adjacent off-site substation.
- A detailed literature review is recommended to be completed of the identified assessment and audit reports and EPA records for the site and surrounding areas including for, but not limited to the Edinburgh Groundwater Prohibition Area, the waste depots and further information is also recommended where available for the Humes Doors and Timbers site. Subject to the findings of the literature review, it may be appropriate to undertake additional intrusive assessment works to evaluate possible soil and groundwater impacts at the site from these potential off-site sources.

All site activities and future site development is to be undertaken in accordance with the conditions of the Edinburgh Groundwater Prohibition Area.

Should any buried waste or any other evidence of potential site contamination be uncovered or identified during site construction activities, work must cease immediately, and an appropriately qualified environmental consultant be contacted to inspect and assess the identified area of potential contamination.

Based on the results of the limited PSI and subject to the findings of the additional investigation and assessment works, it is considered unlikely that there would be gross contamination that would preclude commercial/industrial development at the site.

All conclusions and recommendations should be read in conjunction with the Limitations provided in Section 10.

10. LIMITATIONS

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

Some information utilised in the compilation of this document has been provided to RFE by third parties. RFE has made no independent verification of this information and assumes no liability for any inaccuracies in or omissions to that information.

The report was developed based on the findings of surface and shallow sub-surface monitoring within the site. It is possible that conditions exist in the vicinity of the assessment area other than those encountered and therefore no guarantee can be given as to the extent to which the findings are representative. It should be noted that the soil conditions were variable. Accordingly, although every attempt (within a reasonably practical nature) has been made to quantify the potential impacts, the soil concentrations cannot be predicted with certainty and are presented in this report as representative only.

This document assumes, in accordance with industry practice, that the site conditions recognised through discrete sampling are representative of actual conditions throughout the area under consideration. The conclusions and recommendations presented are based on the resulting interpretation.

APPENDICES:

APPENDIX A – REZONING SITE EXTENT

APPENDIX B – LOTSEARCH REPORT

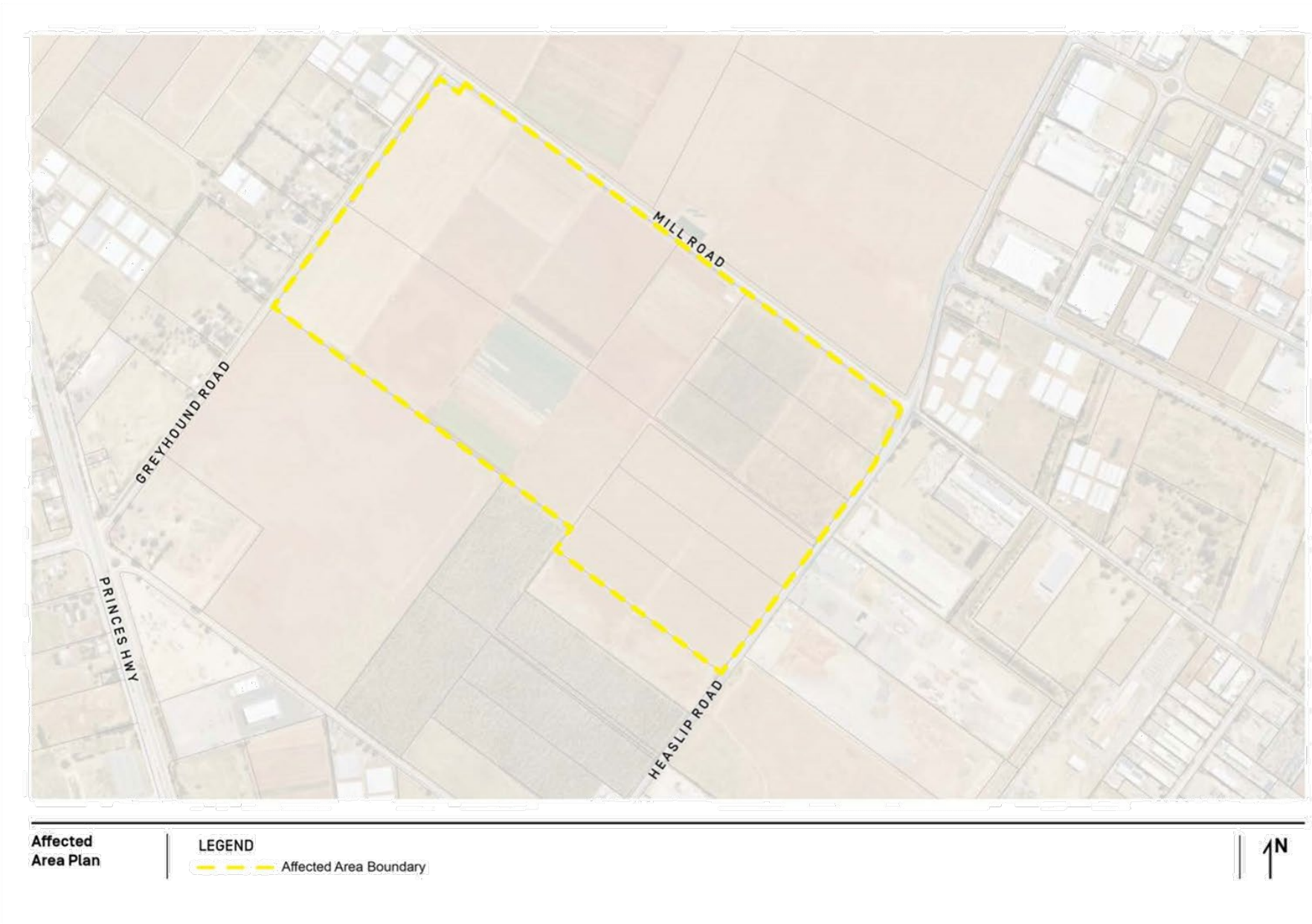
APPENDIX C – SITE INSPECTION PHOTOGRAPHS

APPENDIX D – HISTORICAL CERTIFICATES OF TITLE

APPENDIX E – SECTION 7 SEARCHES

APPENDIX A – REZONING SITE EXTENT

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation


MILL ROAD
GREYHOUND ROAD
PRINCES HWY
HEASLIP ROAD
Affected Area Plan
LEGEND
Affected Area Boundary
N

APPENDIX B – LOTSEARCH REPORT

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 16 May 2024 10:38:56

Reference: LS056209 EP

Address: Investigation Area, Mill Road, Waterloo Corner, SA 5110

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

Dataset Listing

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

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	Precisely	17/04/2024	09/02/2024	Quarterly	-	-	-	-
EPA Site Contamination Index	Environment Protection Authority SA	16/05/2024	16/05/2024	Monthly	1000m	1	9	20
EPA Environmental Protection Orders	Environment Protection Authority SA	01/03/2024	01/03/2024	Monthly	1000m	0	3	10
EPA Environmental Authorisations	Environment Protection Authority SA	01/03/2024	01/03/2024	Monthly	1000m	0	4	27
Contamination Assessment Areas	Environment Protection Authority SA	06/03/2024	06/03/2024	Quarterly	1000m	0	0	0
EPA Groundwater Prohibition Areas	Environment Protection Authority SA	10/04/2024	02/04/2024	Monthly	1000m	1	1	2
EPA PFAS Site Investigations	Environment Protection Authority SA	15/05/2024	30/04/2024	Monthly	2000m	1	1	1
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	15/04/2024	29/02/2024	Monthly	2000m	1	1	1
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	15/04/2024	29/02/2024	Monthly	2000m	1	1	1
Airservices Australia National PFAS Management Program	Airservices Australia	15/04/2024	15/04/2024	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	15/04/2024	15/04/2024	Quarterly	2000m	0	0	1
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	30/04/2024	02/09/2022	Quarterly	2000m	0	0	1
National Unexploded Ordnance (UXO)	Australian Department of Defence	15/04/2024	15/04/2024	Quarterly	2000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	26/05/2022	07/03/2017	Annually	1000m	0	0	0
EPA Collection Depots	Environment Protection Authority SA	06/03/2024	20/08/2022	Quarterly	1000m	0	0	1
National Liquid Fuel Facilities	Geoscience Australia	20/09/2023	07/09/2020	Annually	1000m	0	0	0
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	150m	0	0	0
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	150m	-	2	2
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	500m	0	0	0
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	500m	-	0	2
Mines and Mineral Deposits	SA Department for Energy and Mining	06/05/2024	06/05/2024	Quarterly	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	17/04/2024	19/08/2019	Annually	1000m	1	1	1
Groundwater Aquifers	SA Department for Environment and Water	16/06/2023	01/01/2008	Annually	1000m	1	1	1
Drillholes	SA Department for Environment and Water	07/05/2024	17/04/2024	Quarterly	2000m	1	10	477
Surface Geology 1:100,000	SA Department for Energy and Mining	01/05/2024	12/12/2020	Annually	1000m	1	1	1
Geological Linear Structures 1:100,000	SA Department for Energy and Mining	01/05/2024	11/12/2020	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agricultural and Resource Economics and Sciences	12/01/2024	17/02/2011	Annually	1000m	1	1	1
Soil Types	SA Department for Environment and Water	30/04/2024	18/02/2020	Annually	1000m	1	1	2
Atlas of Australian Acid Sulfate Soils	CSIRO	12/01/2024	21/02/2013	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
Acid Sulfate Soil Potential	SA Department for Environment and Water	25/05/2023	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Watertable Induced	SA Department for Environment and Water	06/12/2023	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Non-watertable	SA Department for Environment and Water	06/12/2023	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Non-watertable (magnesia patches)	SA Department for Environment and Water	06/12/2023	18/02/2020	Annually	1000m	1	1	1
Planning and Design Code - Zones	Attorney-General's Department	15/04/2024	15/02/2024	Monthly	1000m	2	3	4
Planning and Design Code - Subzones	Attorney-General's Department	15/04/2024	15/02/2024	Monthly	1000m	0	0	0
Land Use Generalised 2020	SA Department for Trade and Investment	04/12/2023	05/05/2023	Annually	1000m	2	8	13
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	20/10/2023	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	20/10/2023	13/04/2022	Annually	1000m	0	0	0
State Heritage Areas	SA Department for Environment and Water	26/05/2023	18/02/2020	Annually	1000m	0	0	0
SA Heritage Places	SA Department for Environment and Water	23/04/2024	01/02/2024	Quarterly	1000m	0	0	0
Aboriginal Land	SA Department for Energy and Mining	26/05/2023	26/09/2022	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Bushfire	SA Department for Trade and Investment	15/04/2024	15/04/2024	Monthly	1000m	2	2	2
Bushfires and Prescribed Burns History	SA Department for Environment and Water	09/04/2024	19/01/2024	Monthly	1000m	0	0	0
Planning and Design Code - Overlays - Flooding	SA Department for Trade and Investment	15/04/2024	15/04/2024	Monthly	1000m	2	2	2
Native Vegetation Floristic Areas - NVIS - State-wide	SA Department for Environment and Water	19/04/2024	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	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, the Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	05/06/2023	01/06/2023	Annually	1000m	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	05/06/2023	01/06/2023	Annually	1000m	0	0	0
Ramsar Wetland Areas	SA Department for Environment and Water	09/05/2023	01/11/2022	Annually	1000m	0	0	0

Site Diagram

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 680465m²

Total Perimeter: 3.53km

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:

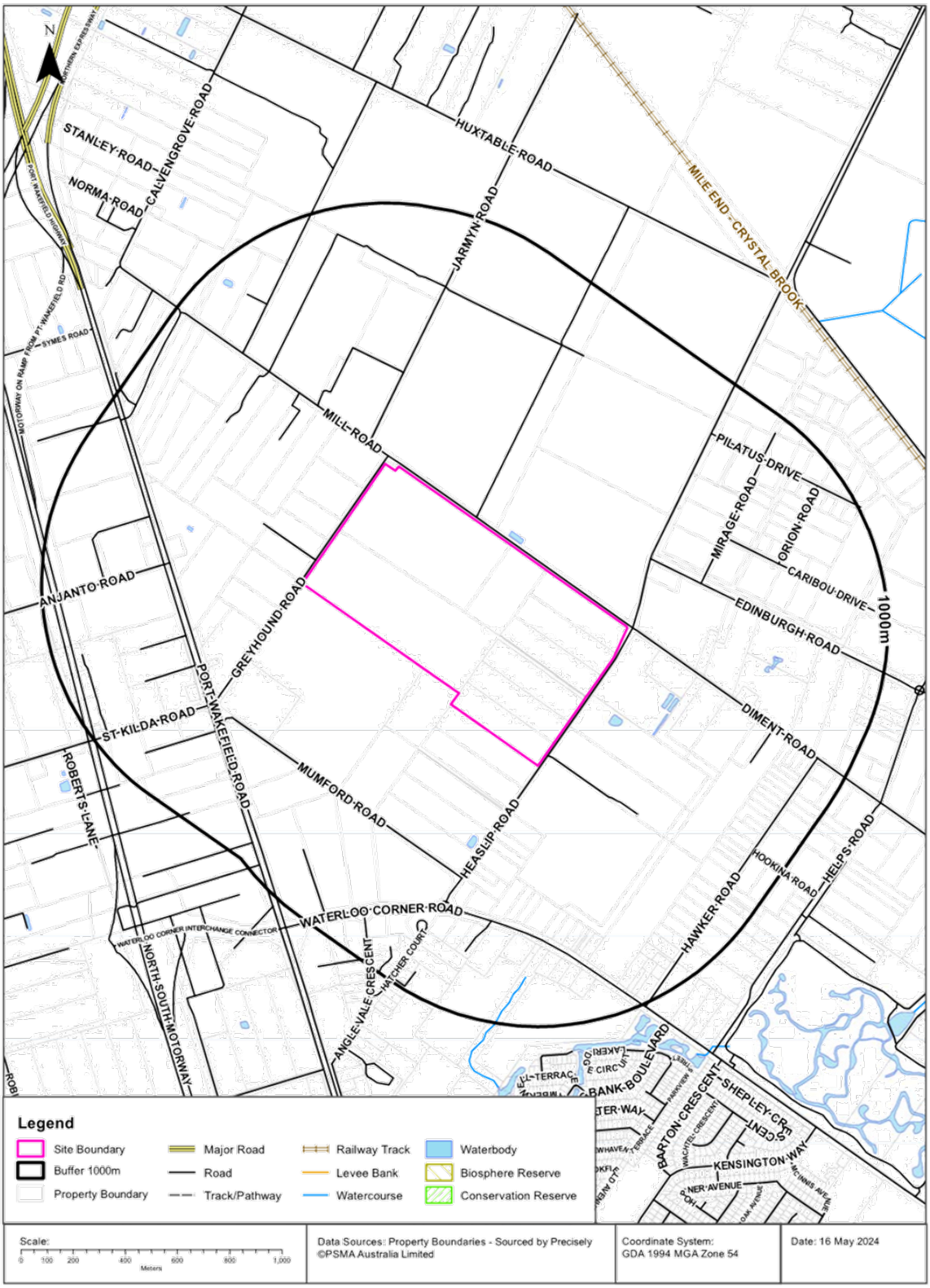
Data Source Aerial Imagery:
© Aerometrex Pty Ltd

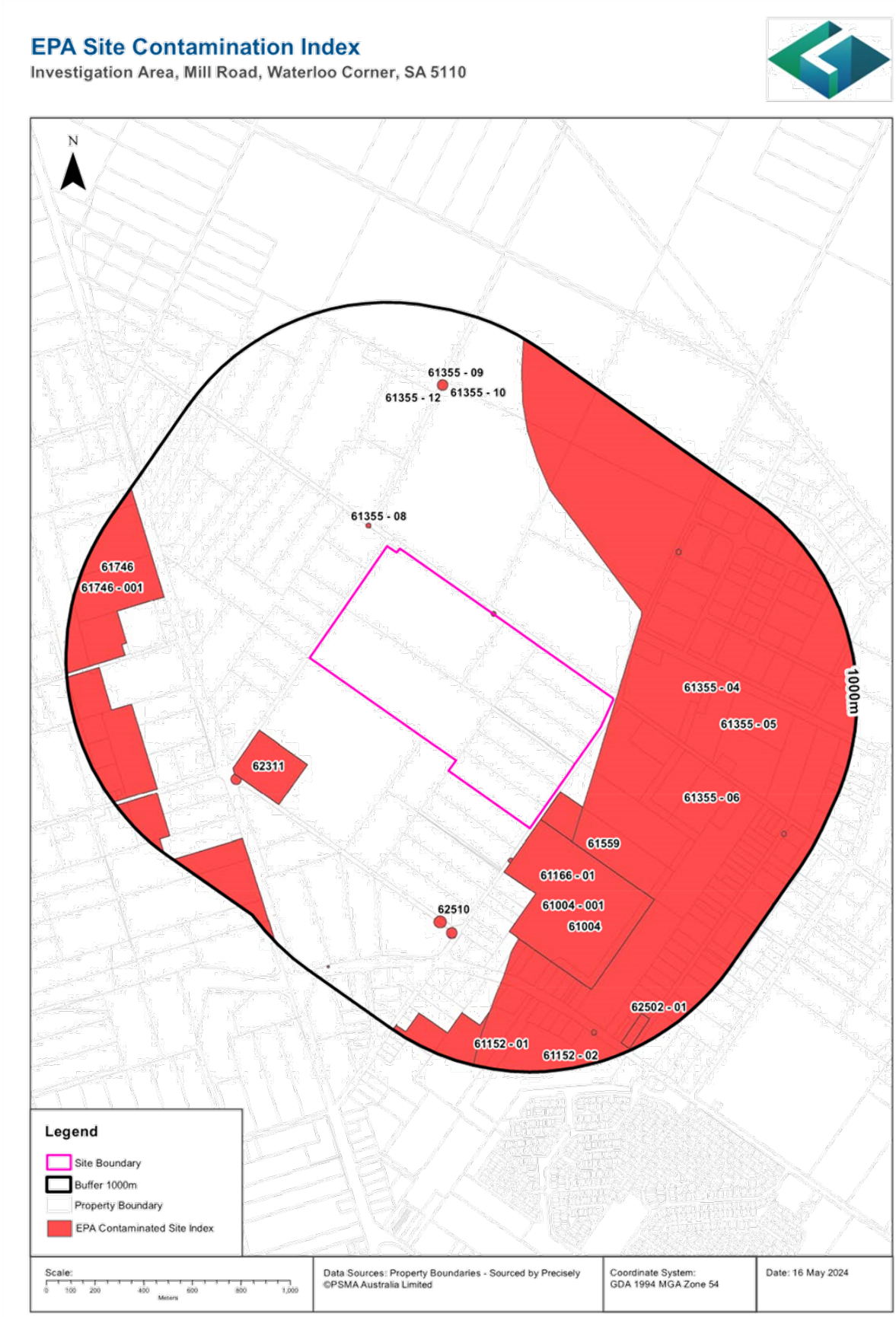
Coordinate System:
GDA 1994 MGA Zone 54

Date: 14 May 2024

Topographic Features

Investigation Area, Mill Road, Waterloo Corner, SA 5110




EPA Site Contamination Index
Investigation Area, Mill Road, Waterloo Corner, SA 5110
N
61355 - 09
61355 - 12
61355 - 10
61355 - 08
61746
61746 - 001
62311
61355 - 04
61355 - 05
61355 - 06
1000m
61559
61166 - 01
62510
61004 - 001
61004
62502 - 01
61152 - 01
61152 - 02
Legend
Site Boundary
Buffer 1000m
Property Boundary
EPA Contaminated Site Index
Scale:
0 100 200 400 600 800 1,000
Meters
Data Sources: Property Boundaries - Sourced by Precisely ©PSMA Australia Limited
Coordinate System: GDA 1994 MGA Zone 54
Date: 16 May 2024

EPA Contaminated Land

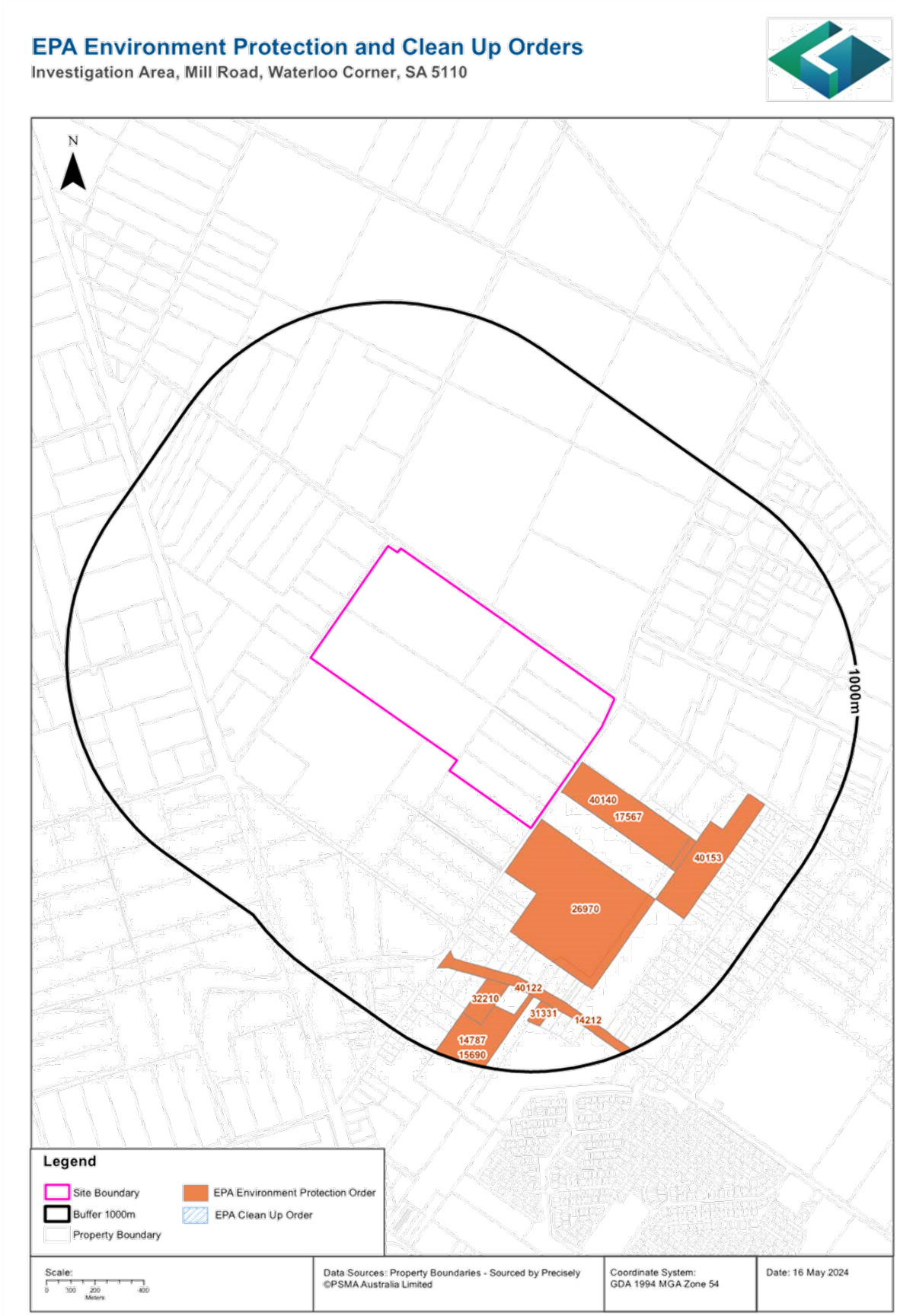
Investigation Area, Mill Road, Waterloo Corner, SA 5110

EPA Site Contamination Index

Sites on the EPA Contamination Index within the dataset buffer:

Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
61355 - 08	S83A Notification	Lot 2 Waterloo Corner Road, Burton; Lot 501 Heaslip Road, Direk and various road verges EDINBURGH SA 5111	Defence works; Fire stations; Fire training areas	Previous EPA List	Premise Match	0m	On-site
61355 - 04	S83A Notification	Lot 3001 West Avenue, Edinburgh; Lot 2 Waterloo Corner Road, Burton; Lot 102 East Aenue, Edinburgh EDINBURGH SA 5111	Defence works; Fire stations; Fire training areas	Previous EPA List	Premise Match	9m	East
61355 - 05	S83A Notification	Portion of Various Allotments EDINBURGH SA 5111	Defence works; Fire stations; Fire training areas	Previous EPA List	Premise Match	9m	East
61355 - 06	S83A Notification	Portion of Various Allotments and Road Verges EDINBURGH SA 5111	Defence works; Fire stations; Fire training areas	Previous EPA List	Premise Match	9m	East
61004	Audit Notification	35-57 Heaslip Road BURTON SA 5110	Fill or soil importation	Current EPA List	Premise Match	16m	South East
61004 - 001	Audit Report	35-57 Heaslip Road BURTON SA 5110	Fill or soil importation	Current EPA List	Premise Match	16m	South East
61166 - 01	S83A Notification	35-57 Heaslip Road BURTON SA 5110	Fill or soil importation	Current EPA List	Premise Match	16m	South East
61559	Audit Notification	59-71 Heaslip Road BURTON SA 5110	Agricultural activities	Current EPA List	Premise Match	16m	South East
61559	Audit Termination	59-71 Heaslip Road BURTON SA 5110	Not recorded	Current EPA List	Premise Match	16m	South East
62311	109 Notification	2-26 Mumford Road WATERLOO CORNER SA 5110	Asbestos disposal	Current EPA List	Premise Match	361m	South West
62510	109 Notification	Various monitoring wells on road verges and Council Reserves EDINBURGH SA 5111	Not recorded	Current EPA List	Premise Match	501m	South
61355 - 09	S83A Notification	Off-site monitoring wells located on various road reserves in the suburbs of Penfield, Burton and Salisbury North EDINBURGH SA 5111	Defence works; Fire stations; Fire training areas	Previous EPA List	Premise Match	514m	South West
61355 - 12	S83A Notification	Council Reserves - Lot 2 Waterloo Corner Road, Burton and Lot 286 Mulholland Avenue, Salisbury North and various road reserves SALISBURY NORTH SA 5108	Defence works; Fire stations; Fire training areas	Previous EPA List	Premise Match	514m	South West
61355 - 10	S83A Notification	Council Reserve, Lot 153 Edinburgh Road, Direk and various road verges EDINBURGH SA 5111	Defence works; Fire stations; Fire training areas	Previous EPA List	Premise Match	514m	South West
61746	Audit Termination	WATERLOO CORNER SA 5110	Not recorded	Current EPA List	Premise Match	647m	West
61746	Audit Notification	WATERLOO CORNER SA 5110	Not recorded	Current EPA List	Premise Match	647m	West
61746 - 001	Audit Report	WATERLOO CORNER SA 5110	Not recorded	Current EPA List	Premise Match	647m	West
61152 - 01	S83A Notification	Various Allotments Hatcher Court BURTON SA 5110	Agricultural activities	Current EPA List	Premise Match	680m	South
61152 - 02	S83A Notification	Various Allotments Hatcher Court BURTON SA 5110	Agricultural activities	Current EPA List	Premise Match	680m	South
62502 - 01	S83A Notification	483 Waterloo Corner Road BURTON SA 5110	Agricultural activities; Fill or soil importation	Current EPA List	Premise Match	888m	South East

Site Contamination Index Data Source: EPA South Australia


EPA Environment Protection and Clean Up Orders
Investigation Area, Mill Road, Waterloo Corner, SA 5110
N
1000m
40140
17567
40153
26970
40122
32210
31331
14212
14787
15690
Legend
Site Boundary
Buffer 1000m
Property Boundary
EPA Environment Protection Order
EPA Clean Up Order
Scale:
0 100 200 400
Meters
Data Sources: Property Boundaries - Sourced by Precisely
©PSMA Australia Limited
Coordinate System:
GDA 1994 MGA Zone 54
Date: 16 May 2024

EPA Public Register

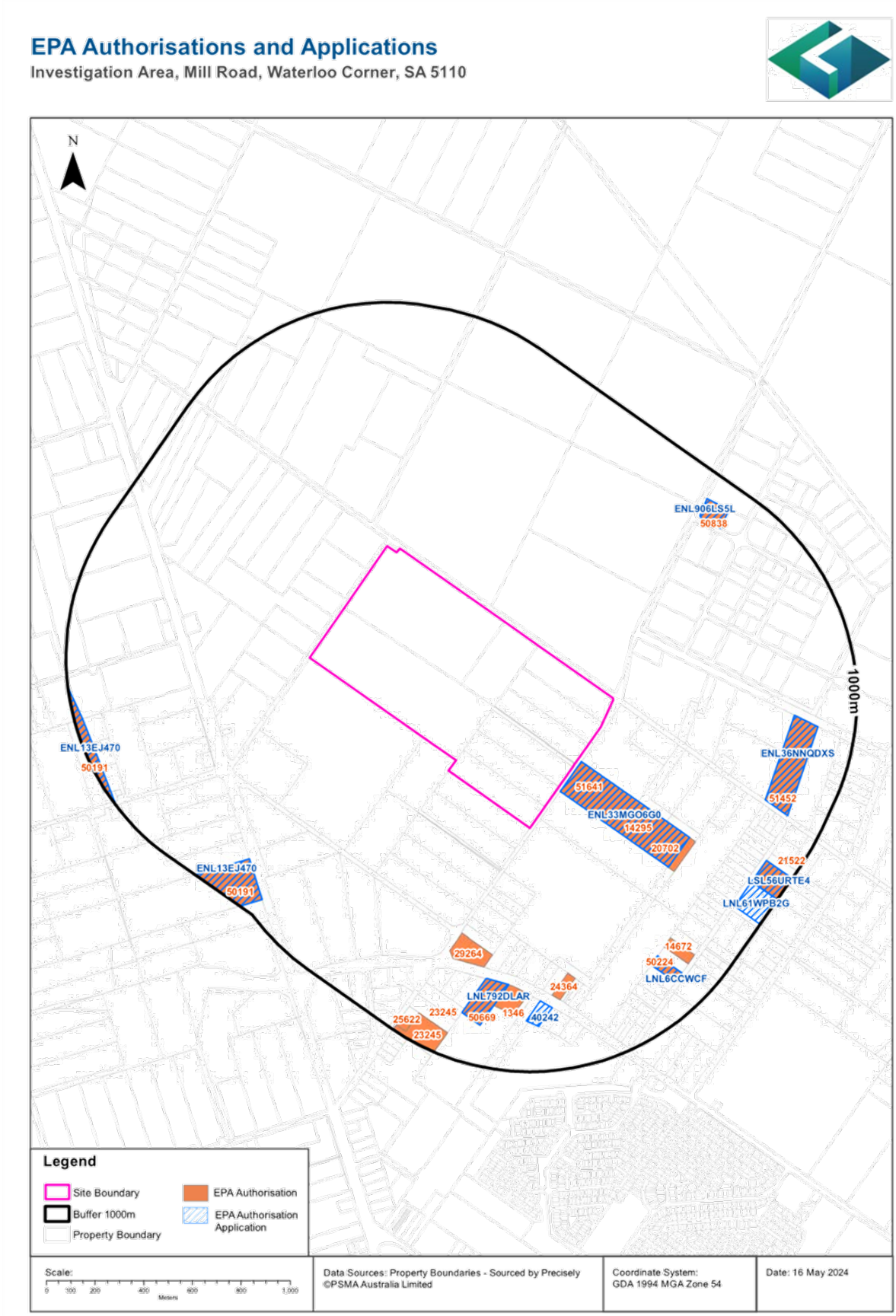
Investigation Area, Mill Road, Waterloo Corner, SA 5110

EPA Environment Protection and Clean Up Orders

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

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
17567	ENVIRONMENT PROTECTION ORDER	ISSUED	GIOVEM PTY LTD	Heaslip Road, Burton SA 5110	Failed to receive and process only permitted waste as per the approved Environment Management Plan.	Current EPA Register	Premise Match	16m	South East
26970	ENVIRONMENT PROTECTION ORDER	ISSUED		Heaslip Road, Burton SA 5110	Caused or permitted the receipt, storage and disposal of waste at the site, without an environmental authorisation (licence).	Current EPA Register	Premise Match	16m	South East
40140	ENVIRONMENT PROTECTION ORDER	COMPLIED	Burton Waste Recovery Pty Ltd	73 Heaslip Road, BURTON SA 5110		Current EPA Register	Premise Match	16m	South East
40153	ENVIRONMENT PROTECTION ORDER	APPEALED	Agricultural Organics (Aust) Pty Ltd	Agricultural Organics (Aust) Pty Ltd, 340-348 Diment Road, BURTON SA 5110		Current EPA Register	Premise Match	587m	South East
14212	ENVIRONMENT PROTECTION ORDER	REVOKED		Waterloo Corner Road, Burton SA 5110	Caused or permitted the receipt, storage and/or disposal of waste at the site without an environmental authorisation (licence).	Current EPA Register	Road Match	599m	South
32210	ENVIRONMENT PROTECTION ORDER	ISSUED	K.C.M. Metal Pty Ltd	566 Waterloo Corner Road, Burton SA 5110	Caused or permitted the receipt, storage and disposal of waste at the property, without an environmental authorisation (licence).	Current EPA Register	Premise Match	642m	South
14787	ENVIRONMENT PROTECTION ORDER	ISSUED		Waterloo Corner Road, Burton SA 5110	Caused or permitted the receipt, storage and/or disposal of waste at the site without an environmental authorisation (licence).	Current EPA Register	Premise Match	680m	South
15690	ENVIRONMENT PROTECTION ORDER	ISSUED	SA Demolition and Salvage Pty Ltd	Waterloo Corner Road, Burton SA 5110	Caused or permitted the disposal of waste such as bricks, concrete, metals and timber on the site.	Current EPA Register	Premise Match	680m	South
40122	ENVIRONMENT PROTECTION ORDER	FAILED TO COMPLY	D & J HOLDINGS SA PTY LTD (ACN 153965658)	542 Waterloo Corner Road, BURTON SA 5110		Current EPA Register	Premise Match	680m	South
31331	ENVIRONMENT PROTECTION ORDER	ISSUED		538-540 Waterloo Corner Road, Burton SA 5110	Caused or permitted the receipt and storage of waste at the property, without an environmental authorisation (licence).	Current EPA Register	Premise Match	711m	South

Authorisations Data Source: EPA South Australia


EPA Authorisations and Applications
Investigation Area, Mill Road, Waterloo Corner, SA 5110
N
1000m
ENL906LS5L
50838
ENL13EJ470
50191
ENL13EJ470
50191
ENL36NNQDXS
51452
31641
ENL33MGO6G0
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20702
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29264
14672
50224
LNL6CCWCF
24364
LNL792DLAR
25622
23245
23245
50669
1346
40242
Legend
Site Boundary
Buffer 1000m
Property Boundary
EPA Authorisation
EPA Authorisation Application
Scale:
Data Sources: Property Boundaries - Sourced by Precisely ©PSMA Australia Limited
Coordinate System: GDA 1994 MGA Zone 54
Date: 16 May 2024

EPA Public Register

Investigation Area, Mill Road, Waterloo Corner, SA 5110

EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

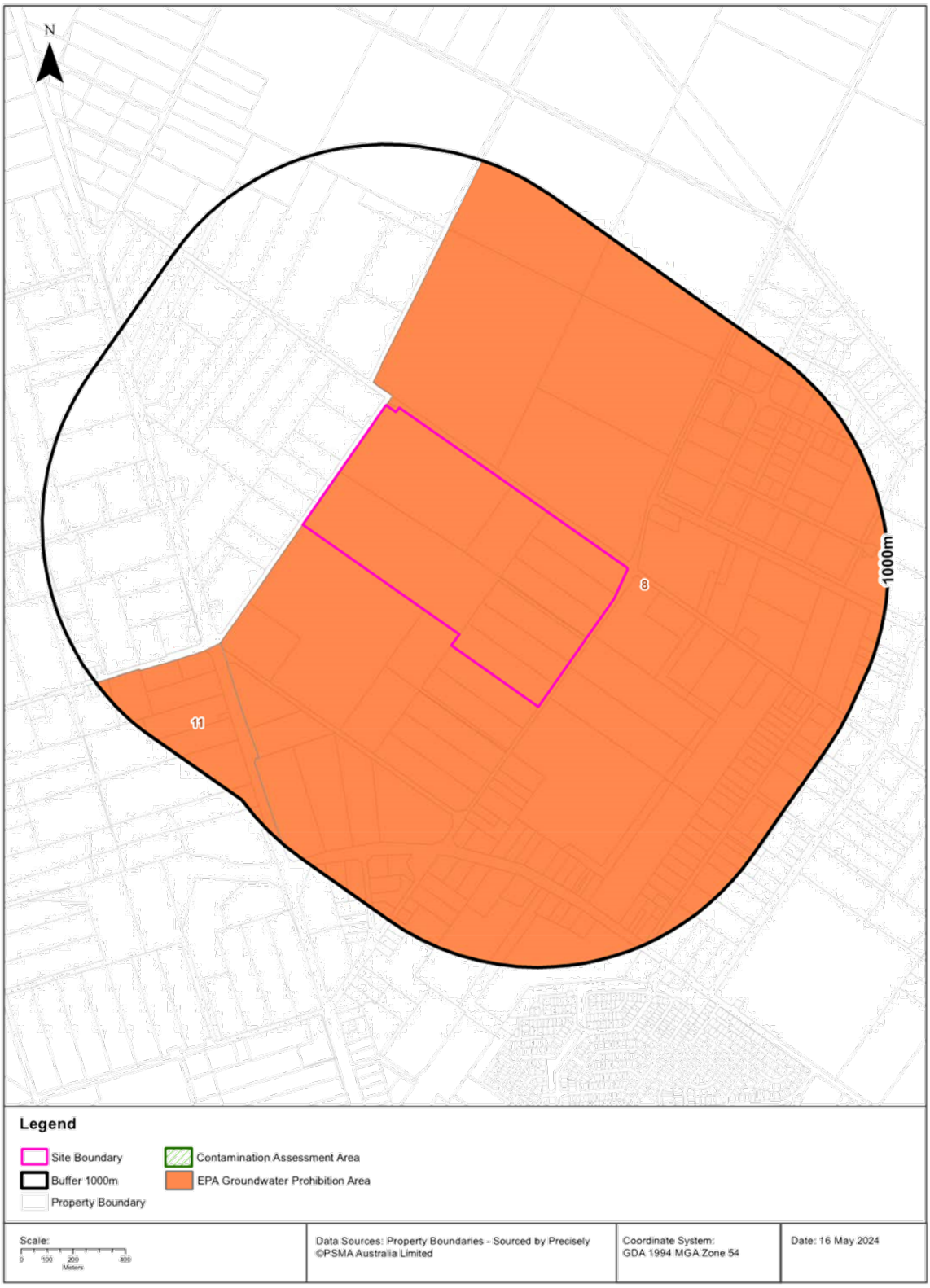
Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
14295	LICENCE	Expired	GIOVEM PTY LTD	Allotment 47 (FP 114408), Heaslip Road, BURTON SA 5110	Waste Recovery Facility	Current EPA Register	Premise Match	16m	South East
20702	LICENCE	Expired	GIOVEM PTY LTD	73-78 Heaslip Road, BURTON SA 5110	Waste Recovery Facility	Current EPA Register	Premise Match	16m	South East
51641	LICENCE	Issued	BURTON WASTE RECOVERY PTY LTD	73-87 Heaslip Road, BURTON SA 5110	Any other waste reprocessing facility,Waste Recovery Facility	Current EPA Register	Premise Match	16m	South East
ENL33MGO6G0	LICENCE APPLICATION	Authorisation Updated	BURTON WASTE RECOVERY PTY LTD	73-87 Heaslip Road, BURTON SA 5110	Any other waste reprocessing facility,Waste Recovery Facility	Current EPA Register	Premise Match	16m	South East
29264	LICENCE	Issued	FERRIS METAL RECYCLERS PTY LTD	Corner Waterloo Corner Road and Heaslip, BURTON SA 5110	Waste Recovery Facility	Current EPA Register	Premise Match	512m	South
24364	LICENCE	Issued	AAA RECYCLING PTY LTD	551 Waterloo Corner Road, BURTON SA 5110	Waste Recovery Facility	Current EPA Register	Premise Match	614m	South
50669	LICENCE	Issued	K.C.M. METAL PTY LTD	556 Waterloo Corner Road, BURTON SA 5110	Waste Recovery Facility	Current EPA Register	Premise Match	642m	South
LNL792DLAR	LICENCE APPLICATION	Authorisation Updated	K.C.M. METAL PTY LTD	556 Waterloo Corner Road, BURTON SA 5110	Waste Recovery Facility	Current EPA Register	Premise Match	642m	South
1346	LICENCE	Issued	DIRECT-MIX CONCRETE PROPRIETARY LIMITED	Allotment 2, Waterloo Corner Road, BURTON SA 5110	Concrete batching works	Current EPA Register	Premise Match	648m	South
40242	LICENCE APPLICATION	Proceed To Authorisation	Robert Koek	538-540 Waterloo Corner Road, Burton SA 5110	Waste transport business (category B)	Current EPA Register	Premise Match	711m	South
51452	LICENCE	Issued	FERRIS METAL RECYCLERS PTY LTD	361-369 Diment Road, DIREK SA 5110	Waste Recovery Facility	Current EPA Register	Premise Match	723m	East
ENL36NNQDXS	LICENCE APPLICATION	Authorisation Updated	FERRIS METAL RECYCLERS PTY LTD	361-369 Diment Road, DIREK SA 5110	Waste Recovery Facility	Current EPA Register	Premise Match	723m	East
14672	LICENCE	Issued	AMSAT PTY LTD	16 Hawker Road, BURTON SA 5110	roasting or drying),Fuel burning comprising the burning of fuel to stove enamel or to bake or dry substances releasing dust or air impurities,Produce processing works (deep fat frying	Current EPA Register	Premise Match	731m	South East
50224	LICENCE	Surrendered	NDA AUSTRALIA PTY LTD	12 Hawker Road, BURTON SA 5110	Abrasive blasting	Current EPA Register	Premise Match	741m	South East
LNL6CCWCF	LICENCE APPLICATION	Proceed To Authorisation	NDA AUSTRALIA PTY LTD	12 Hawker Road, BURTON SA 5110	Abrasive blasting	Current EPA Register	Premise Match	741m	South East
50838	LICENCE	Issued	AMPOL AUSTRALIA PETROLEUM PTY LTD	2-6 Pilatus Drive, DIREK SA 5110	Petrol stations	Current EPA Register	Premise Match	811m	North East
ENL906LS5L	LICENCE APPLICATION	Authorisation Updated	CALTEX AUSTRALIA PETROLEUM PTY LTD	2-6 Pilatus Drive, DIREK SA 5110	Petrol stations	Current EPA Register	Premise Match	811m	North East

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
50191	LICENCE	Surrendered	LENDLEASE ENGINEERING PTY LIMITED	1277-1291 Port Wakefield Road, WATERLOO CORNER SA 5110	Concrete batching works	Current EPA Register	Premise Match	818m	South West
ENL13 EJ470	LICENCE APPLICATION	Proceed To Authorisation	LENDLEASE ENGINEERING PTY LIMITED	1277-1291 Port Wakefield Road, WATERLOO CORNER SA 5110	Concrete batching works	Current EPA Register	Premise Match	818m	South West
21522	LICENCE	Issued	EXACT CONTRACTING SERVICES PTY LTD	43-45 Hawker Road, BURTON SA 5110	Waste or recycling depots (waste for resource recovery or transfer)	Current EPA Register	Premise Match	871m	South East
LSL56 URTE4	LICENCE APPLICATION	Authorisation Updated	EXACT CONTRACTING SERVICES PTY LTD	43-45 Hawker Road, BURTON SA 5110	Waste or recycling depots (waste for resource recovery or transfer)	Current EPA Register	Premise Match	871m	South East
LNL61 WPB2 G	LICENCE APPLICATION	Processing	ELT RECYCLING AUSTRALIA PTY LTD	2-12 Hookina Road, BURTON SA 5110	Tyre waste treatment works,Waste Recovery Facility	Current EPA Register	Premise Match	872m	South East
23245	LICENCE	Issued	DISTRIBUTION 360 PTY LTD	Allotment 10 (D122429) Hundred of MUNNO PARA, BURTON 5110 SA	Waste Recovery Facility	Current EPA Register	Premise Match	883m	South
23245	LICENCE	Issued	DISTRIBUTION 360 PTY LTD	Allotment 100, Hatcher Court, BURTON SA 5110	Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	883m	South
25622	LICENCE	Issued	LALTA PTY. LTD.	6 Hatcher Court, BURTON SA 5110	Waste recycling depot (waste for resource recovery or transfer)	Current EPA Register	Premise Match	929m	South
50191	LICENCE	Surrendered	LENDLEASE ENGINEERING PTY LIMITED	Northern Connector Project along North-South Corridor from Northern Expressway interchange with Port Wakefield Rd at Waterloo Corner, to Port River Expressway and the South Rd Superway interchange at Wingfield. Includes Dredging sites at North Arm Creek, Dry Creek, Little Para River and Helps Drain.	Dredging - for each day on which dredging occurs during the licence period,Earthworks drainage - for each day on which earthworks drainage takes place during the licence period	Current EPA Register	Road Match	959m	West
ENL13 EJ470	LICENCE APPLICATION	Proceed To Authorisation	LENDLEASE ENGINEERING PTY LIMITED	Northern Connector Project along North-South Corridor from Northern Expressway interchange with Port Wakefield Rd at Waterloo Corner, to Port River Expressway and the South Rd Superway interchange at Wingfield. Includes Dredging sites at North Arm Creek, Dry Creek, Little Para River and Helps Drain.	Dredging - for each day on which dredging occurs during the licence period,Earthworks drainage - for each day on which earthworks drainage takes place during the licence period	Current EPA Register	Road Match	959m	West

Authorisations Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Contamination Assessment and Groundwater Prohibition Areas

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Contamination Assessment Areas

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

Map Id	Area Name	Map Link	Status	Location Confidence	Distance	Direction
N/A						

Assessment Areas Data Source: EPA South Australia

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

Contamination Assessment and Groundwater Prohibition Areas

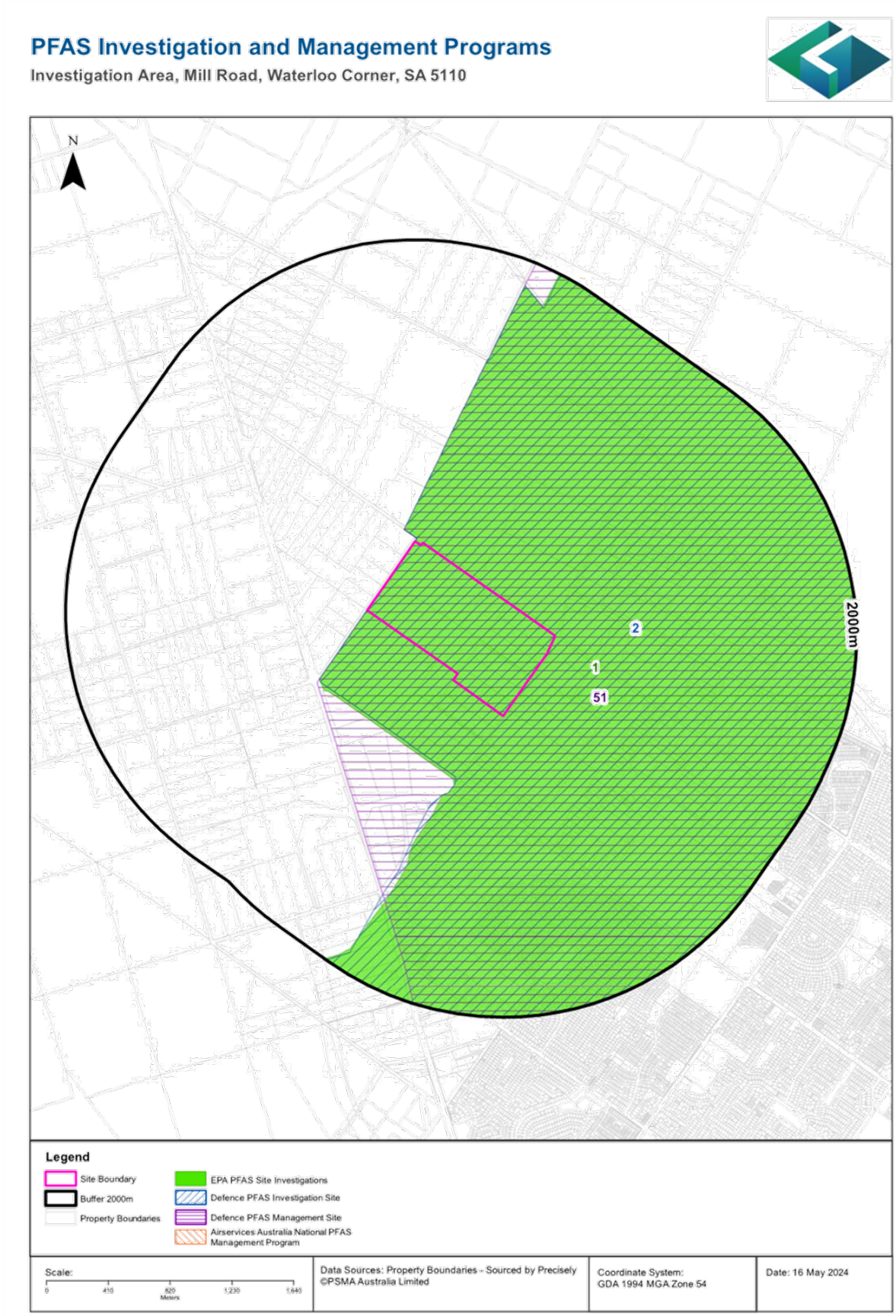
Investigation Area, Mill Road, Waterloo Corner, SA 5110

EPA Groundwater Prohibition Areas

EPA Groundwater Prohibition Areas within the dataset buffer:

Map Id	Site Name	Location Confidence	Distance	Direction
8	Edinburgh Stage 1	As Supplied	0m	On-site
11	Edinburgh Stage 2	As Supplied	552m	South West

Groundwater ProhibitionAreas Data Source: EPA South Australia


PFAS Investigation and Management Programs
Investigation Area, Mill Road, Waterloo Corner, SA 5110
N
2000m
2
1
51
Legend
Site Boundary
Buffer 2000m
Property Boundaries
EPA PFAS Site Investigations
Defence PFAS Investigation Site
Defence PFAS Management Site
Airservices Australia National PFAS Management Program
Scale:
0
410
820
1,230
1,640
Meters
Data Sources: Property Boundaries - Sourced by Precisely ©PSMA Australia Limited
Coordinate System: GDA 1994 MGA Zone 54
Date: 16 May 2024

PFAS Investigation & Management Programs

Investigation Area, Mill Road, Waterloo Corner, SA 5110

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
1	RAAF Base Edinburgh	Document Link	Premise Match	0m	On-site

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
2	RAAF Base Edinburgh	Edinburgh, South Australia	Premise Match	0m	On-site

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
51	RAAF Base Edinburgh	Edinburgh, South Australia	Premise Match	0m	On-site

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

Airservices Australia National PFAS Management Program

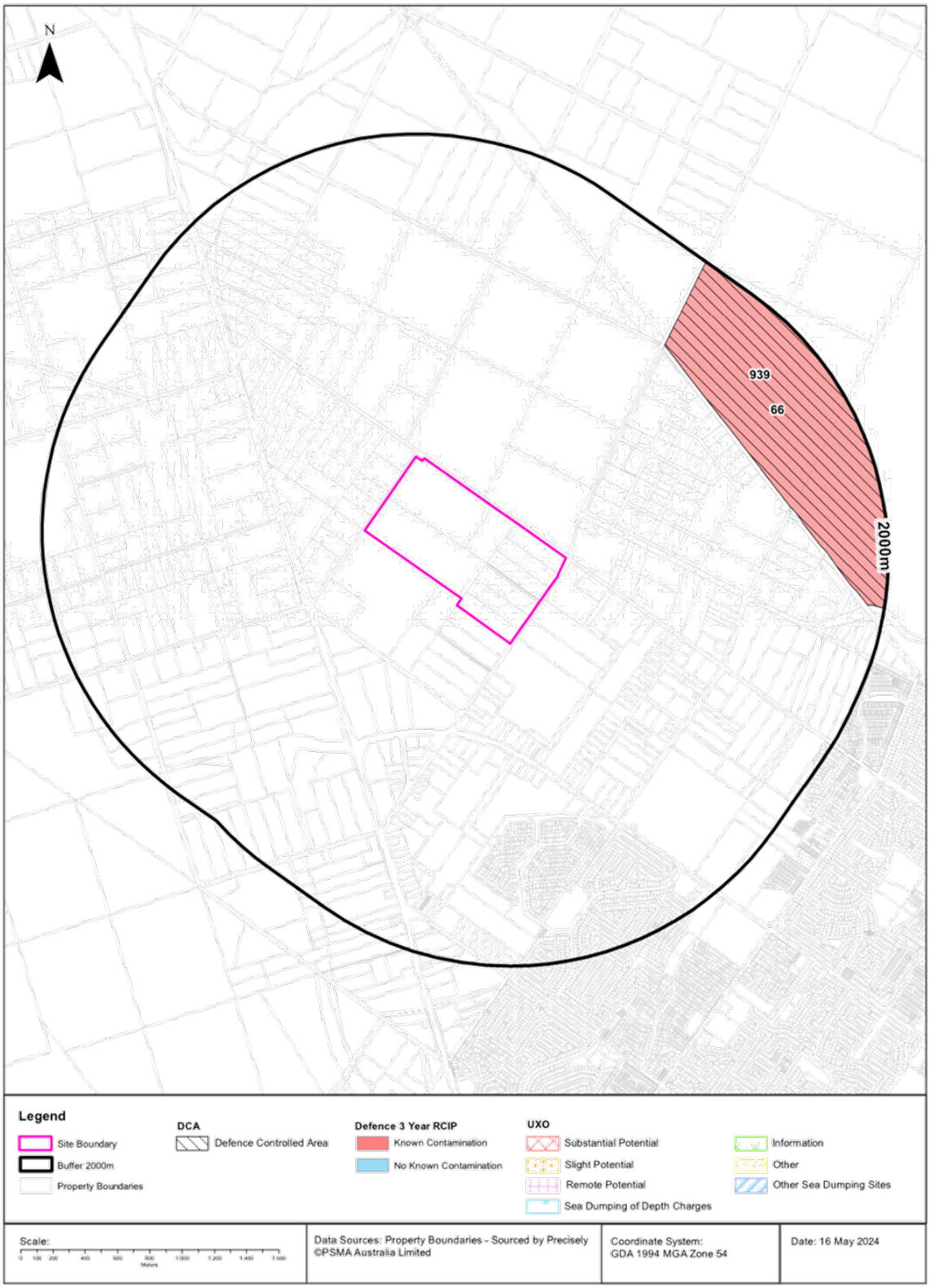
Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

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

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Defence Sites and Unexploded Ordnance

Investigation Area, Mill Road, Waterloo Corner, SA 5110

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
66	RAAF Base Edinburgh	As Supplied	1294m	East

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
939	RAAF Base Edinburgh	Edinburgh, South Australia	YES	Premise Match	1293m	East

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

National Unexploded Ordnance (UXO)

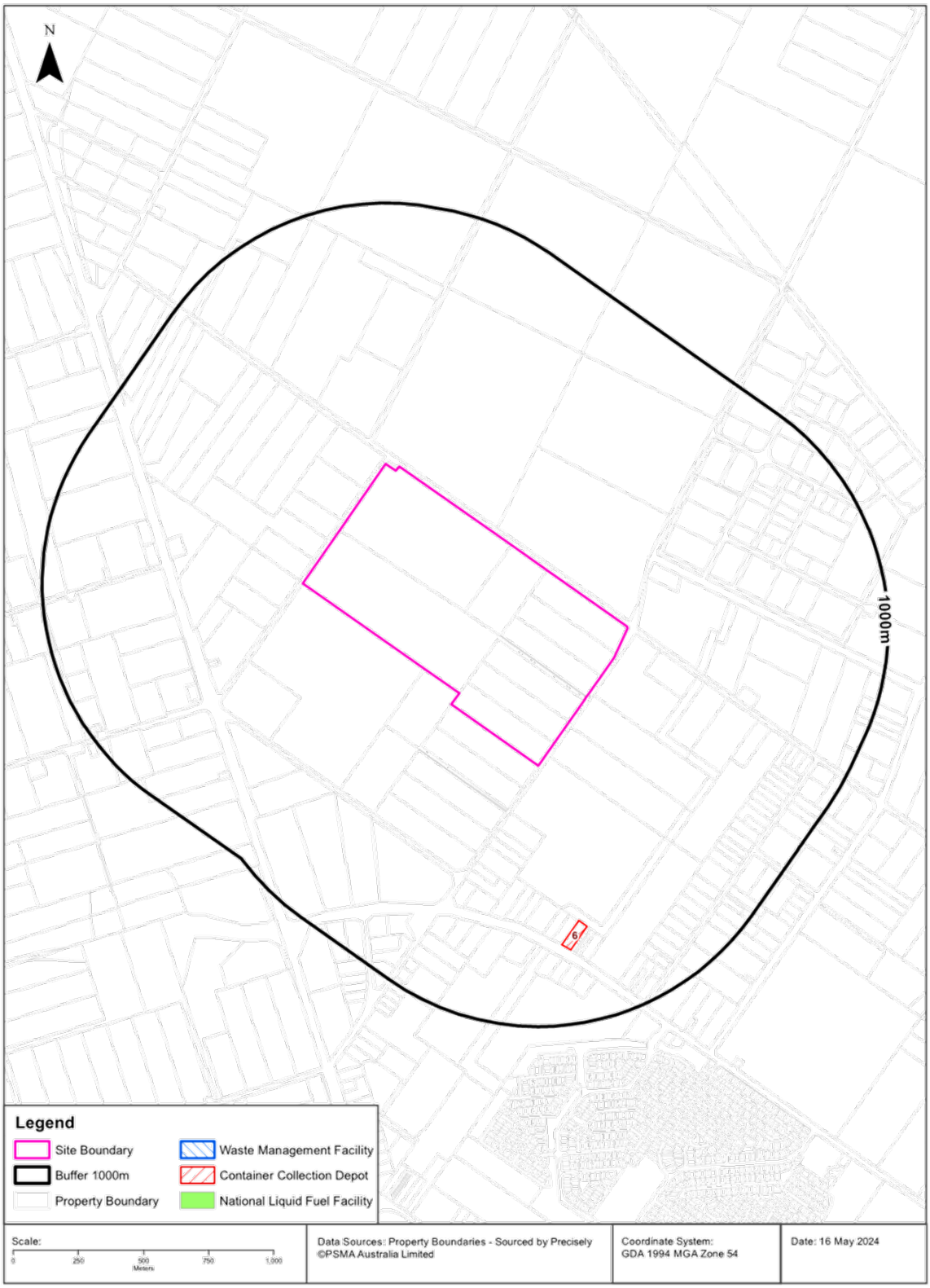
Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

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

Waste Management & Liquid Fuel Facilities

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Waste Management and Liquid Fuel Facilities

Investigation Area, Mill Road, Waterloo Corner, SA 5110

National Waste Management Site Database

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

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

Waste Management Facilities Data Source: Australian Government Geoscience Australia
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EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

MapId	Name	Address	Suburb	Loc Conf	Distance	Direction
6	AAA Recycling	551 Waterloo Cnr Road	BURTON	Premise Match	614m	South

Collection Depot Data Source: EPA South Australia

National Liquid Fuel Facilities

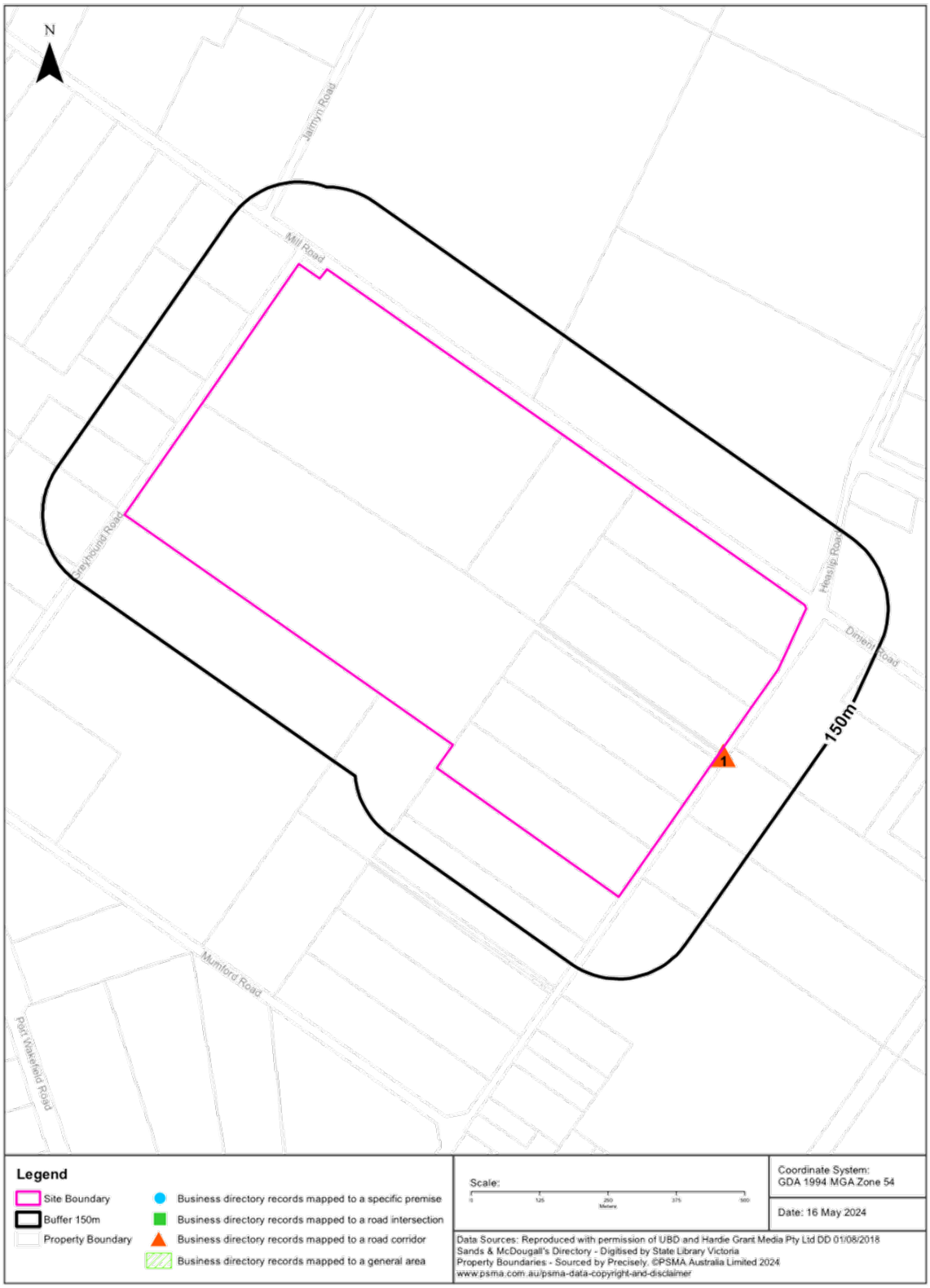
National Liquid Fuel Facilties within the dataset buffer:

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

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

Historical Business Directories

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Historical Business Directories

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Business Directory Records 1910-1991
Premise or Road Intersection Matches

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

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

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

Business Directory Records 1910-1991
Road or Area Matches

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	Motor Wreckers	Burton Auto Parts, Lot 13, Heaslip Rd, Burton, 5110	29161	1991	Road Match	7m
	Motor Panel Beaters &/or Spray Painters	LF Motors, Lot 1, Heaslip Rd, Burton, 5110	28225	1991	Road Match	7m

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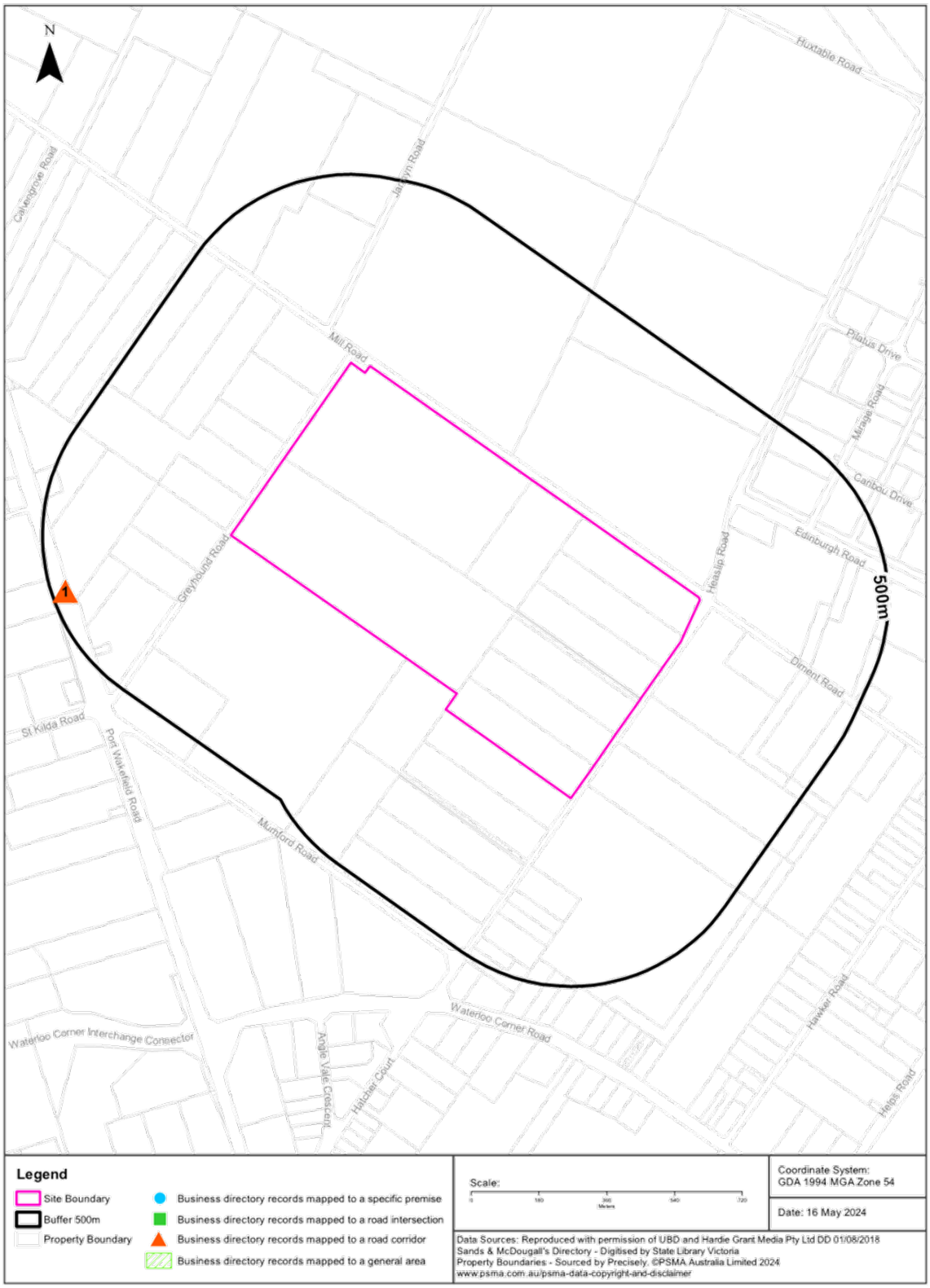
Dry Cleaners, Motor Garages & Service Stations

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Historical Business Directories

Investigation Area, Mill Road, Waterloo Corner, SA 5110

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

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

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

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

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	MOTOR GARAGES & SERVICE STATIONS	BP Waterloo Corner Port Wakefield rd Waterloo Corner	14363	1973	Road Match	460m
	MOTOR GARAGES & SERVICE STATIONS	Plains Service Station The Port Wakefield rd Waterloo Corner	16818	1973	Road Match	460m

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

Aerial Imagery 2024

Investigation Area, Mill Road, Waterloo Corner, SA 5110



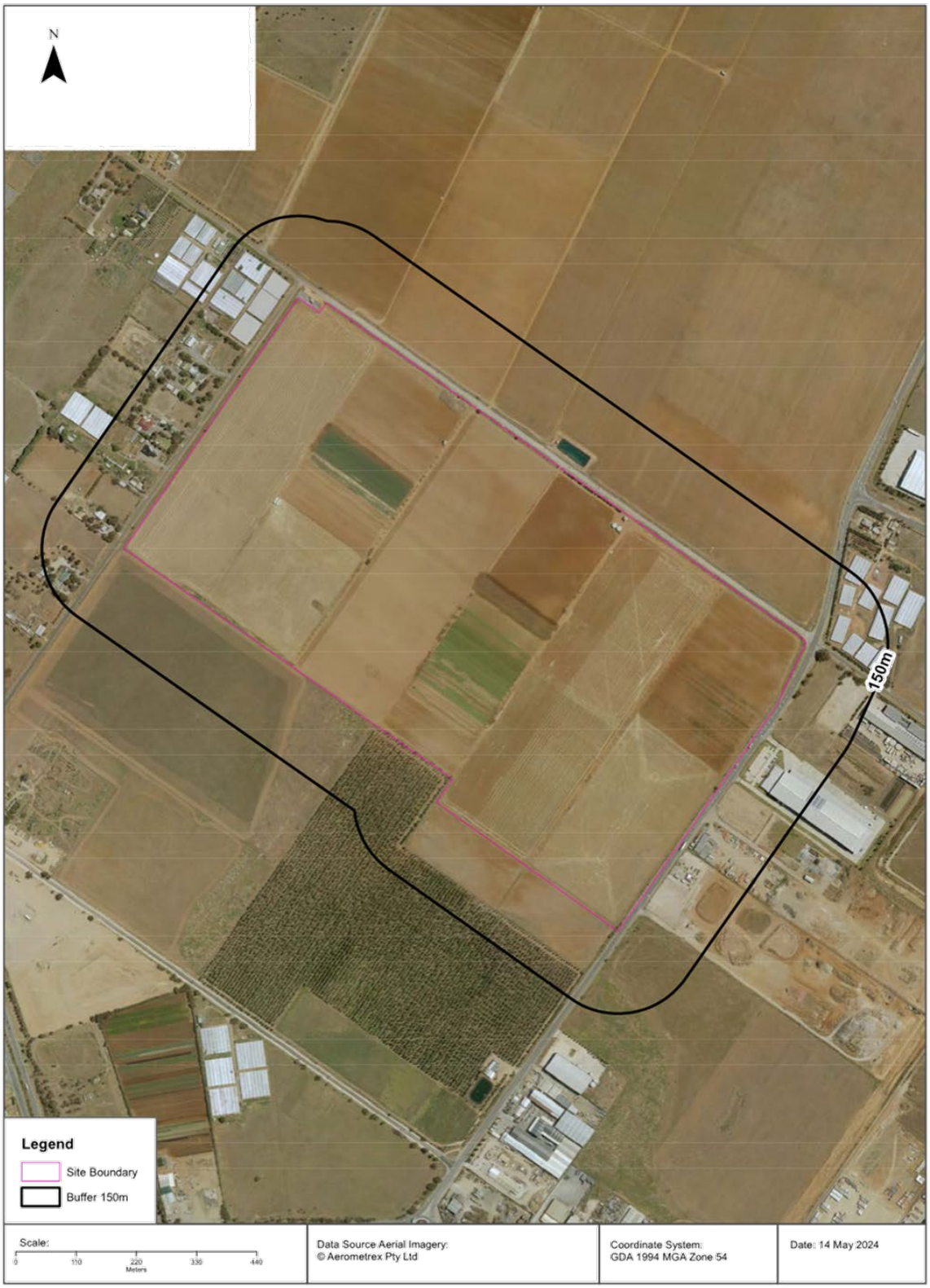
Aerial Imagery 2021

Investigation Area, Mill Road, Waterloo Corner, SA 5110



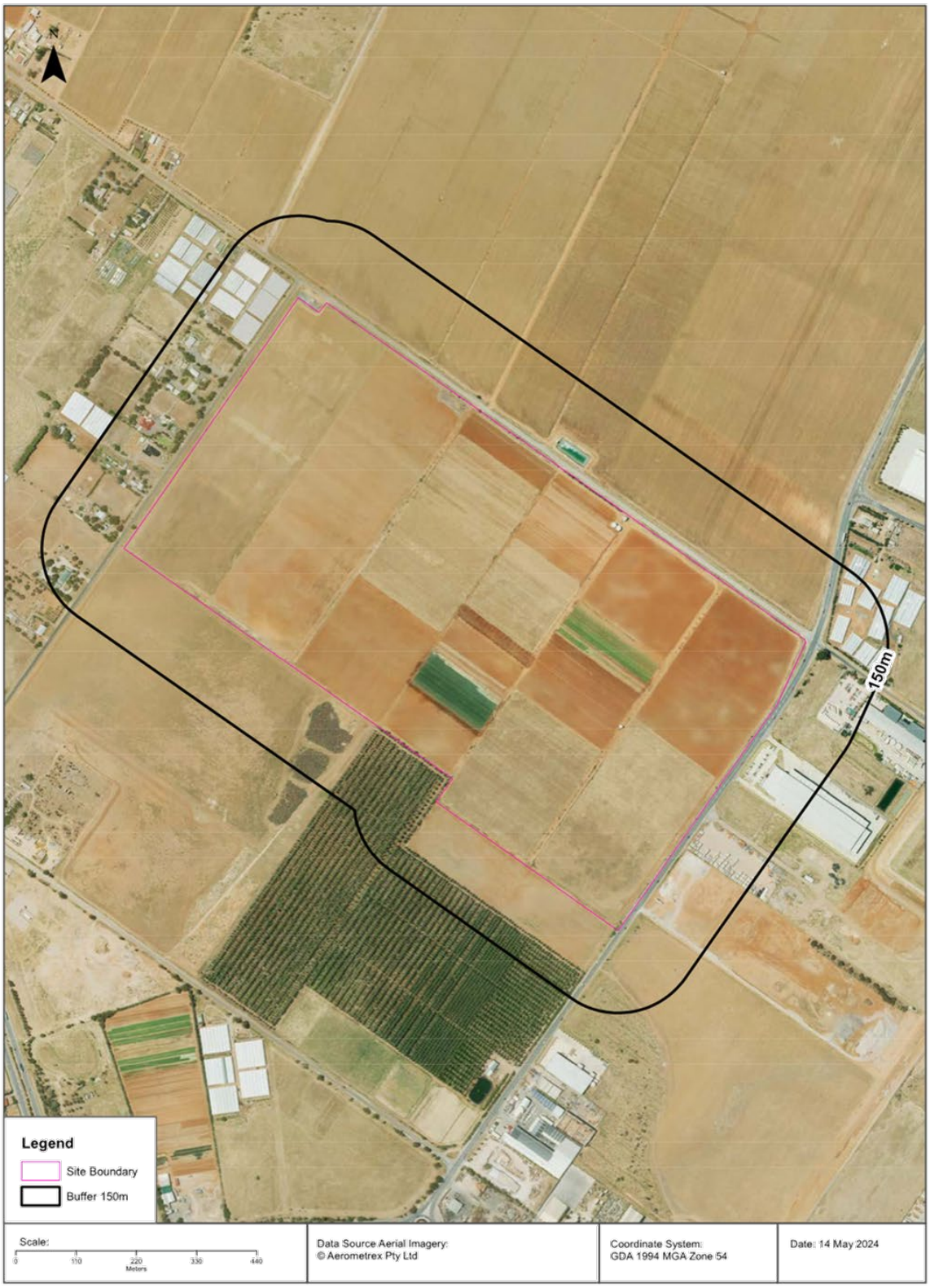
Aerial Imagery 2018

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Aerial Imagery 2015

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Aerial Imagery 2012

Investigation Area, Mill Road, Waterloo Corner, SA 5110



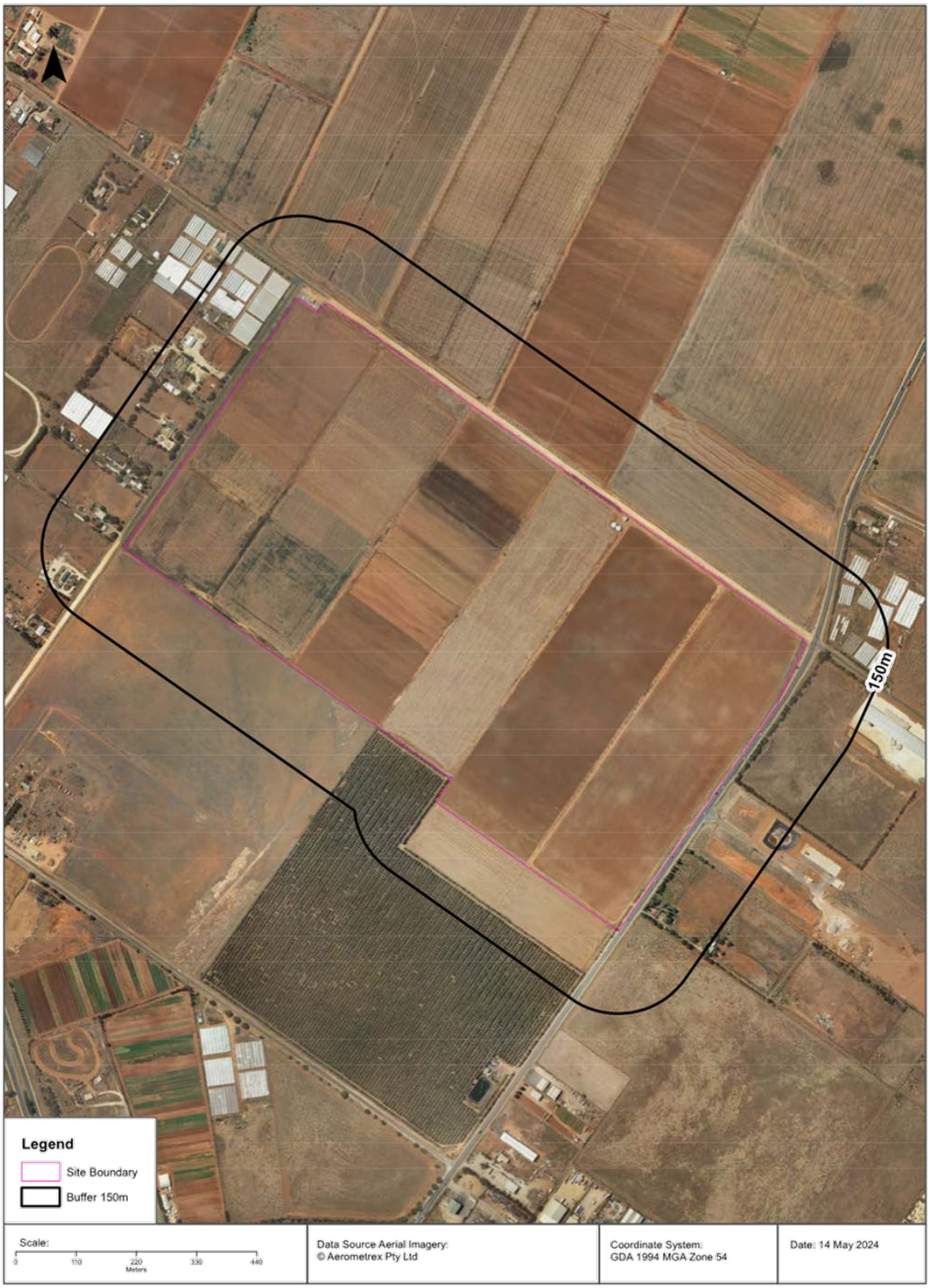
Aerial Imagery 2009

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Aerial Imagery 2006

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Aerial Imagery 2004

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Aerial Imagery 1986-1989

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Aerial Imagery 1979

Investigation Area, Mill Road, Waterloo Corner, SA 5110



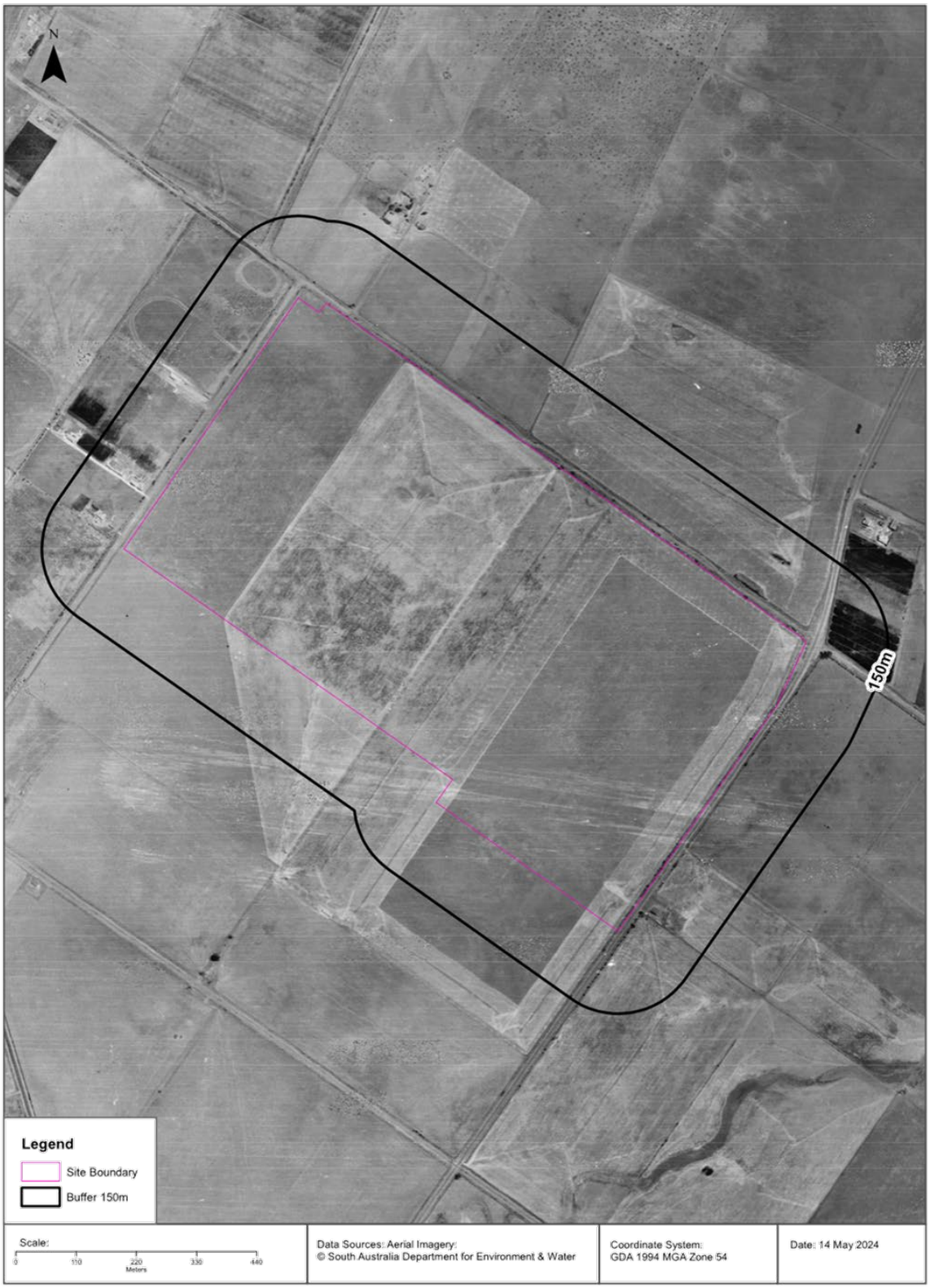
Aerial Imagery 1968-1969

Investigation Area, Mill Road, Waterloo Corner, SA 5110



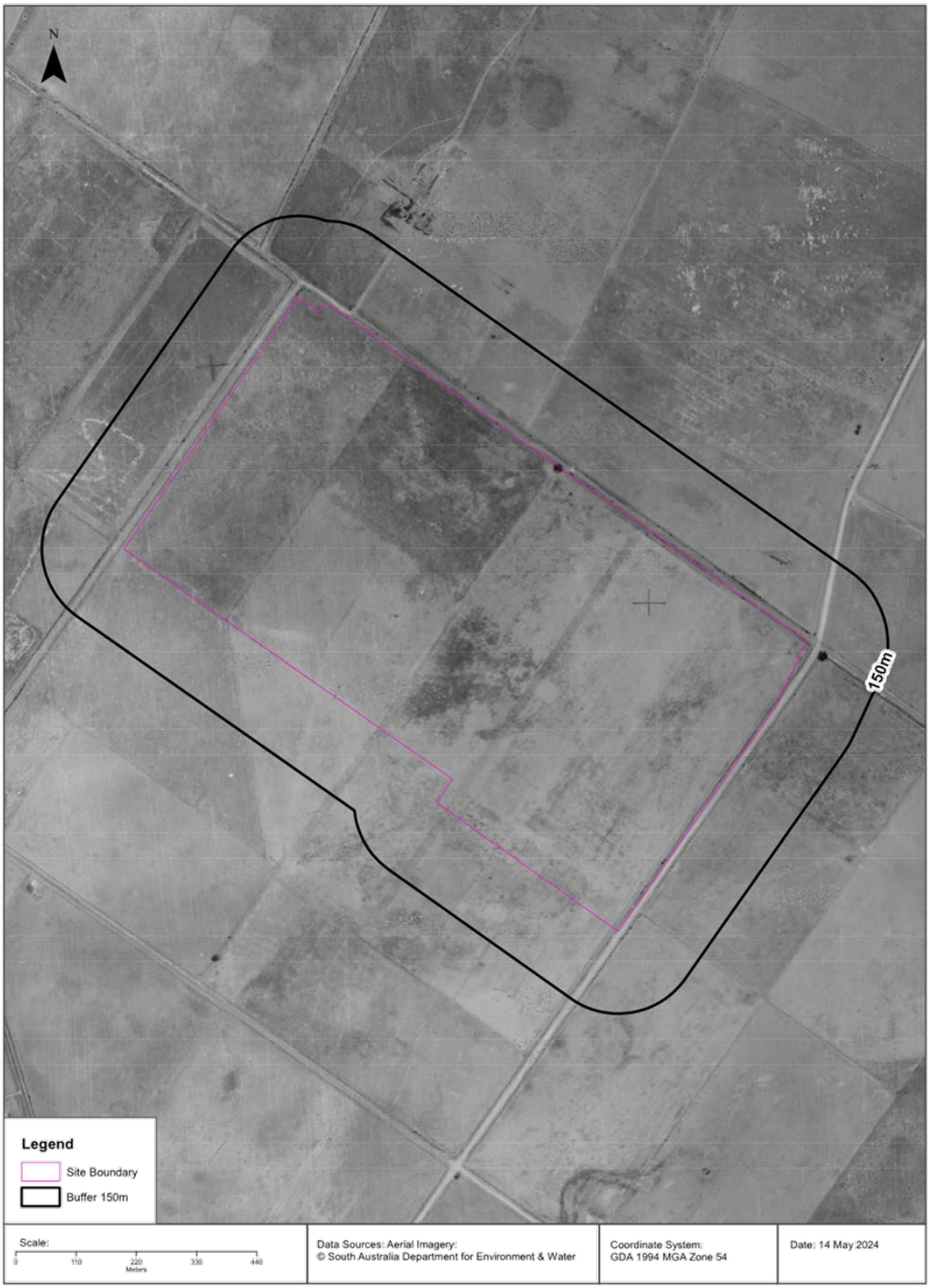
Aerial Imagery 1959-1961

Investigation Area, Mill Road, Waterloo Corner, SA 5110



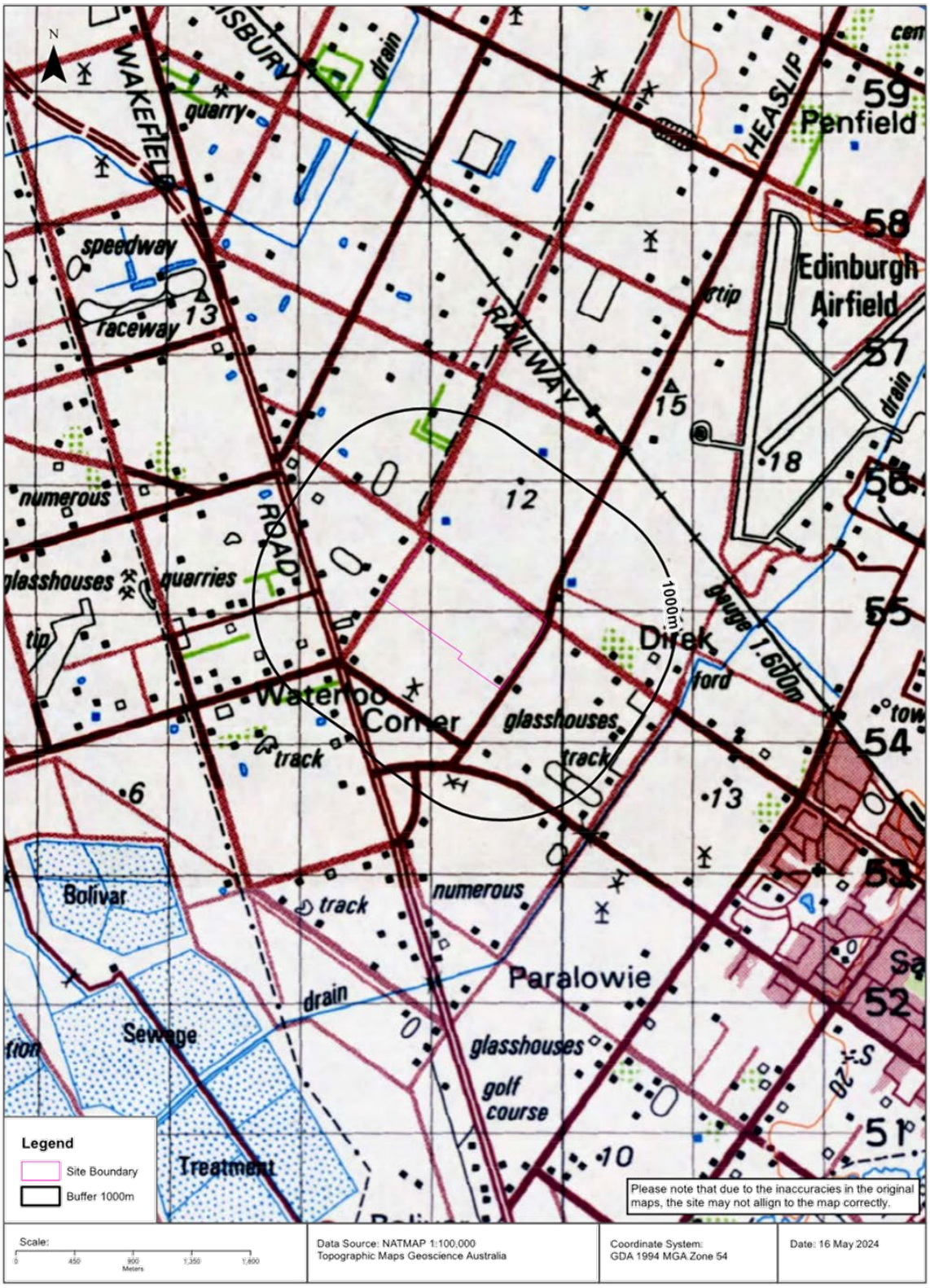
Aerial Imagery 1949

Investigation Area, Mill Road, Waterloo Corner, SA 5110



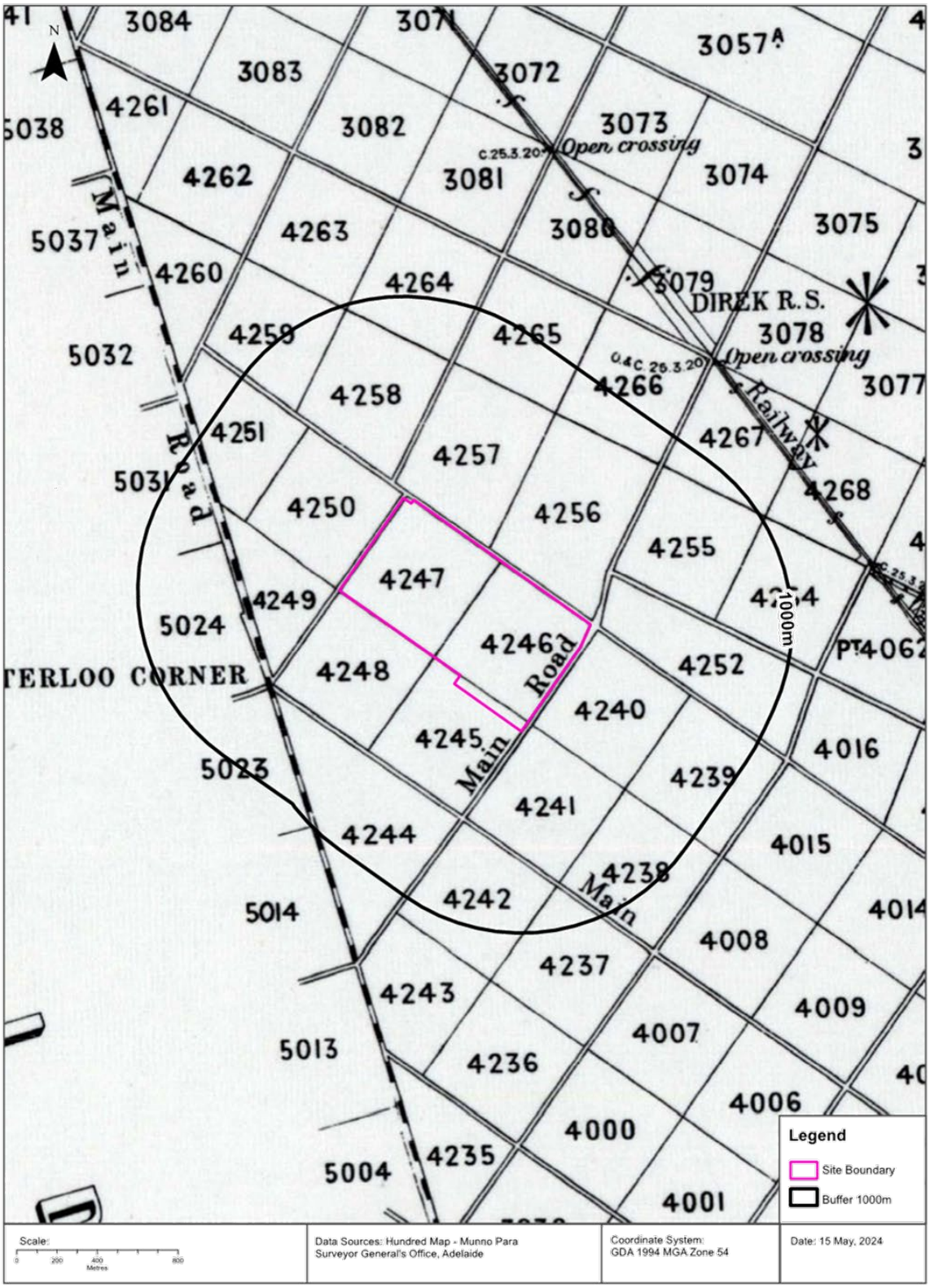
Historical Map 1982

Investigation Area, Mill Road, Waterloo Corner, SA 5110



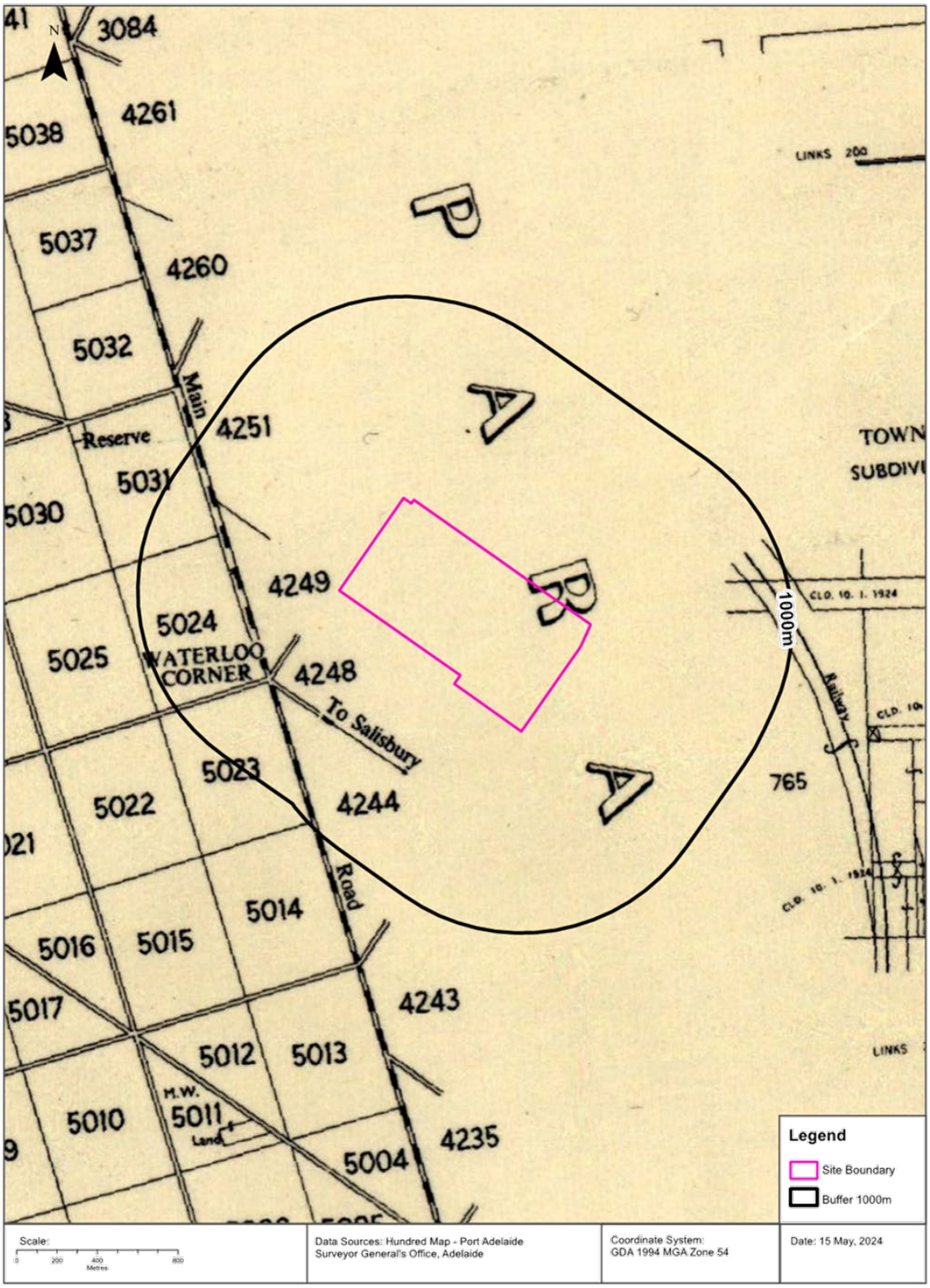
Historical Map 1964

Investigation Area, Mill Road, Waterloo Corner, SA 5110



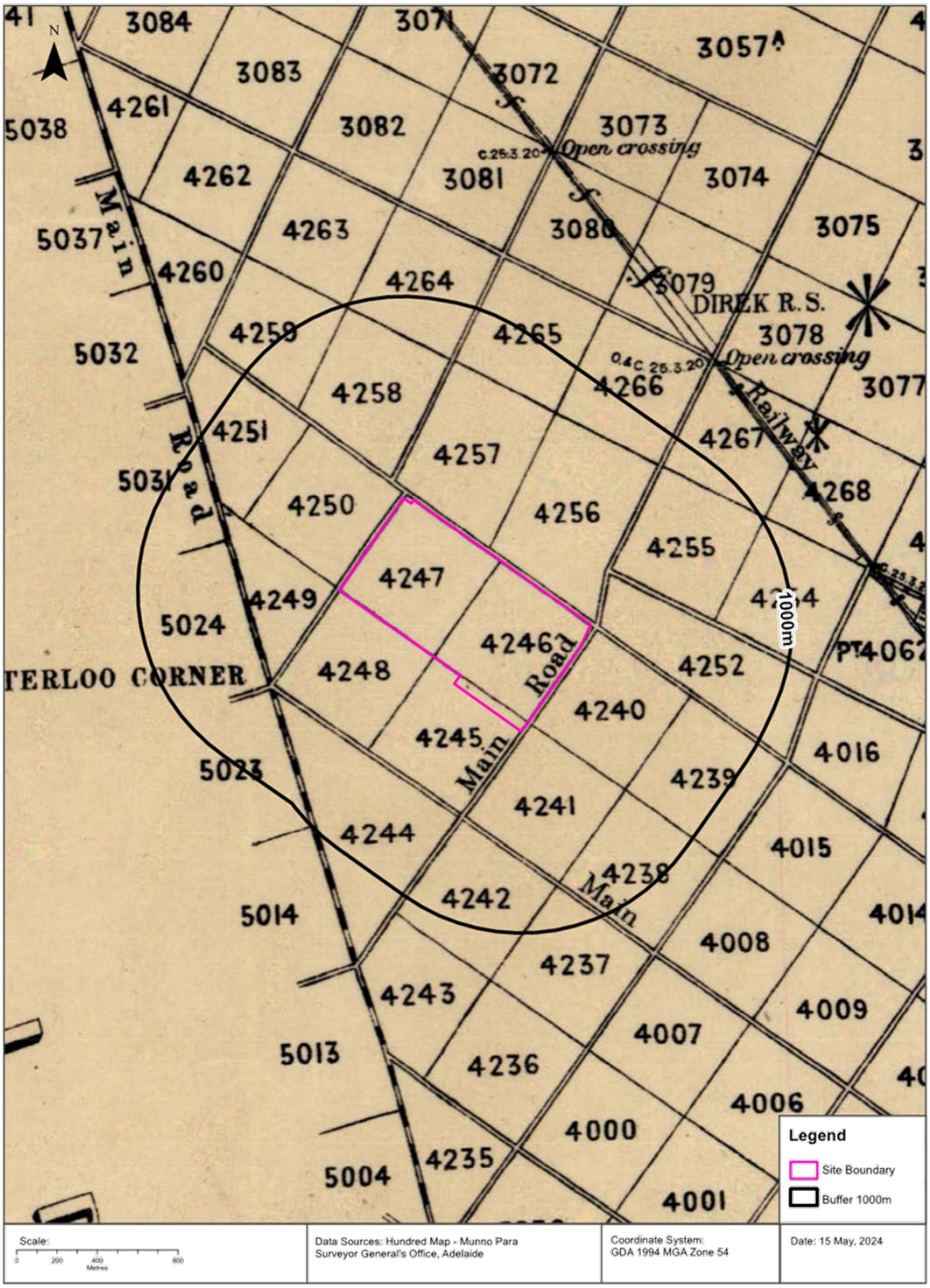
Historical Map 1962

Investigation Area, Mill Road, Waterloo Corner, SA 5110



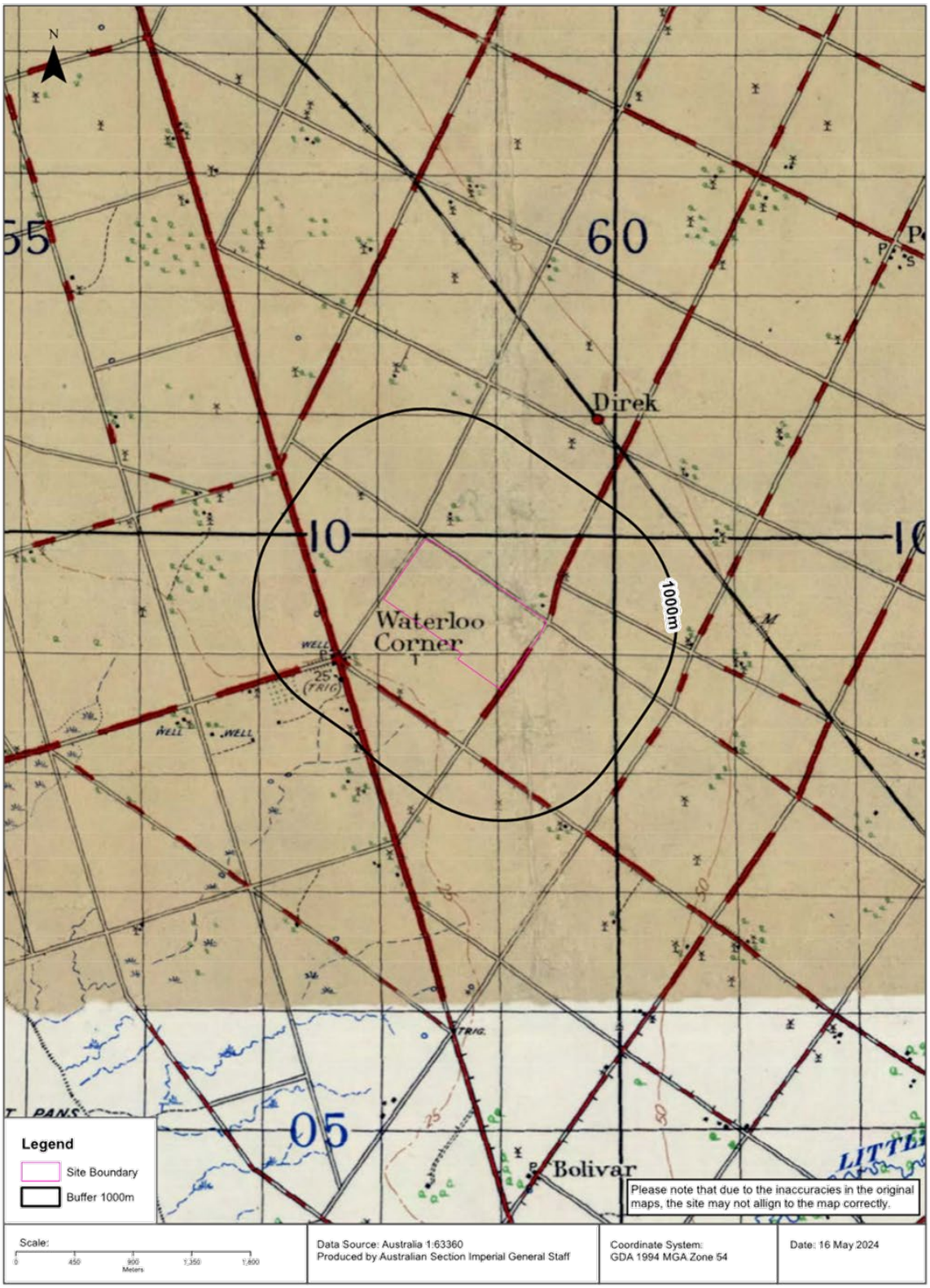
Historical Map 1956

Investigation Area, Mill Road, Waterloo Corner, SA 5110



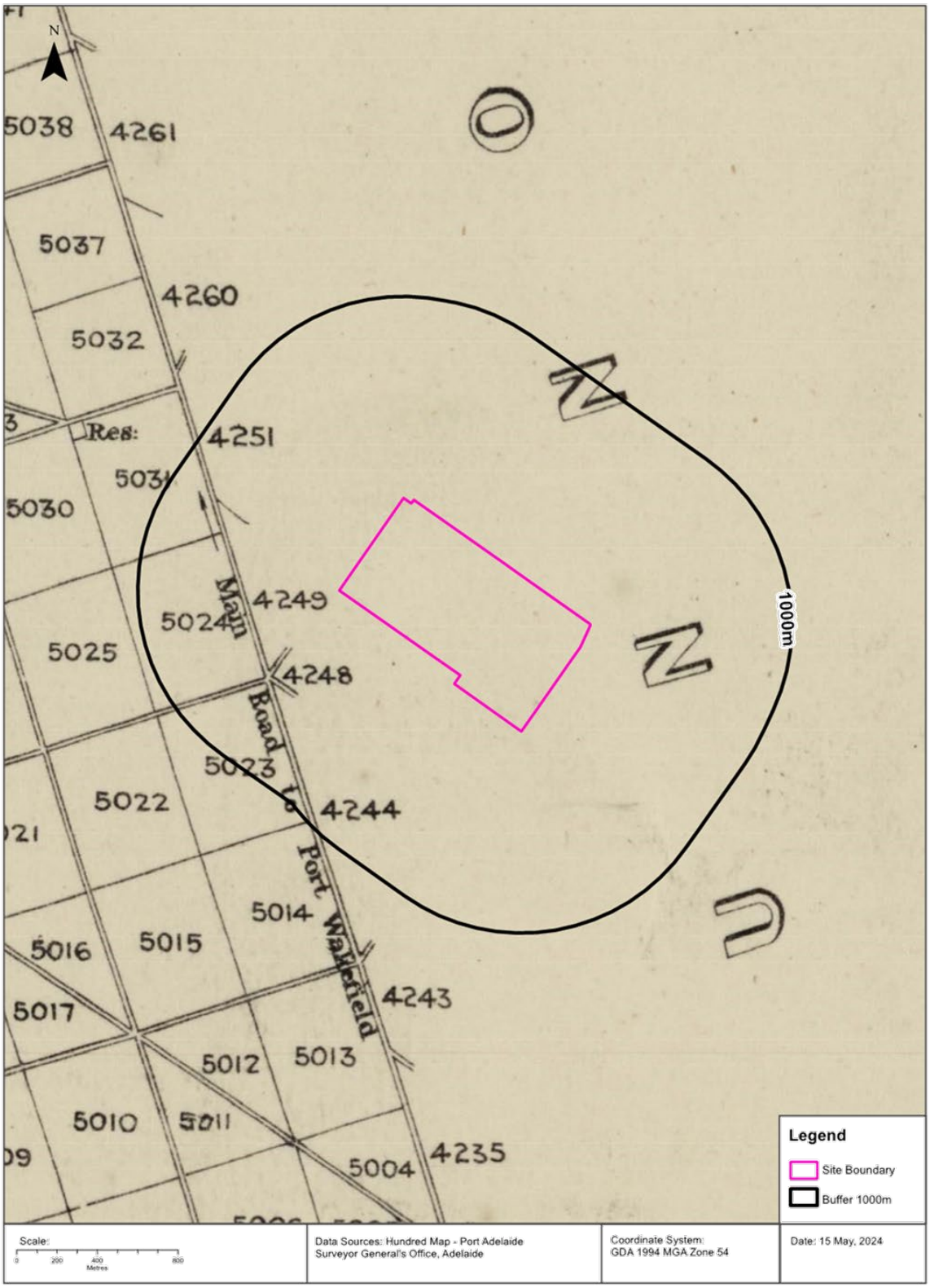
Historical Map c.1937

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Historical Map 1876

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Mining

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Mines and Mineral Deposits

Mines and mineral deposits within the dataset buffer:

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

All Mines and Mineral Deposits Data Source: Dept. of State Development, Resources and Energy - South Australia
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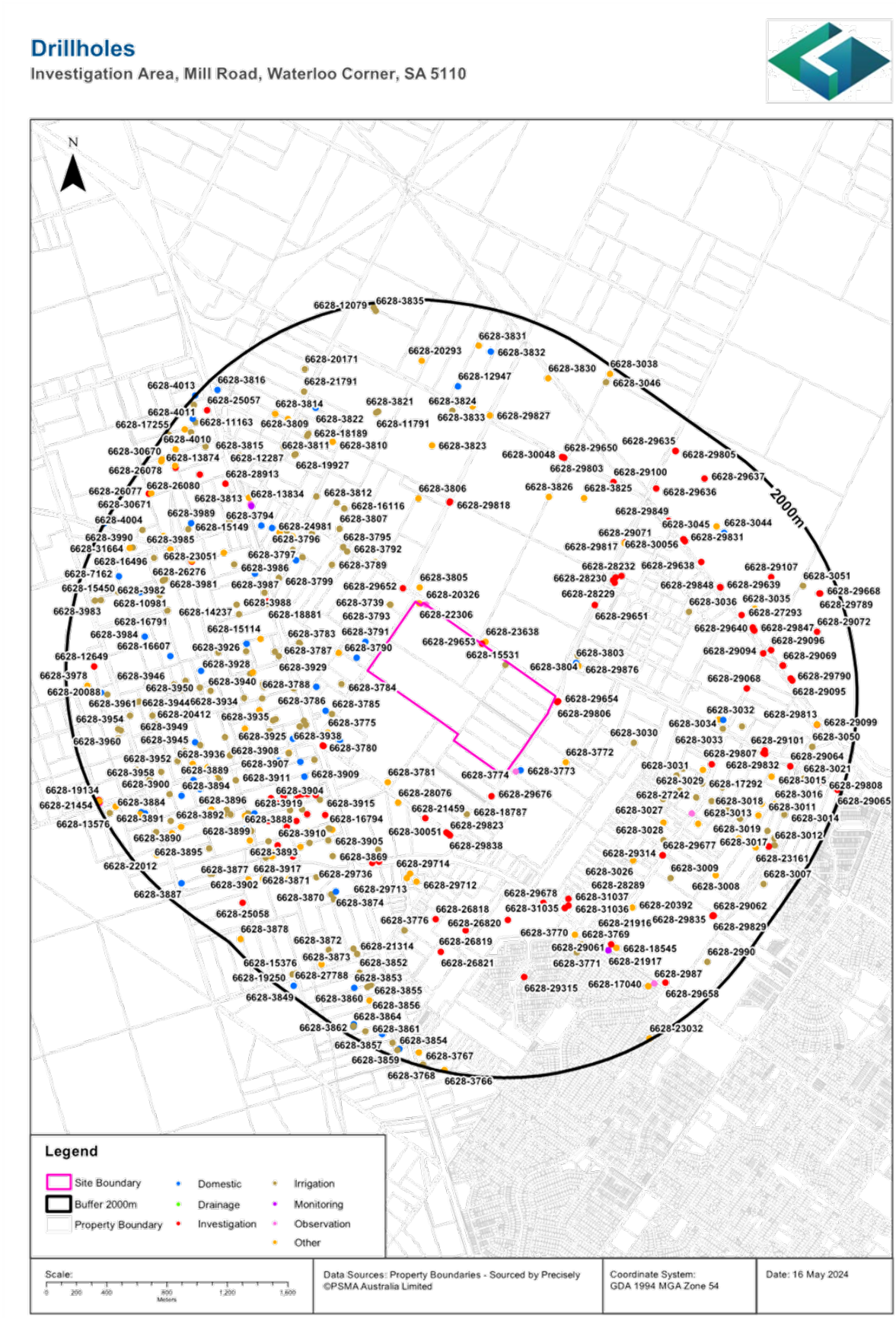
Drillholes
Investigation Area, Mill Road, Waterloo Corner, SA 5110
N
2000m
Legend
Site Boundary
Buffer 2000m
Property Boundary
Domestic
Drainage
Investigation
Irrigation
Monitoring
Observation
Other
Scale:
Data Sources: Property Boundaries - Sourced by Precisely ©PSMA Australia Limited
Coordinate System: GDA 1994 MGA Zone 54
Date: 16 May 2024

Hydrogeology & Groundwater

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Hydrogeology

Description of aquifers within the dataset buffer:

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

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)
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Groundwater Aquifers

Groundwater aquifers within the dataset buffer:

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

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

Drillholes within the dataset buffer:

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-15531	62500		Operational	Irrigation	1990-10-19	97.00		11.90		1199	2170	30.0000				0m	On-site
6628-20326	182147		Operational	Observation	2000-08-21	93.50	10.02	9.90	7.70	762	1382	5.0000	8.95	8.83	1.07	0m	North West
6628-29653	312494			Investigation	2018-02-13	8.00		11.90								1m	North East
6628-22306	206610	SITE 6	Backfilled	Anode Protection	2005-09-24	5.00		11.10								2m	North West
6628-23638	240196		Operational		2008-04-17	97.00		11.90		950	1720	30.0000	15.00	15.00	-3.10	26m	North East
6628-29806	313693			Investigation	2018-07-04	24.00		11.80								28m	East
6628-29654	312495			Investigation	2018-01-30	8.50		11.80								29m	East
6628-3774	50743		Operational	Observation	1960-01-01	80.16	11.26						5.64	5.64	5.62	50m	South East
6628-3773	50742		Operational	Domestic; Irrigation	1959-01-01	102.72	11.00		8.50	684	1242	12.6300				71m	South East
6628-3805	50774		Not Located	Stock	1957-01-01	39.62	11.00			1083	1962		0.30	0.30	10.70	95m	North West
6628-3790	50759		Operational	Domestic; Irrigation; Observation	1960-01-01	76.20	10.15			617	1120	15.1600	9.85	9.85	0.30	107m	West
6628-29652	312493			Investigation	2018-02-13	8.00		11.00								119m	North West
6628-3791	50760		Operational	Domestic; Irrigation; Stock	1957-01-01	91.44	11.00		7.90	757	1373	15.1537	12.19	12.19	-1.19	119m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-3739	50708	GG HALLETT 2	Unknown	Construction Materials	1957-07-04	4.27										124m	North West
6628-3793	50762		Operational	Irrigation	1961-01-01	85.34	11.00			1602	2890	16.4200				124m	North West
6628-29676	312570			Investigation	2018-03-14	8.50		10.20								157m	South
6628-3784	50753		Unknown	Irrigation; Stock	1956-07-01	92.05	10.00			711	1291	12.6300				195m	West
6628-3787	50756		Not Located		1960-01-01	45.72	11.00			566	1029		4.57	4.57	6.43	225m	West
6628-29876	313856		Operational		2018-10-25	98.00		12.70		757	1372	12.0000	16.00	16.00	-3.30	250m	East
6628-3803	50772		Operational	Domestic; Irrigation; Stock	1953-03-16	83.82	13.00		7.80	740	1342	16.4200	15.85	15.85	-2.85	257m	East
6628-3772	50741		Unknown	Stock	1955-02-04	19.20	11.00			8797	15153		1.52	1.52	9.48	285m	South East
6628-3804	50773		Backfilled	Irrigation; Stock	1959-01-01	54.86	12.00			540	982	0.6314	5.49	5.49	6.51	302m	East
6628-18787	167659		Operational	Irrigation	1997-11-20	122.00		10.00		1490	2690	18.0000	18.00	18.00	-8.00	350m	South
6628-3788	50757		Not Located	Domestic; Irrigation	1961-01-01	92.05	11.00			900	1633	0.7577				355m	West
6628-3785	50754		Operational	Irrigation		88.39	11.00			1539	2778		0.00	0.00	11.00	372m	West
6628-3808	50777		Operational	Irrigation	1965-08-01	103.63	11.00			1008	1825	12.6300	8.33	8.33	2.67	374m	North West
6628-3786	50755		Operational	Domestic; Irrigation	1957-03-01	91.74	11.00		8.10	644	1170	8.7500	12.19	12.19	-1.19	386m	West
6628-3783	50752		Backfilled	Irrigation; Observation; Stock	1934-12-08	121.92	10.00		6.50	1515	2734	0.6314	11.67	11.67	-1.67	480m	West
6628-3782	50751		Operational	Domestic; Irrigation; Stock	1965-01-01	54.86	11.00		8.10	760	1379	12.6281				487m	South West
6628-20556	185097		Operational	Irrigation	2000-09-08	89.00		10.10		164	299	7.0000	20.00	20.00	-9.90	488m	West
6628-3775	50744		Operational	Stock	1955-01-01	3.66	11.00			5985	10504					490m	West
6628-3941	50910		Operational	Irrigation	1976-07-02	91.44	11.00		7.80	715	1298	12.6300				504m	West
6628-3780	50749		Operational	Domestic; Irrigation; Stock	1950-04-21	36.58	11.00		6.50	700	1271	15.1537				506m	West
6628-3781	50750		Operational	Stock	1962-01-01	12.19	10.00		7.00	4700	8302					517m	South West
6628-29838	313732			Investigation	2018-08-10	18.00		9.60								526m	South
6628-30051	315593			Investigation	2018-10-24	43.50		9.60								526m	South
6628-29823	313714			Investigation	2018-05-24	8.00		9.50								527m	South
6628-30066	315669			Investigation	2019-02-06	57.00		9.70								527m	South
6628-21459	197988	41		Investigation; Monitoring	2003-07-31	6.00	8.89	8.83								530m	South
6628-3937	50906		Backfilled	Irrigation	1959-01-01	137.16	11.00					11.3700				538m	West
6628-3938	50907		Backfilled	Irrigation	1971-03-20	84.43	11.00		7.80	10696	18190	12.6281	24.38	24.38	-13.38	544m	West
6628-28076	288054		Backfilled		2015-09-01	70.00		9.30				0.2526				553m	South West
6628-3792	50761		Unknown	Irrigation; Stock	1950-05-19	76.20	11.00			4788	8455	15.1537				561m	North West
6628-30065	315667			Investigation	2019-01-12	54.00		10.00								577m	South West
6628-29815	313706			Investigation	2018-05-28	5.50		10.00								578m	South West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-19037	169565		Operational	Irrigation	1998-07-09	79.00		10.00		753	1366	15.0000				584m	West
6628-3789	50758		Operational	Irrigation	1955-04-22	84.73	11.00		8.20	1962	3530	7.5800	16.46	16.46	-5.46	595m	North West
6628-3929	50898		Operational	Irrigation	1957-08-06	84.73	9.77		8.00	785	1424	3.7884	7.01	7.01	2.76	595m	West
6628-3795	50764		Unknown	Irrigation	1955-06-10	74.68	11.00			2821	5047	7.5768	5.79	5.79	5.21	599m	North West
6628-3030	50007		Operational	Irrigation	1963-02-17	111.25	13.00		7.60	770	1396	18.9421	8.23	8.23	4.77	603m	East
6628-19895	177375		Operational	Irrigation	1999-09-17	81.00		10.00		1658	2990	15.0000				627m	West
6628-29651	312492			Investigation	2018-04-05	8.00		12.90								642m	North East
6628-3925	50894		Backfilled	Domestic; Observation	1934-07-24	143.56	11.00			1938	3488	10.2287	0.00	0.00	11.00	670m	West
6628-3806	50775		Operational	Stock	1976-03-19	88.39	11.00		8.10	950	1720					682m	North
6628-30064	315666			Investigation	2018-11-14	18.00		12.20								688m	North
6628-3935	50904		Backfilled	Irrigation	1962-04-27	77.72	11.00			1754	3160	10.1000	18.00	18.00	-7.00	688m	West
6628-3922	50891		Backfilled	Irrigation		109.73	9.24	9.24	6.50	799	1450					689m	South West
6628-29818	313709			Investigation	2018-05-28	8.00		12.20								693m	North
6628-17762	155967		Operational	Irrigation	1995-06-28	82.00		10.00		1272	2300	18.0000				695m	West
6628-3807	50776		Operational	Irrigation; Observation; Stock	1953-04-01	78.33	11.00		7.80	1945	3500	17.6800	5.18	5.18	5.82	696m	North West
6628-3940	50909		Rehabilitated	Irrigation	1976-04-08	84.10	10.50		7.60	1513	2730	12.0000	9.89	9.89	0.61	700m	West
6628-20717	188377		Operational	Irrigation	2001-12-03	76.00		9.60		859	1559	10.0000	18.00	18.00	-8.40	711m	West
6628-3930	50899		Backfilled	Irrigation	1948-01-01	81.69	11.00		7.10	3367	6000	8.8396	13.72	13.72	-2.72	723m	West
6628-15114	62083		Backfilled		1989-04-14	88.42		10.00	8.00	1199	2170	25.2561				740m	West
6628-3912	50881		Operational	Domestic; Irrigation; Observation	1960-08-11	109.73	9.56		8.20	1172	2120	6.3200	17.60	17.60	-8.04	752m	South West
6628-3907	50876		Backfilled			48.77	10.00									755m	West
6628-18378	164345		Operational	Irrigation	1996-12-17	80.70		9.30		1047	1896	7.5000	21.00	21.00	-11.70	759m	West
6628-30365	325540		Operational		2019-06-20	84.00		10.00		2301	4130	14.0000	8.50	8.50	1.50	759m	West
6628-3942	50911		Operational	Irrigation	1976-04-15	96.01	11.00		8.10	1019	1845	18.9500				763m	West
6628-3927	50896		Operational	Irrigation		24.38	11.00			626	1138					765m	West
6628-3939	50908		Unknown			0.30	11.00									765m	West
6628-16116	63085		Operational	Irrigation	1992-03-27	79.24		11.40		2454	4400	12.5000				777m	North West
6628-3928	50897		Backfilled	Irrigation		51.82	11.00			4269	7564	0.7600	9.14	9.14	1.86	779m	West
6628-3797	50766		Operational	Irrigation; Observation	1955-04-06	80.77	11.20		8.30	1295	2340	10.1000	5.49	5.49	5.71	784m	North West
6628-18881	168466		Not In Use	Irrigation	1998-03-09	89.00	10.26	9.93		4688	8280	5.0000	9.53	9.20	0.73	795m	North West
6628-19657	176175		Operational	Investigation; Observation	1999-09-03	62.20	9.91	9.94		7382	12810		2.59	2.62	7.32	800m	North West
6628-19656	176174		Operational	Investigation; Observation	1999-08-31	65.15	9.84	9.95	7.20	5658	9930		6.67	6.79	3.17	804m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-3801	50770		Operational	Domestic; Irrigation	1964-02-19	86.87	11.00		7.90	911	1651	10.1024	23.77	23.77	-12.77	806m	North West
6628-12946	59915		Backfilled	Irrigation	1984-04-02	78.00		10.00	7.90	1664	3000	18.9421				814m	West
6628-3909	50878		Backfilled	Domestic; Irrigation; Stock	1952-02-07	76.20	10.00			570	1036	5.0512				817m	South West
6628-3798	50767		Operational	Irrigation; Stock	1955-02-25	76.20	11.00		8.30	1149	2080	12.6300	33.53	33.53	-22.53	820m	North West
6628-3926	50895		Backfilled	Domestic; Irrigation	1955-09-14	73.15	11.00		7.70	5262	9260	10.1024	3.96	3.96	7.04	821m	West
6628-3799	50768		Backfilled	Irrigation; Stock	1958-05-16	83.82	11.00		7.60	1005	1820	12.6281	9.14	9.14	1.86	833m	North West
6628-3812	50781		Backfilled	Irrigation	1962-08-17	74.68	11.00		8.10	1201	2172	8.8396	0.30	0.30	10.70	837m	North West
6628-3934	50903		Backfilled	Irrigation		76.20	11.00		7.00	746	1354	12.6300				837m	West
6628-3908	50877		Operational	Domestic; Irrigation	1949-01-01	43.28	10.00			641	1165	6.3140	24.38	24.38	-14.38	838m	West
6628-28229	288638	MW 1		Investigation	2016-02-29	8.00		13.10					4.80	4.80	8.30	840m	North East
6628-28230	288639	MW 2		Investigation	2016-02-29	9.50		13.10					4.40	4.40	8.70	846m	North East
6628-14417	61386		Not In Use	Irrigation	1989-05-19	89.00		10.50		5338	9390	10.0000	7.03	7.03	3.47	855m	North West
6628-15542	62511		Operational	Irrigation	1991-04-30	85.34		10.50	8.50	1284	2320	12.6281	21.33	21.33	-10.83	861m	North West
6628-29655	312496			Investigation	2018-03-16	8.50		12.10								870m	South East
6628-28231	288640			Investigation	2016-02-29	8.00		13.10					4.10	4.10	9.00	871m	North East
6628-32961	387532		Backfilled	Investigation	2024-03-04	15.00										874m	South West
6628-3932	50901		Backfilled	Irrigation	1959-04-01	76.20	10.00		8.00	694	1260	8.8400				878m	West
6628-16561	140948		Operational	Irrigation	1994-01-31	85.30		9.00	7.50	2517	4510	15.0000	29.05	29.05	-20.05	880m	South West
6628-3915	50884		Backfilled	Irrigation; Stock		73.76	10.00		6.80	2155	3874	6.3140	28.65	28.65	-18.65	882m	South West
6628-29678	312572			Investigation	2018-03-16	6.50		9.20								883m	South
6628-15352	62321		Operational	Irrigation	1990-06-23	78.00		9.60		815	1479	20.0000				886m	West
6628-29714	312753			Environmental	2018-08-24	8.00		8.80								887m	South
6628-18802	167678		Operational	Irrigation	1997-12-13	98.00		8.90		829	1503	5.0000	28.00	28.00	-19.10	896m	South West
6628-32960	387531		Backfilled	Investigation	2024-03-05	15.00										899m	South West
6628-30986	352396							9.90								900m	West
6628-28232	288641	MW 4		Investigation	2016-03-08	8.00		13.20					4.70	4.70	8.50	901m	North East
6628-29712	312751			Environmental	2018-08-24	6.00		9.00								905m	South
6628-24981	253143		Operational		2009-10-15	88.00		10.60		1036	1877	8.0000	12.00	12.00	-1.40	915m	North West
6628-3931	50900		Backfilled	Domestic; Irrigation	1961-12-07	82.30	9.59	9.40	8.20	1104	1998	6.9454	30.48	30.29	-20.89	918m	West
6628-32959	387530		Backfilled	Investigation	2024-03-06	15.00										920m	South West
6628-31037	353579			Investigation	2020-12-02	6.00		10.10								922m	South East
6628-29713	312752			Environmental	2018-08-24	9.00		8.70								925m	South
6628-14237	61206		Backfilled	Irrigation	1988-05-25	76.00		10.00	7.30	1732	3120	15.0000				929m	West
6628-3933	50902		Backfilled	Irrigation	1957-04-01	89.10	10.50		8.00	1765	3180	7.5000				930m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-30885	347020		Dry	Investigation	2020-08-11	8.50		8.60								941m	South West
6628-32975	387564		Backfilled	Investigation	2024-03-12	15.00										945m	South West
6628-3031	50008		Operational	Irrigation	1963-11-15	106.68	13.00		7.90	697	1265	10.1024	10.06	10.06	2.94	950m	South East
6628-3027	50004		Backfilled	Irrigation	1966-01-01	76.20	13.00		8.00	1032	1870	3.7900				953m	South East
6628-3924	50893		Unknown			45.72	10.00			685	1244	17.6793	0.91	0.91	9.09	953m	South West
6628-26820	274918	GW 3	Not Located	Investigation	2013-03-14	8.00		8.80								954m	South
6628-15930	62899		Operational	Irrigation	1991-12-05	103.63		11.20				10.0000				956m	North West
6628-32977	387566		Backfilled	Investigation	2024-03-13	13.37										960m	South West
6628-31036	353578			Investigation	2020-12-02	6.00		9.90								962m	South East
6628-31035	353577			Investigation	2020-12-01	10.00		9.50								965m	South East
6628-3904	50873		Operational	Irrigation; Observation; Stock		160.32	9.33		7.00	7585	13163	5.0512	10.60	10.60	-1.27	965m	South West
6628-3802	50771		Backfilled	Irrigation	1971-01-18	71.63	11.00		7.50	961	1740	12.6281	25.60	25.60	-14.60	968m	North West
6628-11194	58163		Backfilled	Irrigation		102.00		13.00	7.80	801	1453					970m	East
6628-3988	50957		Abandoned	Irrigation	1961-01-01	88.09	11.00			741	1345	12.6300				972m	West
6628-29736	312938			Investigation	2018-09-18	8.50		8.50								974m	South West
6628-3987	50956		Operational	Domestic; Irrigation	1962-03-15	85.34	10.00		7.90	1278	2310	12.6281				979m	North West
6628-28289	288847		Operational		2016-01-15	106.00		10.30		713	1294	5.0000	14.00	14.00	-3.70	982m	South East
6628-19517	175281		Backfilled	Irrigation	1999-03-26	80.00		10.00		3287	5860	15.0000				996m	West
6628-3910	50879		Abandoned	Stock	1948-09-24	56.39	9.00			3820	6789					997m	South West
6628-3800	50769		Backfilled		1954-01-01	56.39	11.00						5.49	5.49	5.51	1000m	North West
6628-16794	146743		Backfilled	Irrigation	1993-06-01	70.70		8.40		3241	5780					1003m	South West
6628-32958	387528		Backfilled	Investigation	2024-03-07	15.00										1003m	South West
6628-8987	55956		Operational	Irrigation	1978-02-14	90.00		9.40	7.30	2199	3950	17.6793				1004m	South West
6628-3916	50885		Abandoned	Irrigation	1951-12-17	92.66	9.00			626	1138	12.6281				1007m	South West
6628-32974	387563		Backfilled	Investigation	2024-03-12	12.27										1011m	South West
6628-3029	50006		Backfilled	Irrigation	1967-01-01	106.68	13.00		7.50	759	1377	12.6300				1015m	South East
6628-3026	50003		Abandoned				12.00									1026m	South East
6628-3823	50792		Unknown			4.27	12.00			4560	8064					1040m	North
6628-15844	62813		Operational	Irrigation	1991-12-11	79.00		10.00	7.70	1021	1849	37.5000	32.00	32.00	-22.00	1044m	West
6628-27640	284494		Backfilled					12.00								1046m	South East
6628-3036	50013		Operational	Irrigation		78.33	14.00		7.40	757	1372					1046m	East
6628-15353	62322		Operational	Irrigation	1989-02-17	80.00		10.00		1053	1905	18.9421				1048m	West
6628-26818	274916	GW 1		Investigation	2013-03-14	8.50		8.70								1050m	South
6628-11157	58126		Backfilled	Irrigation; Observation	1979-11-29	115.00		7.90	7.60	1407	2540	1.9000	7.00	7.00	0.90	1053m	South West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-26819	274917	GW 2		Investigation	2013-03-14	9.00		8.40								1053 m	South
6628-3826	50795		Not Operational	Stock	1964-01-01	93.88	13.00		7.80	1076	1947	4.4200				1054 m	North East
6628-3936	50905		Operational	Irrigation		76.20	10.00		8.20	1158	2096	11.3700				1055 m	West
6628-3796	50765		Operational	Domestic; Irrigation; Stock	1955-02-25	85.04	11.42		8.50	1255	2270	7.5768	27.43	27.43	-16.01	1059 m	North West
6628-30047	315406			Investigation	2019-01-16	18.00		8.20								1060 m	South West
6628-32976	387565		Backfilled	Investigation	2024-03-13	13.46										1063 m	South West
6628-3905	50874		Abandoned	Irrigation; Observation	1950-01-01	57.91	8.32			854	1549	0.2526	4.57	4.57	3.75	1063 m	South West
6628-32966	387540		Backfilled	Investigation	2024-03-12	15.00										1066 m	South West
6628-3943	50912		Backfilled	Irrigation	1956-12-12	79.86	10.00		7.40	1010	1830	15.1600	4.88	4.88	5.12	1073 m	West
6628-28701	291283		Backfilled		2016-11-10	92.00		8.20		6171	10790	8.0000	9.00	9.00	-0.80	1085 m	South West
6628-32973	387562		Backfilled	Investigation	2024-03-12	12.21										1089 m	South West
6628-29817	313708			Environmental	2018-06-22	23.50		13.00								1092 m	North East
6628-22932	231001		Operational		2007-04-26	114.00		12.40		697	1265	12.5000				1094 m	East
6628-3032	50009		Operational	Stock		36.58	15.00						12.19	12.19	2.81	1096 m	East
6628-29071	300433	GW 2111		Investigation	2017-05-17	7.20		13.00					5.00	5.00	8.00	1097 m	North East
6628-3951	50920		Operational	Domestic; Irrigation	1956-01-01	82.30	10.00		7.90	814	1477	7.5768				1102 m	West
6628-28767	292960		Operational			108.00		8.20		1564	2820	7.0000	4.20	4.20	4.00	1103 m	South West
6628-3869	50838		Backfilled	Irrigation; Stock	1934-02-22	130.76	9.00			1637	2952	5.0512				1109 m	South West
6628-3028	50005		Backfilled	Irrigation	1967-02-25	109.73	13.00		7.50	624	1132	12.6300				1111 m	South East
6628-3950	50919		Operational	Irrigation	1959-01-01	82.30	10.00		7.80	930	1685	12.6300				1116 m	West
6628-17292	151170		Operational	Irrigation	1995-07-10	99.50		12.20	7.60	680	1234	15.0000				1125 m	East
6628-3034	50011		Operational	Domestic; Irrigation; Stock		55.78	15.00					0.6300				1125 m	East
6628-3794	50763		Operational	Domestic; Irrigation	1955-02-09	74.68	11.00		8.10	1328	2400	12.6281	4.27	4.27	6.73	1127 m	North West
6628-3986	50955		Operational	Irrigation	1960-12-09	85.34	10.00		8.00	1242	2246	8.8396	4.88	4.88	5.12	1127 m	North West
6628-29067	300429	GW 2106		Investigation	2017-05-14	7.30		12.10					5.00	5.00	7.10	1130 m	East
6628-3033	50010		Operational	Irrigation		60.96	14.00			4704	8309		1.52	1.52	12.48	1131 m	East
6628-27242	279613		Operational	Irrigation	2014-04-03	108.00		12.10		687	1248	15.0000	16.00	16.00	-3.90	1133 m	South East
6628-3911	50880		Backfilled	Irrigation	1959-09-03	79.25	10.00		7.30	722	1310	8.0000	18.69	18.69	-8.69	1136 m	West
6628-32972	387561		Backfilled	Investigation	2024-03-13	15.00										1154 m	South West
6628-3770	50739		Abandoned		1920-01-01	51.82	10.00		7.90	622	1130		0.00	0.00	10.00	1155 m	South East
6628-3914	50883		Backfilled	Irrigation	1959-01-01	134.11	9.00		7.00	1715	3092	10.1000	12.19	12.19	-3.19	1156 m	South West
6628-32970	387551		Backfilled	Investigation	2024-03-13											1162 m	South West
6628-20327	182168		Operational	Observation	2000-08-25	107.00	12.45	12.29	7.60	693	1270		13.80	13.64	-1.35	1164 m	South East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-29677	312571			Investigation	2018-02-08	8.50		11.10								1164 m	South East
6628-29314	305901			Investigation	2018-02-08	8.50		11.10								1166 m	South East
6628-3825	50794		Operational	Stock	1960-01-01	30.48	12.00									1181 m	North East
6628-3810	50779		Unknown				11.00									1191 m	North West
6628-32971	387560		Backfilled	Investigation	2024-03-12	15.00										1194 m	South West
6628-18949	169029		Operational	Irrigation	1998-03-27	114.00		9.90		2205	3960	15.0000	13.10	13.10	-3.20	1203 m	West
6628-13059	60028		Operational	Irrigation	1983-09-01	45.00		8.20	7.20	1317	2380	7.5768				1204 m	South West
6628-3919	50888		Backfilled	Domestic; Irrigation	1969-07-17	45.11	9.00		6.50	890	1615	9.0900				1207 m	South West
6628-3953	50922		Operational	Irrigation	1962-01-01	75.59	10.00		8.20	930	1685	5.0512				1207 m	West
6628-3894	50863		Backfilled		1961-01-01	172.21	10.00			2190	3934					1210 m	West
6628-32345	379395				2023-02-10	110.00		8.00		1440	2600	10.0000	6.00	6.00	2.00	1212 m	South West
6628-3955	50924		Backfilled	Irrigation		78.64	10.00		7.10	1373	2480	8.8400				1214 m	West
6628-3776	50745		Unknown	Irrigation	1967-12-16	102.11	9.00		6.40	551	1002	18.9421				1216 m	South
6628-15931	62900	BORE B	Operational	Irrigation	1991-03-28	85.34		9.70	7.40	2301	4130	20.2049	26.82	26.82	-17.12	1221 m	West
6628-20392	183010	ASR BORE 13	Operational	Managed Aquifer Recharge (incl ASR)	2000-11-20	180.00		10.40		2745	4910	20.0000	12.40	12.40	-2.00	1221 m	South East
6628-23051	234156				2007-01-04	84.00		10.00		1423	2570	10.0000	17.00	17.00	-7.00	1228 m	North West
6628-3769	50738		Abandoned	Irrigation; Stock		51.82	10.00			434	789	1.2628				1231 m	South East
6628-3906	50875		Backfilled	Irrigation; Stock	1960-01-01	42.06	9.00						0.00	0.00	9.00	1234 m	South West
6628-3010	49987		Operational	Irrigation		111.86	12.30		7.40	669	1214	15.1600	5.18	5.18	7.12	1235 m	South East
6628-15905	62874		Operational	Irrigation	1992-02-25	76.50		10.00		898	1628	12.0000	17.95	17.95	-7.95	1238 m	West
6628-3945	50914		Not Located	Domestic; Irrigation	1958-01-30	41.45	9.00			812	1473	7.5800	6.10	6.10	2.90	1238 m	West
6628-26821	274919	GW 4		Investigation	2013-03-14	8.00		8.20								1239 m	South
6628-30767	341807		Operational		2020-03-04	108.00		12.20		676	1228	10.0000	18.10	18.10	-5.90	1239 m	South East
6628-24755	247188		Operational			80.00		9.80		1109	2007	25.2561				1240 m	West
6628-22565	218366		Operational	Irrigation	2005-03-25	110.00		14.00		684	1242	15.0000	12.40	12.40	1.60	1253 m	East
6628-30764	341110		Operational	Monitoring	2020-06-27	105.00	11.06	10.20		1132	2050		17.98	17.12	-6.92	1255 m	North West
6628-19927	177647		Operational	Irrigation	1999-10-08	84.00		10.90		2177	3910	12.0000	16.00	16.00	-5.10	1258 m	North West
6628-3811	50780		Backfilled	Irrigation	1961-01-01	128.02	11.00		7.70	1783	3211	7.5768				1259 m	North West
6628-22234	206404		Operational	Irrigation	2005-03-11	108.00		12.50		664	1205	15.1520				1260 m	East
6628-30675	335233		Backfilled					9.10								1260 m	South West
6628-3899	50868			Irrigation; Stock	1954-01-01	48.77	9.00		6.80	955	1731	0.8840	1.83	1.83	7.17	1260 m	South West
6628-21455	197984	37		Investigation; Monitoring	2003-07-31	6.00	9.25	9.21					2.00	1.96	7.25	1262 m	North West
6628-21916	202091			Monitoring	2004-04-03	4.50		10.10					3.00	3.00	7.10	1265 m	South East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-13834	60803		Backfilled	Observation	1986-12-12	203.00	10.63	9.98	7.40	2160	3690	7.0000	23.09	22.44	-12.46	1266 m	North West
6628-3771	50740			Irrigation; Stock	1966-06-01	109.73	10.00			701	1273	0.5100	15.40	15.40	-5.40	1266 m	South East
6628-3913	50882		Abandoned	Irrigation		60.96	9.00			842	1527					1268 m	South West
6628-29068	300430	GW 2107		Investigation	2017-05-20	8.00		14.80					4.00	4.00	10.80	1270 m	East
6628-3874	50843		Backfilled	Domestic; Irrigation; Stock		86.30	9.00									1271 m	South West
6628-11791	58760		Rehabilitated	Irrigation	1980-08-22	133.00		12.20	7.50	1917	3450	10.0000	13.00	13.00	-0.80	1279 m	North
6628-3821	50790		Backfilled	Irrigation	1957-11-10	121.92	11.00			2394	4297	27.7817	31.09	31.09	-20.09	1283 m	North
6628-3871	50840		Unknown	Irrigation	1934-02-13	47.55	9.00		6.50	1015	1838	1.2628	7.62	7.62	1.38	1283 m	South West
6628-3824	50793		Operational	Irrigation	1960-01-01	134.11	13.00			1852	3336	12.6281				1286 m	North
6628-3956	50925		Operational	Irrigation; Stock		88.39	10.00		8.00	783	1420	6.3200	12.19	12.19	-2.19	1286 m	West
6628-32978	387567		Backfilled	Investigation	2024-03-14	13.89										1291 m	South West
6628-32979	387568		Backfilled	Investigation	2024-03-13	14.01										1293 m	South West
6628-3009	49986		Rehabilitated	Irrigation		106.00	13.00		7.40	665	1207	6.3140	4.00	4.00	9.00	1294 m	South East
6628-3813	50782			Construction Materials	1954-12-08	3.35	11.00			6854	11961	0.1300	2.44	2.44	8.56	1299 m	North West
6628-3870	50839		Operational	Irrigation; Observation; Stock		86.26	9.00		8.30	594	1080	12.6281	0.10	0.10	8.90	1304 m	South West
6628-17068	148577		Backfilled	Irrigation	1993-06-25	91.40		7.70				8.0000				1306 m	South West
6628-16607	141355		Operational	Domestic; Irrigation; Stock	1994-03-15	85.00		10.00		1524	2750	4.0000				1310 m	West
6628-29639	312480			Investigation	2018-01-25	10.00		14.90								1311 m	East
6628-29848	313744			Investigation	2018-02-15	20.00		14.90								1311 m	East
6628-18189	162966		Operational	Irrigation	1997-02-03	116.00		11.10		1266	2290	15.0000	30.00	30.00	-18.90	1312 m	North West
6628-18778	167603		Backfilled	Irrigation	1996-12-19	91.00		8.70		2234	4010	12.0000				1312 m	South West
6628-28059	287992		Operational	Irrigation	2015-02-04	90.00		9.10		1127	2040	8.0000	14.00	14.00	-4.90	1314 m	South West
6628-29638	312479			Investigation	2018-01-25	6.00		14.00								1314 m	North East
6628-3948	50917		Not Located				9.00									1314 m	West
6628-16444	135717		Operational	Irrigation	1993-05-28	89.00		10.00	7.40	1311	2370	15.0000	24.00	24.00	-14.00	1316 m	North West
6628-3892	50861		Backfilled	Irrigation	1953-01-01	79.25	9.00		7.80	1289	2330	15.1537	21.03	21.03	-12.03	1317 m	South West
6628-29827	313718			Environmental	2018-05-17	6.90		13.30								1319 m	North
6628-3809	50778		Backfilled	Irrigation	1963-01-01	124.97	11.00		7.70	1502	2710	7.5768				1319 m	North West
6628-3875	50844		Operational	Irrigation	1975-06-18	90.50	9.00		7.90	628	1140	25.2561	8.84	8.84	0.16	1319 m	South West
6628-30048	315590			Investigation	2018-10-20	30.00		13.50								1321 m	North East
6628-29650	312491			Investigation	2018-01-22	8.00		13.50								1323 m	North East
6628-29803	313690			Investigation	2018-07-02	21.00		13.40								1323 m	North East
6628-3957	50926		Operational	Irrigation	1968-09-13	74.07	9.00		8.10	1457	2630	12.6281				1323 m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-29061	300423	GW 2100		Investigation	2017-05-18	8.40		10.50								1325 m	South East
6628-3888	50857		Operational	Domestic; Irrigation	1933-01-01	48.77	8.00			890	1615	2.5256	0.00	0.00	8.00	1332 m	South West
6628-30056	315598			Investigation	2018-11-14	57.00		14.00								1339 m	North East
6628-29315	305902			Investigation	2018-02-14	8.20		8.90								1340 m	South
6628-29831	313725			Investigation	2018-07-30	46.50		14.00								1341 m	North East
6628-29841	313735			Investigation	2018-02-12	10.00		14.00								1341 m	North East
6628-3833	50802		Operational	Stock		8.00	13.00		7.80	3023	5400					1343 m	North
6628-12287	59256		Backfilled	Irrigation	1981-12-07	122.00		10.70	7.60	1720	3100	12.6281	22.00	22.00	-11.30	1345 m	North West
6628-21917	202092			Monitoring	2004-04-03	4.50		10.80					3.00	3.00	7.80	1347 m	South East
6628-20489	184210		Operational	Irrigation	2000-10-10	109.00		12.90		633	1150	14.0000	15.00	15.00	-2.10	1348 m	South East
6628-27293	280020	GW 43		Investigation	2014-05-30	8.50		15.00					2.10	2.10	12.90	1349 m	East
6628-3918	50887		Backfilled			77.72	9.00			643	1169	29.0500	18.29	18.29	-9.29	1349 m	South West
6628-15373	62342		Operational	Irrigation	1990-10-22	85.34	9.00		8.00	1128	2042	20.2049	6.80	6.80	2.20	1352 m	South West
6628-3018	49995		Backfilled	Irrigation	1966-01-01	114.30	14.00		8.40	688	1250	18.9421				1359 m	South East
6628-3901	50870		Operational as required	Domestic	1964-01-01	105.16	10.00		8.00	1199	2170	6.3140	12.19	12.19	-2.19	1360 m	West
6628-30673	335230		Backfilled					9.00								1362 m	South West
6628-18545	165942	ASR BORE 12	Operational	Managed Aquifer Recharge (incl ASR)	1997-06-08	180.00		11.30	8.10	253	460	15.0000	0.83	0.83	10.47	1364 m	South East
6628-3889	50858		Abandoned	Domestic; Irrigation; Stock		33.53	9.00									1365 m	West
6628-26279	268973		Backfilled	Investigation	2012-05-04	2.80		10.00								1370 m	North West
6628-26280	268974		Backfilled	Investigation	2012-05-04	2.80		10.00								1370 m	North West
6628-26277	268971		Backfilled	Investigation	2012-05-04	2.80		10.00								1371 m	North West
6628-26278	268972		Backfilled	Investigation	2012-05-04	2.80		10.00								1371 m	North West
6628-27162	279075		Operational		2013-09-27	96.00		7.60		3109	5550	14.0000	10.00	10.00	-2.40	1371 m	South West
6628-26275	268969		Backfilled		2012-05-04	5.40		10.00		7416	12870	0.0100	2.00	2.00	8.00	1372 m	North West
6628-26276	268970		Backfilled	Investigation	2012-05-04	2.80		10.00								1372 m	North West
6628-26407	270229		Backfilled		2012-05-04	5.40		10.00								1372 m	North West
6628-31246	355107		Operational	Irrigation	2021-04-16	101.00		12.40		682	1238	10.0000	12.00	12.00	0.40	1372 m	East
6628-3893	50862		Backfilled		1947-11-04	59.13	8.00					2.5300				1372 m	South West
6628-3923	50892		Backfilled	Irrigation	1969-04-26	93.57	9.00		7.70	657	1192	7.5768				1374 m	South West
6628-29100	300462	GW 2142		Investigation	2017-05-19	6.50		13.40					4.50	4.50	8.90	1380 m	North East
6628-29849	313745			Investigation	2018-02-16	20.00		13.70								1380 m	North East
6628-29070	300432	GW 2110		Investigation	2017-05-31	6.00		13.70					3.50	3.50	10.20	1381 m	North East
6628-16791	146740		Backfilled	Irrigation	1993-02-09	86.00		10.00								1385 m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-30050	315592			Investigation	2018-10-19	39.00		15.10								1386 m	East
6628-30055	315597			Investigation	2019-01-25	57.00		15.10								1388 m	East
6628-3896	50865		Unknown	Irrigation; Stock			9.00			2152	3868		0.00	0.00	9.00	1388 m	South West
6628-3897	50866		Operational	Irrigation		76.20	9.00			1924	3463	6.3140				1388 m	South West
6628-3898	50867		Unknown				9.00			2152	3868		3.05	3.05	5.95	1388 m	South West
6628-29847	313743			Investigation	2018-02-12	18.00		15.10								1389 m	East
6628-29640	312481			Investigation	2018-01-24	6.30		15.10								1391 m	East
6628-3952	50921		Operational	Irrigation	1965-01-01	94.49	9.00		7.60	767	1391	6.3200				1394 m	West
6628-21569	198496		Backfilled	Irrigation	2003-11-27	93.00		8.10		1490	2690	10.0000	32.00	32.00	-23.90	1403 m	South West
6628-3917	50886		Backfilled	Irrigation	1969-01-29	94.49	8.00		6.50	3245	5789	12.6281				1403 m	South West
6628-29094	300456	GW 2136		Investigation	2017-05-19	8.00		14.70					6.00	6.00	8.70	1407 m	East
6628-3820	50789		Operational	Irrigation	1956-01-01	114.30	11.00		7.50	1575	2840	10.1024	3.96	3.96	7.04	1410 m	North West
6628-28162	288507		Backfilled			20.00		7.40								1427 m	South West
6628-29807	313694			Investigation	2018-07-05	22.50		12.80								1431 m	East
6628-3946	50915		Backfilled	Irrigation; Observation	1961-05-09	87.17	9.00		8.20	775	1406	12.6281	10.33	10.33	-1.33	1431 m	West
6628-29101	300463	GW 2143		Investigation	2017-05-17	7.00		13.00					6.50	6.50	6.50	1434 m	East
6628-20412	183441		Operational	Irrigation	1994-11-28	82.20		9.50				10.0000				1438 m	West
6628-29832	313726			Investigation	2018-08-31	45.00		13.10								1444 m	East
6628-3822	50791		Operational	Domestic; Irrigation; Stock	1966-01-01	108.20	11.00			1230	2225		6.36	6.36	4.64	1444 m	North West
6628-3035	50012		Abandoned	Stock		30.48	15.00									1445 m	East
6628-30492	331361					78.00		8.60								1445 m	South West
6628-12947	59916		Operational	Domestic; Stock	1984-02-15	84.00		13.00	7.20	4078	7230	6.3140				1452 m	North
6628-15214	62183		Operational	Irrigation	1990-01-18	110.00		13.00	7.30	2778	4970	12.0000				1455 m	South East
6628-3949	50918		Rehabilitated	Irrigation	1963-01-01	82.20	9.00		7.80	757	1372	7.5800	15.00	15.00	-6.00	1457 m	West
6628-14418	61387		Backfilled	Irrigation	1989-04-21	110.00		13.00	8.10	644	1170	12.0000				1461 m	South East
6628-29096	300458	GW 2138		Investigation	2017-05-22	5.50		15.00					3.50	3.50	11.50	1465 m	East
6628-16792	146741		Operational	Irrigation	1993-04-13	103.60		10.00	7.50	1636	2950	4.0000	13.42	13.42	-3.42	1467 m	West
6628-3982	50951		Backfilled	Irrigation; Stock		128.02	10.00		8.00	1682	3031	15.1537	5.49	5.49	4.51	1473 m	West
6628-32586	382392				2023-07-27	78.00		10.80		1423	2570	8.0000	7.00	7.00	3.80	1474 m	North West
6628-16443	135716		Operational	Irrigation	1992-10-28	79.25		10.00	7.40	1569	2830	17.5000	27.40	27.40	-17.40	1475 m	West
6628-28913	295118	BH 37	Backfilled	Investigation	2017-01-19	20.00		10.00								1480 m	North West
6628-3981	50950		Backfilled	Irrigation	1956-06-08	53.64	10.00			3021	5398	3.7884	5.49	5.49	4.51	1481 m	West
6628-3903	50872		Operational	Domestic; Irrigation	1968-04-13	97.54	9.00		7.60	1541	2780		17.68	17.68	-8.68	1486 m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-3984	50953		Operational	Domestic; Irrigation; Stock	1969-02-18	84.73	9.00		7.70	888	1610	3.7884	15.77	15.77	-6.77	1493 m	West
6628-30674	335231		Backfilled					8.60								1502 m	South West
6628-15149	62118		Backfilled	Irrigation	1989-11-24	122.00		10.00	7.10	1490	2690					1509 m	North West
6628-29636	312477			Investigation	2018-02-26	7.20		13.50								1509 m	North East
6628-21314	197063		Operational	Irrigation	2003-01-16	90.00		7.90		549	998	13.0000	17.00	17.00	-9.10	1510 m	South West
6628-27636	284481		Operational			111.00		12.90		651	1182	8.0000	11.00	11.00	1.90	1515 m	South East
6628-3815	50784		Operational	Irrigation; Stock	1966-10-01	115.82	10.00		6.00	1222	2210	2.5300	24.99	24.99	-14.99	1516 m	North West
6628-3989	50958		Backfilled	Domestic; Irrigation; Stock	1958-01-01	103.63	10.00		7.50	1434	2590	8.8396	21.34	21.34	-11.34	1518 m	North West
6628-29102	300464	GW 2144		Investigation	2017-07-04	16.00		15.50					7.00	7.00	8.50	1523 m	East
6628-29069	300431	GW 2108		Investigation	2017-05-23	7.50		15.60					5.00	5.00	10.60	1524 m	East
6628-3873	50842		Not Located	Irrigation	1950-08-11	167.64	8.00			2152	3868	6.3140	0.00	0.00	8.00	1524 m	South
6628-3958	50927		Operational	Irrigation	1974-05-03	91.44	9.00		7.70	705	1280	9.0000				1525 m	West
6628-28161	288506		Backfilled			20.00		7.40								1529 m	South West
6628-3008	49985		Not Located				13.00									1529 m	South East
6628-3015	49992		Abandoned			22.86	14.00									1529 m	East
6628-26797	274785			Irrigation	2012-04-07	81.00		9.50		803	1456	12.6281	10.00	10.00	-0.50	1530 m	West
6628-3985	50954		Unknown	Stock	1956-06-08	3.96	10.00			3449	6145		2.13	2.13	7.87	1533 m	North West
6628-3011	49988		Not Located			9.14	14.00			644	1170	1.2600	1.83	1.83	12.17	1539 m	East
6628-3045	50022		Abandoned		1946-11-08	96.93	18.00			1670	3011	1.8900				1549 m	North East
6628-3900	50869		Operational	Irrigation; Stock	1965-01-01	96.62	9.00		7.60	769	1394	12.6262	16.76	16.76	-7.76	1549 m	West
6628-3814	50783		Unknown	Stock			11.00			8122	14041		6.10	6.10	4.90	1551 m	North West
6628-3013	49990		Not Located			7.62	14.00									1553 m	South East
6628-3944	50913		Backfilled	Irrigation; Observation	1954-01-29	76.20	9.00		7.80	758	1375					1554 m	West
6628-3044	50021		Abandoned	Domestic		42.67	15.00									1556 m	North East
6628-29790	313677			Investigation	2018-04-13	21.00		15.70								1566 m	East
6628-3819	50788		Backfilled	Irrigation	1960-01-01	113.08	11.00		7.80	3259	5810	16.4165	3.96	3.96	7.04	1567 m	North West
6628-21791	200583		Operational	Irrigation	2004-07-21	122.00		11.30		1457	2630	16.4165				1574 m	North West
6628-29095	300457	GW 2137		Investigation		7.50		15.70								1576 m	East
6628-3895	50864		Backfilled	Irrigation; Stock	1958-01-01	173.74	8.00		6.00	11017	18736	10.1024	15.24	15.24	-7.24	1580 m	South West
6628-3877	50846		Not Located		1933-12-13	97.54	8.00			1511	2727	2.2731				1587 m	South West
6628-10981	57950		Operational	Domestic; Irrigation; Stock	1979-04-13	86.00	8.00			821	1490	5.0000				1595 m	West
6628-20293	181995		Operational	Stock	1998-07-14	85.00		13.00		2493	4470	10.0000	7.30	7.30	5.70	1596 m	North
6628-16496	138513		Operational	Irrigation	1992-12-01	115.80		10.00	7.60	1614	2910	6.0000	20.00	20.00	-10.00	1601 m	North West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-3954	50923		Operational	Irrigation	1967-01-01	79.25	9.00		7.70	747	1354	8.8400				1602 m	West
6628-3872	50841		Abandoned	Irrigation; Stock	1952-02-06	75.29	8.00		7.50	583	1060	31.5701	0.00	0.00	8.00	1612 m	South West
6628-3890	50859		Abandoned		1933-04-01	67.06	8.00			596	1084	3.7884	12.19	12.19	-4.19	1614 m	South West
6628-3947	50916		Backfilled	Irrigation	1956-01-01	79.25	9.00			657	1195	10.1000	21.34	21.34	-12.34	1616 m	West
6628-3852	50821		Operational	Irrigation; Observation	1956-01-01	137.16	8.05		7.90	631	1146	22.7305	0.10	0.10	7.95	1617 m	South
6628-28702	291284		Operational		2016-11-25	122.00		10.00		1580	2850	10.0000	9.00	9.00	1.00	1619 m	North West
6628-3016	49993		Not Located			12.19	14.00									1621 m	East
6628-29064	300426	GW 2103		Investigation	2011-05-18	8.00		14.00					4.00	4.00	10.00	1626 m	East
6628-29107	300470	GW 2150		Investigation	2017-06-03	8.00		15.60					5.00	5.00	10.60	1634 m	East
6628-29795	313682			Investigation	2018-04-02	20.00		15.80								1637 m	East
6628-23161	235523		Operational		2007-10-17	112.00		13.00		659	1197	10.0000	12.50	12.50	0.50	1641 m	South East
6628-3891	50860		Abandoned	Irrigation		152.40	8.00		6.00	3170	5659	1.7679	7.01	7.01	0.99	1641 m	South West
6628-12873	59842		Rehabilitated	Irrigation	1984-12-18	88.00		7.90	7.70	617	1121	18.9421	9.00	9.00	-1.10	1642 m	South
6628-26080	266737	CH 550	Backfilled	Investigation	2011-04-24	4.00		10.00								1654 m	North West
6628-3019	49996		Operational	Irrigation			14.00		7.40	674	1224					1655 m	South East
6628-3855	50824		Backfilled	Irrigation	1955-01-01	137.16	8.00			470	855	12.6300	17.00	17.00	-9.00	1666 m	South
6628-14343	61312		Operational	Irrigation		90.00		8.80	7.00	858	1557	15.1537	18.27	18.27	-9.47	1667 m	West
6628-29835	313729			Investigation	2018-08-24	36.00		12.00								1668 m	South East
6628-29829	313723			Investigation	2018-03-05	21.00		12.00								1669 m	South East
6628-29062	300424	GW 2101		Investigation	2017-05-17	9.50		12.00					4.00	4.00	8.00	1670 m	South East
6628-30045	315404			Investigation	2017-05-18	9.50		12.00								1670 m	South East
6628-30054	315596			Investigation	2019-02-01	48.00		12.00								1674 m	South East
6628-3962	50931		Operational	Domestic; Irrigation; Stock	1966-01-01	88.39	9.00		7.90	730	1323	6.3140	12.19	12.19	-3.19	1674 m	West
6628-3960	50929		Backfilled	Irrigation		91.44	9.00		8.00	701	1272	3.7884	10.24	10.24	-1.24	1682 m	West
6628-26203	267345		Operational		2012-02-08	90.00		8.20		853	1547	11.0000	14.00	14.00	-5.80	1688 m	South West
6628-17040	148210	SZ 55				3.80	13.00									1693 m	South East
6628-32181	375338		Operational	Irrigation	1998-11-01	95.00		7.60								1694 m	South West
6628-13814	60783	BUI AT 5042	Backfilled	Irrigation	1986-10-24	122.00		8.90	7.20	1664	3000	18.0000				1700 m	West
6628-2987	49964		Not Located	Observation; Stock	1930-01-01	105.16	11.39	11.39	8.20	1250	2260	0.2500	2.30	2.30	9.09	1700 m	South East
6628-3830	50799			Stock	1960-01-01	24.38	13.00						12.19	12.19	0.81	1702 m	North
6628-3902	50871		Not In Use	Irrigation	1965-01-01	92.96	8.00		7.60	1081	1956					1704 m	South West
6628-20171	180700		Operational	Irrigation	1999-11-09	111.00		11.10		1546	2790	12.5000	18.82	18.82	-7.72	1706 m	North West
6628-3014	49991		Abandoned	Irrigation; Stock		13.72	14.00									1708 m	East
6628-16497	138514		Operational	Irrigation	1993-04-26	79.20		8.80	7.80	1463	2640	12.5000	25.00	25.00	-16.20	1713 m	West

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-29063	300425	GW 2102		Investigation	2017-05-17	9.50		13.50								1713 m	South East
6628-29891	313967			Investigation	2018-03-02	19.50		13.50								1713 m	South East
6628-15450	62419		Backfilled	Irrigation	1990-12-07	85.34		9.90		3316	5910	10.1024	18.28	18.28	-8.38	1715 m	West
6628-27788	285183		Operational		2015-02-27	90.00		7.00		676	1227	5.0000	17.00	17.00	-10.00	1717 m	South West
6628-3017	49994		Operational	Irrigation	1961-01-31	117.65	14.00		7.50	651	1182	7.5768				1718 m	South East
6628-3853	50822		Operational	Domestic; Irrigation; Stock	1965-01-01	103.63	8.00		8.30	683	1240	12.6300	18.29	18.29	-10.29	1719 m	South
6628-3832	50801		Backfilled	Domestic; Stock	1975-03-01	8.00	13.00		7.10	2465	4420					1723 m	North
6628-13874	60843		Backfilled	Irrigation	1986-10-31	122.00		10.00	8.00	1384	2500	8.8400				1729 m	North West
6628-20088	178690		Operational	Irrigation	2000-02-02	87.00		8.90		738	1339	10.0000	25.00	25.00	-16.10	1732 m	West
6628-3021	49998		Operational	Irrigation	1947-12-02	45.72	15.00			2175	3907	7.5800				1733 m	East
6628-28758	291854			Irrigation	2017-03-08	78.00		9.90		2300	4129	10.0000	6.00	6.00	3.90	1734 m	West
6628-3050	50027		Operational	Irrigation		51.21	15.00			6037	10575					1735 m	East
6628-25058	253573	BH 2		Investigation	2008-07-24	19.45		6.80								1736 m	South West
6628-3860	50829		Unknown		1957-01-01	91.44	8.00			2436	4370		3.05	3.05	4.95	1736 m	South
6628-29658	312499			Investigation	2018-04-04	10.00		11.50								1740 m	South East
6628-3012	49989		Not Located	Irrigation; Stock		18.29	14.00									1743 m	South East
6628-3831	50800		Operational	Stock	1958-01-01	8.84	13.00		7.00	4430	7841		3.66	3.66	9.34	1743 m	North
6628-29813	313700			Environmental	2018-06-22	23.50		15.50								1744 m	East
6628-29637	312478			Investigation	2018-02-26	7.70		14.50								1746 m	North East
6628-29099	300461	GW 2141		Investigation	2017-05-30	7.00		15.50					5.00	5.00	10.50	1747 m	East
6628-3882	50851		Abandoned	Domestic; Irrigation	1947-01-01	60.96	8.00			589	1071		4.88	4.88	3.12	1753 m	West
6628-3990	50959		Backfilled	Irrigation	1956-06-08	91.44	9.00		7.60	2058	3700	15.1537	5.49	5.49	3.51	1757 m	North West
6628-4004	50973		Rehabilitated	Irrigation; Observation	1953-11-26	79.25	9.00		7.50	1709	3080	12.6281	8.13	8.13	0.87	1760 m	North West
6628-7162	54131		Operational	Domestic; Irrigation	1978-08-15	115.00		9.90	7.40	1457	2630	7.0000	8.00	8.00	1.90	1762 m	West
6628-20905	192831		Operational	Irrigation	2002-05-28	91.00		8.10		763	1383	11.0000	12.00	12.00	-3.90	1765 m	South West
6628-3884	50853		Backfilled	Domestic; Irrigation; Observation	1951-01-01	76.20	6.94		7.50	799	1450	7.5768	0.10	0.10	6.84	1770 m	West
6628-31664	365134		Operational			84.00		9.80				10.0000	16.00	16.00	-6.20	1772 m	North West
6628-3961	50930		Backfilled	Domestic; Irrigation; Stock	1965-12-01	88.34	9.00		6.70	670	1216	6.3140	12.19	12.19	-3.19	1774 m	West
6628-29814	313705			Investigation	2018-05-24	8.00		7.80								1775 m	South
6628-20737	188565		Operational		2000-08-01	81.00		8.30		945	1712	12.0000	18.00	18.00	-9.70	1784 m	West
6628-29635	312476			Investigation	2018-01-31	8.30		14.50								1785 m	North East
6628-29805	313692			Investigation	2018-06-11	22.20		14.50								1786 m	North East
6628-29072	300434	GW 2112		Investigation	2017-05-22	7.50		16.80					5.50	5.50	11.30	1789 m	East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-3051	50028		Operational	Irrigation; Stock		9.75	16.00					6.3200	6.10	6.10	9.90	1798 m	East
6628-3856	50825		Operational	Domestic; Irrigation	1956-05-01	106.68	7.00		7.90	873	1584	12.6263	22.86	22.86	-15.86	1811 m	South
6628-12649	59618		Unknown	Investigation	1984-02-06	10.00	6.46		7.40	9094	15607					1812 m	West
6628-26079	266736	MW 2		Investigation	2011-04-24	3.65		9.90					2.30	2.30	7.60	1813 m	North West
6628-30672	335229		Backfilled					9.90								1822 m	North West
6628-3007	49984		Operational	Irrigation	1966-02-04	112.78	14.00		7.40	677	1230	15.1537	12.19	12.19	1.81	1824 m	South East
6628-29416	306755	CH 250	Backfilled					10.00								1826 m	North West
6628-2990	49967		Operational	Irrigation		51.82	13.00			626	1138					1828 m	South East
6628-3983	50952		Backfilled	Irrigation	1967-10-16	132.28	9.00		7.40	1524	2750	15.1537	12.19	12.19	-3.19	1829 m	West
6628-30671	335228		Backfilled					9.70								1848 m	North West
6628-22012	203167		Operational		2003-12-03	90.00		7.60		730	1324	12.0000	30.00	30.00	-22.40	1857 m	South West
6628-29808	313695			Investigation	2018-07-06	30.00		14.30								1858 m	East
6628-15376	62345		Backfilled	Irrigation	1990-09-17	90.00		6.70		677	1230	30.0000				1859 m	South West
6628-26077	266734	MW 4		Investigation	2011-04-24	4.00		9.70								1859 m	North West
6628-3978	50947		Unknown	Stock	1956-06-08	51.82	9.00			743	1349	1.2628				1860 m	West
6628-15354	62323		Backfilled	Irrigation	1989-06-05	121.92		9.90	7.10	1759	3170	12.6281				1865 m	North West
6628-28077	288058			Irrigation	2007-11-24	130.00		9.60		1541	2780	17.6793	14.35	14.35	-4.75	1865 m	West
6628-3887	50856		Abandoned	Domestic; Irrigation; Stock		45.72	7.00									1873 m	South West
6628-25057	253572	BH 1		Investigation	2008-07-25	19.45		9.90								1875 m	North West
6628-29789	313676			Investigation	2018-05-28	21.00		16.00								1879 m	East
6628-4010	50979		Backfilled				9.00									1881 m	North West
6628-4011	50980		Backfilled	Irrigation	1963-09-23	112.78	9.00		6.50	2058	3700	15.1500				1881 m	North West
6628-19250	172730		Operational	Irrigation	1998-10-13	97.50		6.70		970	1756	17.5000	18.00	18.00	-11.30	1882 m	South West
6628-29668	312519			Investigation	2018-01-10	5.50		16.00				0.0000				1885 m	East
6628-3046	50023		Abandoned	Irrigation; Stock	1947-01-01	38.10	13.00			3031	5414	0.6300				1891 m	North East
6628-3857	50826		Operational	Domestic; Irrigation; Stock	1958-01-01	91.44	8.00		7.90	624	1133	11.3652				1891 m	South
6628-30300	316951		Operational			88.00		8.20		1856	3340	10.0000	8.00	8.00	0.20	1897 m	West
6628-30669	335216		Backfilled					9.90								1907 m	North West
6628-11163	58132		Backfilled	Domestic; Irrigation	1978-11-04	115.70		9.90	7.40	1233	2231	15.1537	15.00	15.00	-5.10	1909 m	North West
6628-30670	335227		Backfilled					9.70								1914 m	North West
6628-3854	50823		Operational	Irrigation; Stock	1964-01-01	121.92	8.00		8.10	615	1116	5.0512				1917 m	South
6628-26078	266735	MW 3			2011-04-24	3.68		9.70					1.90	1.90	7.80	1918 m	North West
6628-3767	50736			Industrial	1957-01-01	28.96	8.00		7.40	2925	5229	5.0500				1919 m	South

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-3816	50785		Operational	Domestic; Irrigation		91.44	9.00		7.90	1171	2118	7.5800				1920 m	North West
6628-3862	50831		Unknown	Domestic; Irrigation		60.96	7.00			2622	4699		0.00	0.00	7.00	1924 m	South
6628-3861	50830		Operational	Irrigation	1971-12-01	103.63	8.00		8.00	732	1327		21.34	21.34	-13.34	1925 m	South
6628-3878	50847		Unknown			76.20	7.00			578	1051	34.0957				1931 m	South West
6628-3867	50836		Unknown	Domestic; Irrigation; Stock		45.72	7.00					1.0102				1935 m	South
6628-3868	50837		Operational	Irrigation; Stock	1934-09-22	127.41	7.00			2157	3877	1.8900	1.83	1.83	5.17	1935 m	South
6628-3863	50832		Unknown				7.00									1937 m	South
6628-3864	50833		Operational	Irrigation; Stock	1956-01-01	27.89	7.00			2323	4170	7.5768				1937 m	South
6628-3865	50834		Unknown			42.67	7.00			2024	3641					1937 m	South
6628-3866	50835		Unknown	Domestic; Irrigation; Stock		60.96	7.00			485	882					1937 m	South
6628-3859	50828		Backfilled	Domestic; Irrigation; Stock	1965-01-01	112.78	8.00		8.30	657	1192	11.3652	10.67	10.67	-2.67	1938 m	South
6628-3849	50818		Unknown	Domestic; Irrigation; Stock	1955-01-01	54.86	8.00			626	1138					1941 m	South West
6628-3835	50804		Backfilled	Irrigation	1958-01-01	107.59		12.70		1295	2342	25.2600	6.10	6.10	6.60	1943 m	North
6628-17291	151169		Operational	Irrigation	1995-08-15	104.00		7.40		635	1153	20.0000				1949 m	South
6628-3038	50015		Abandoned	Stock		26.82	13.00					0.6300				1952 m	North East
6628-13576	60545		Backfilled	Irrigation	1985-11-30	91.50		8.00	7.50	1703	3070	9.0000				1953 m	West
6628-15145	62114		Operational	Irrigation	1989-07-14	122.00		9.80	7.50	1636	2950	15.0000				1964 m	North West
6628-12079	59048		Operational	Irrigation	1982-07-18	128.00		12.70	7.00	1608	2900	15.0000				1966 m	North
6628-29065	300427	GW 2104		Investigation	2017-05-20	7.50		14.90					4.00	4.00	10.90	1970 m	East
6628-17255	150838		Operational	Irrigation	1995-05-07	122.00		9.70	7.70	323	587	18.0000	16.23	16.23	-6.53	1974 m	North West
6628-19134	170057		Controlled - shut in	Investigation; Observation	1998-09-24	171.50	6.76	5.92	7.20	2323	4170	8.0000	9.17	8.33	-2.41	1977 m	West
6628-15847	62816		Operational	Observation	1991-11-11	38.00	6.79	6.19		14862	24700		7.04	6.45	-0.26	1978 m	West
6628-21595	198900	C 1		Investigation		15.00	6.39	6.37					1.21	1.19	5.18	1978 m	West
6628-21652	199570	C 3				24.00	6.40	6.38					1.24	1.22	5.16	1978 m	West
6628-15845	62814		Backfilled	Observation	1991-11-07	91.40	6.82	6.27		1373	2480		11.07	10.52	-4.25	1979 m	West
6628-15846	62815		Backfilled	Observation	1991-11-07	91.40	6.91	6.27		1765	3180		11.58	10.94	-4.67	1979 m	West
6628-21596	198901	C 2		Investigation		15.00	6.45	6.39				1.5000	1.30	1.24	5.15	1979 m	West
6628-21454	197983	35	Operational as required	Investigation; Monitoring	2003-07-31	6.00	6.39	6.45				2.7300				1980 m	West
6628-21005	194831		Operational	Observation	2003-02-09	88.50	6.37	6.27	9.40	676	1150	2.0000	9.45	9.35	-3.08	1981 m	West
6628-3768	50737	INGHAMS	Not Located	Irrigation	1968-12-10	107.90	5.00		7.00	616	1120					1986 m	South
6628-3766	50735		Operational	Industrial	1962-01-01	107.29	8.00		7.80	629	1141	10.1000				1988 m	South
6628-23032	234109	BH 1			2007-01-11	10.00		11.60					8.00	8.00	3.60	1992 m	South East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-4007	50976		Backfilled	Domestic; Irrigation	1967-08-30	91.44	9.00		7.50	1625	2930	15.1537	21.34	21.34	-12.34	1998 m	North West
6628-4013	50982		Backfilled	Domestic; Irrigation; Stock	1965-12-23	102.11	8.96		7.58	1513	2730	6.3200	24.62	24.62	-15.66	2000 m	North West

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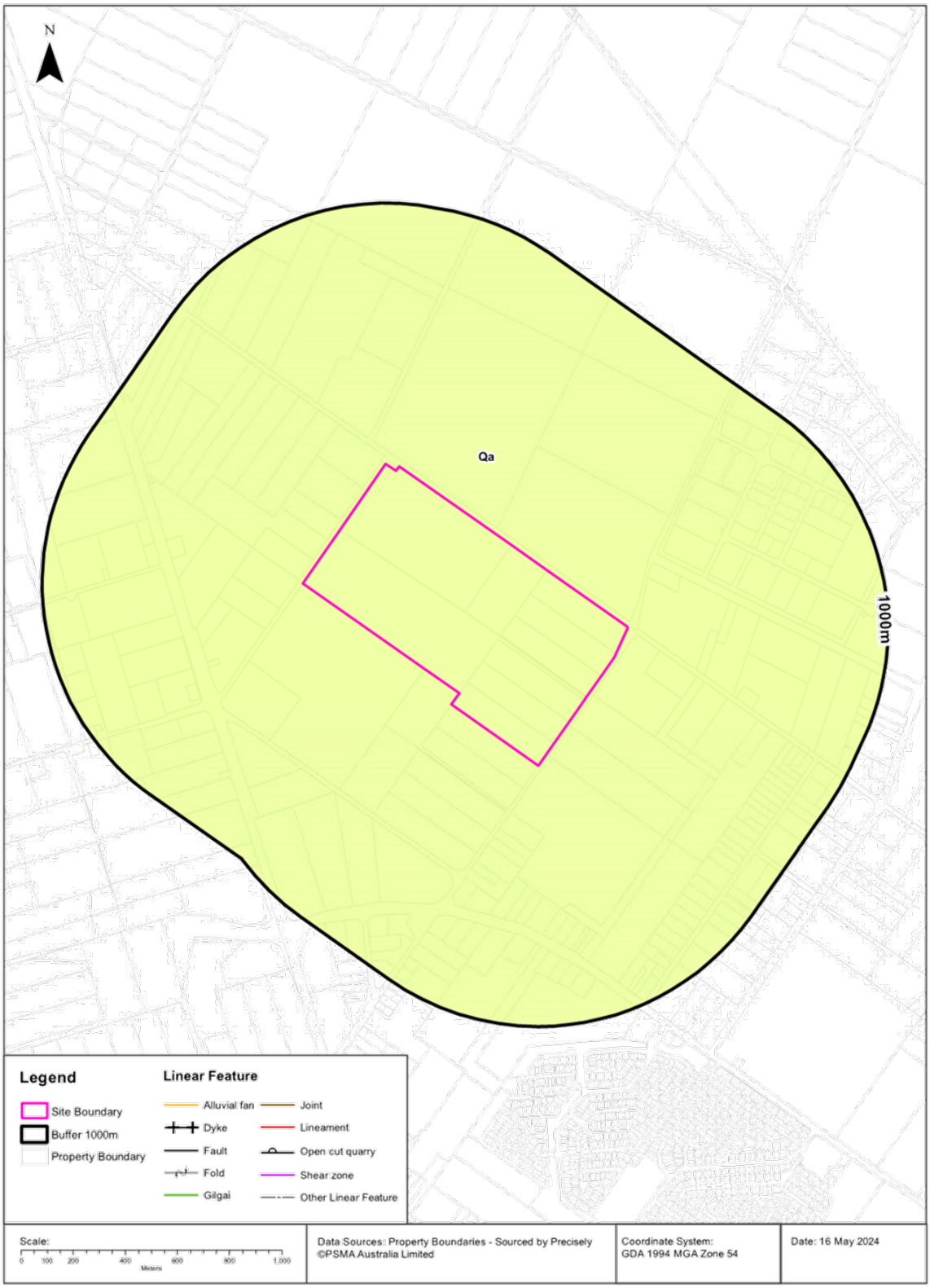
Geology 1:100,000

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Geology

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Surface Geology 1:100,000

Surface Geology Units within the dataset buffer:

Map Unit Code	Name	Description	Parent Name	Province	Age	Min Age	Max Age	Dist	Dir
Qa	Quaternary alluvial/fluvial sediments	Undifferentiated Quaternary alluvial/fluvial sediments.	Quaternary rocks	UNKNOWN	PLEISTOCENE-HOLOCENE	Quaternary	Quaternary	0m	On-site

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

Linear geological structures within the dataset buffer:

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

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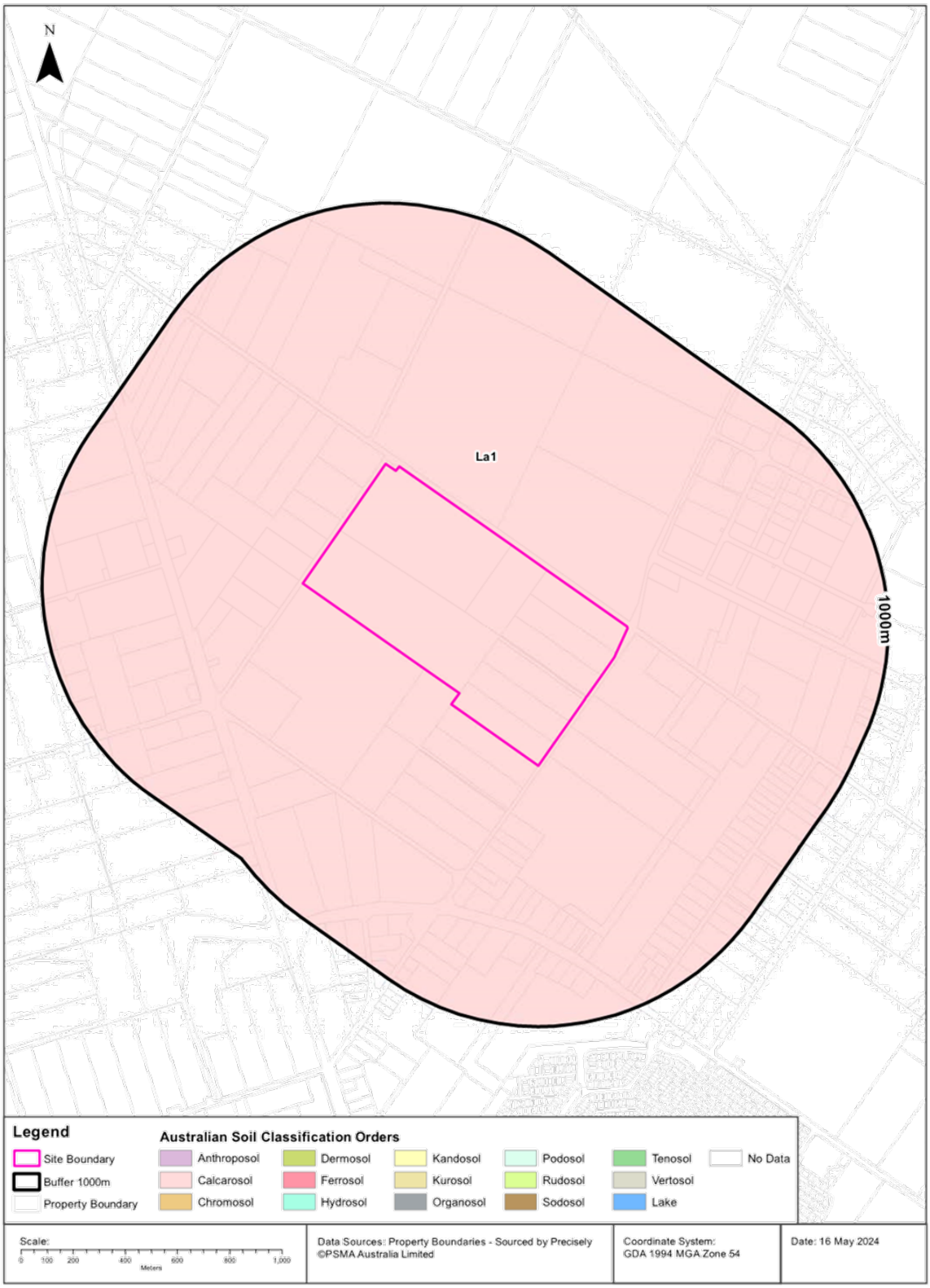
Atlas of Australian Soils

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Soils

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Atlas of Australian Soils

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

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

Atlas of Australian Soils Data Source: CSIRO
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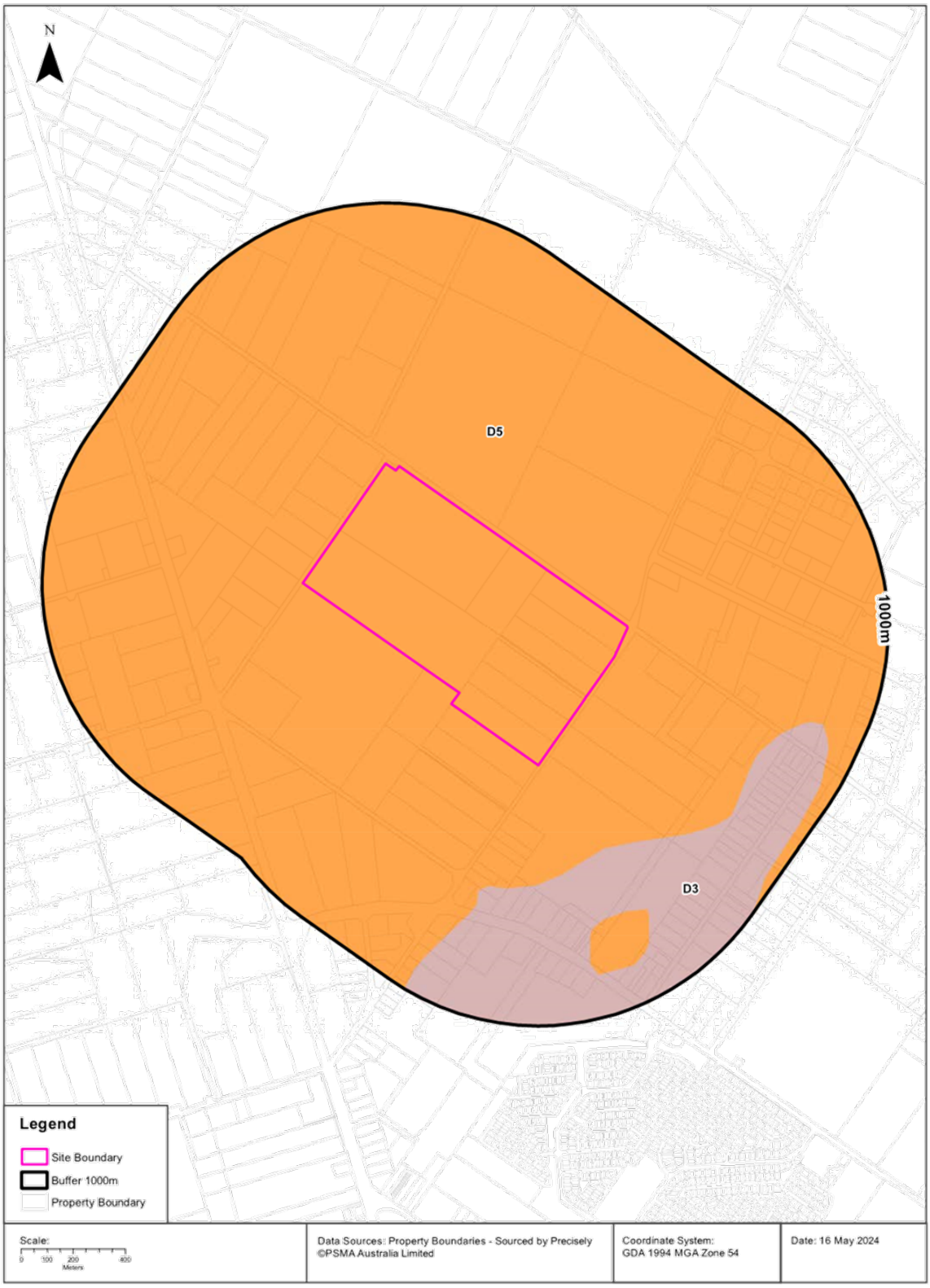
Soil Types

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Soils

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Soil Types

Soil types within the dataset buffer:

Map category code	Soil type description	Distance	Direction
D5	Hard loamy sand over red clay	0m	On-site
D3	Loam over poorly structured red clay	404m	South East

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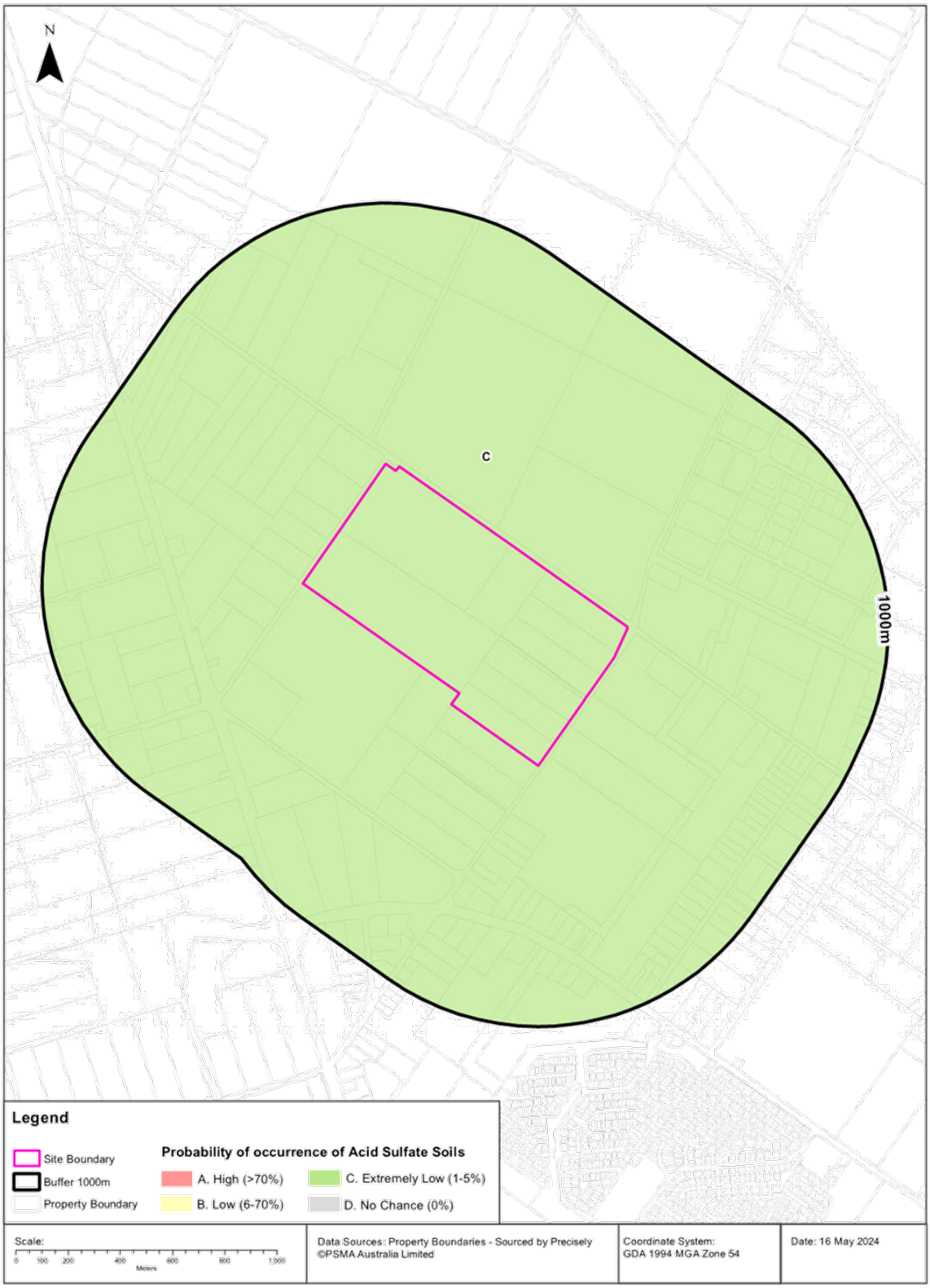
Atlas of Australian Acid Sulfate Soils

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Acid Sulfate Soils

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Atlas of Australian Acid Sulfate Soils

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

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

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO
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Acid Sulfate Soils Potential

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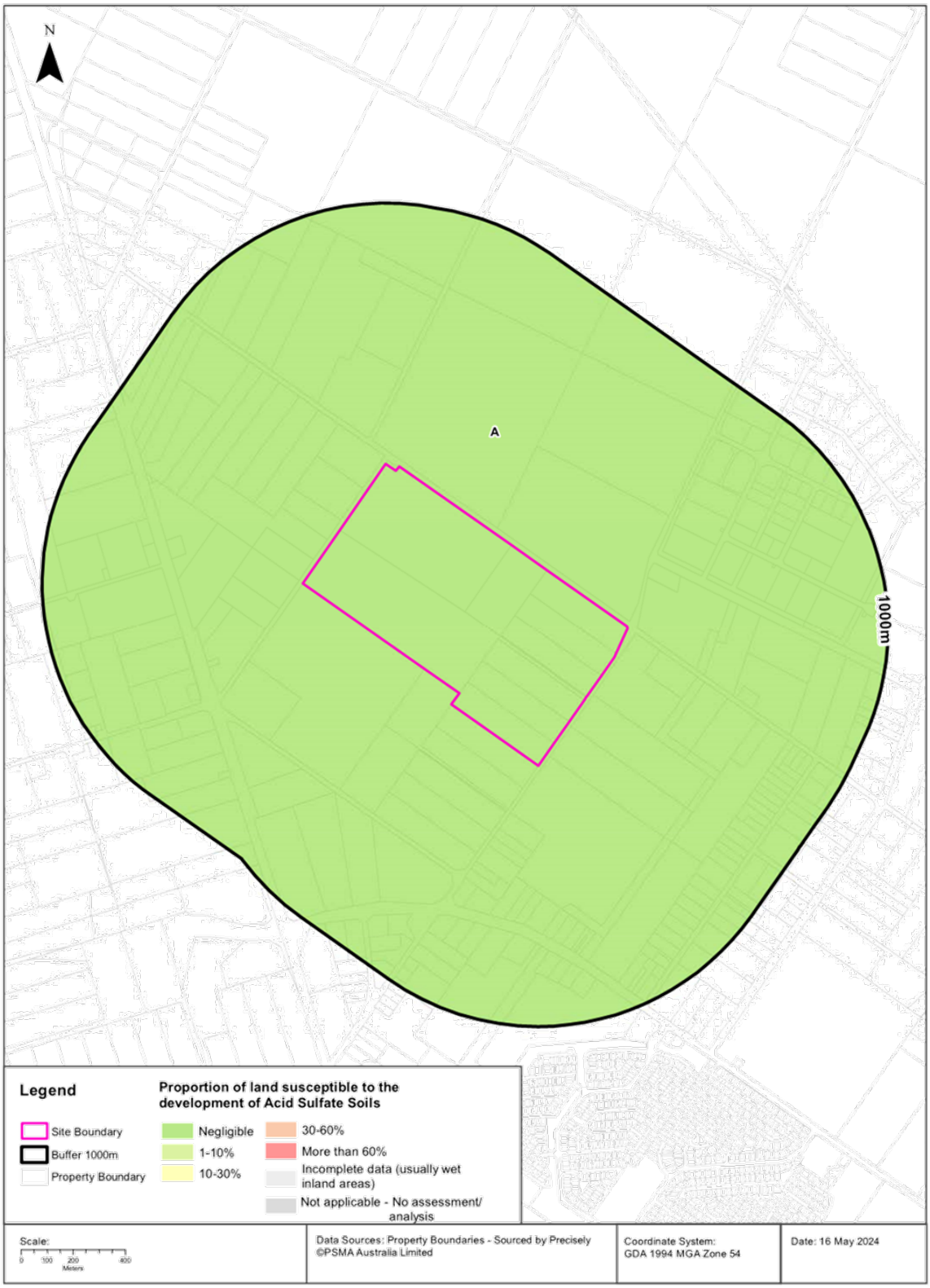

Acid Sulfate Soils

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Acid Sulfate Soil Potential

Acid sulfate soil potential within the dataset buffer:

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

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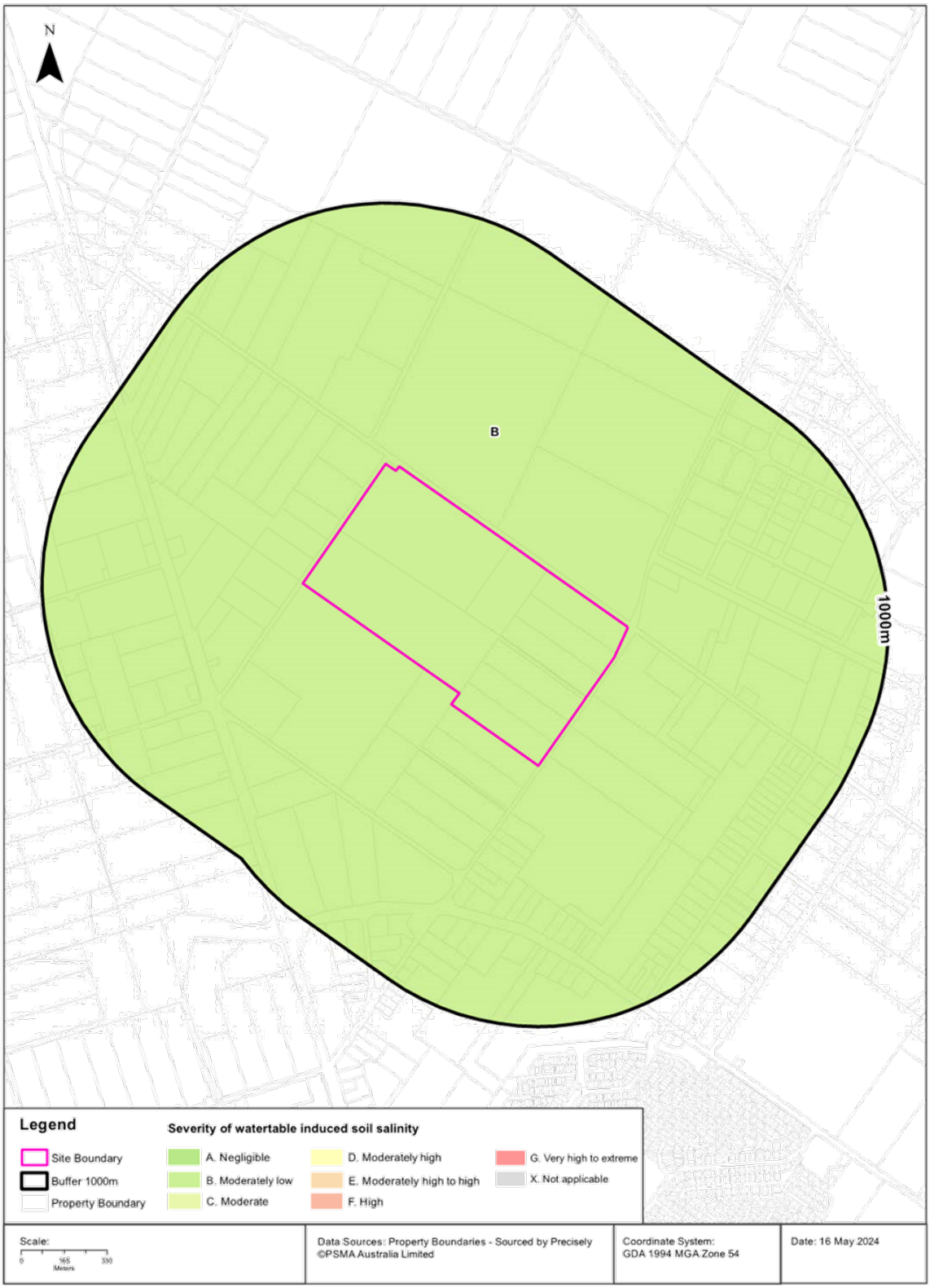
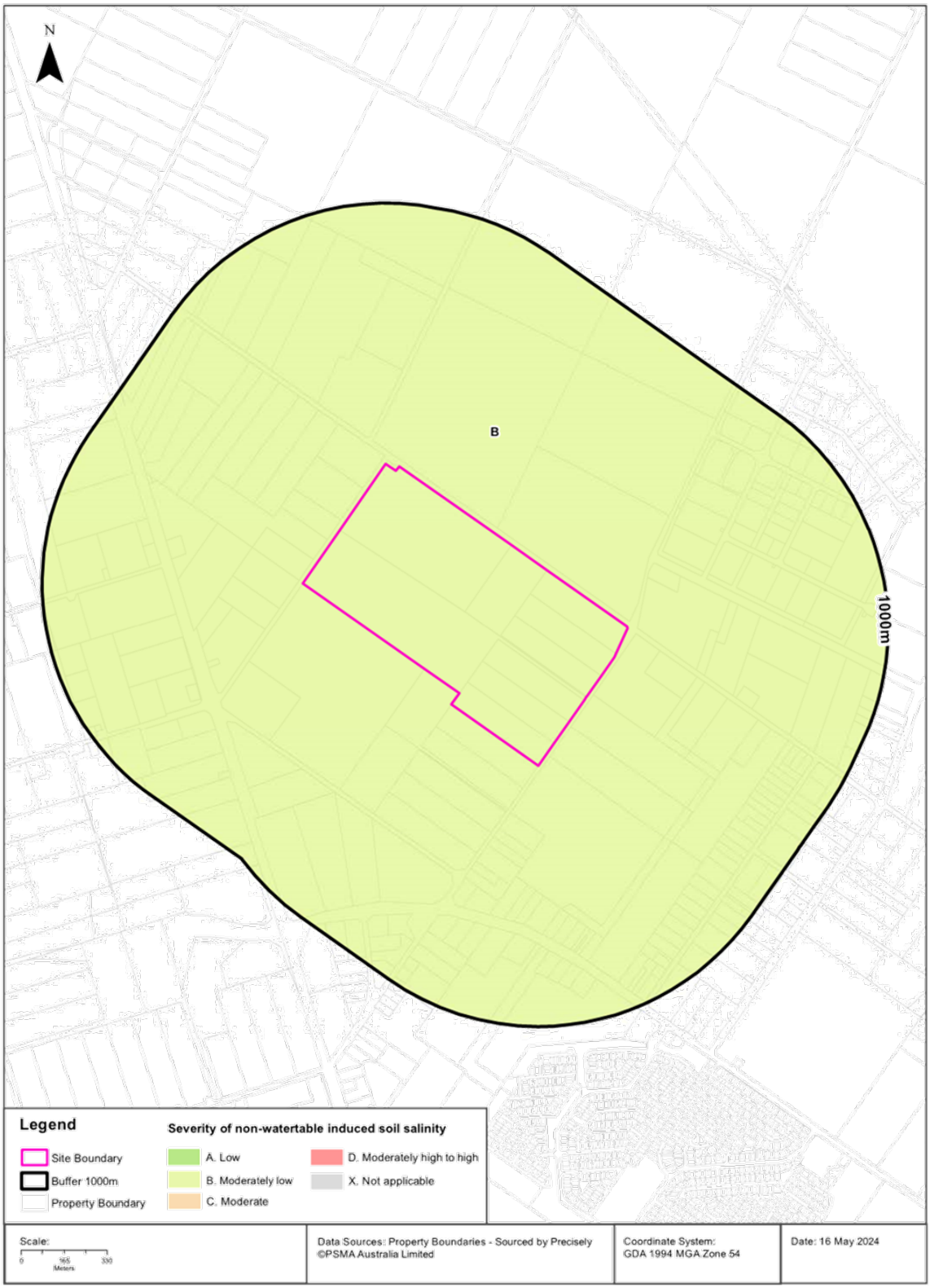
Soil Salinity - Watertable Induced

Investigation Area, Mill Road, Waterloo Corner, SA 5110



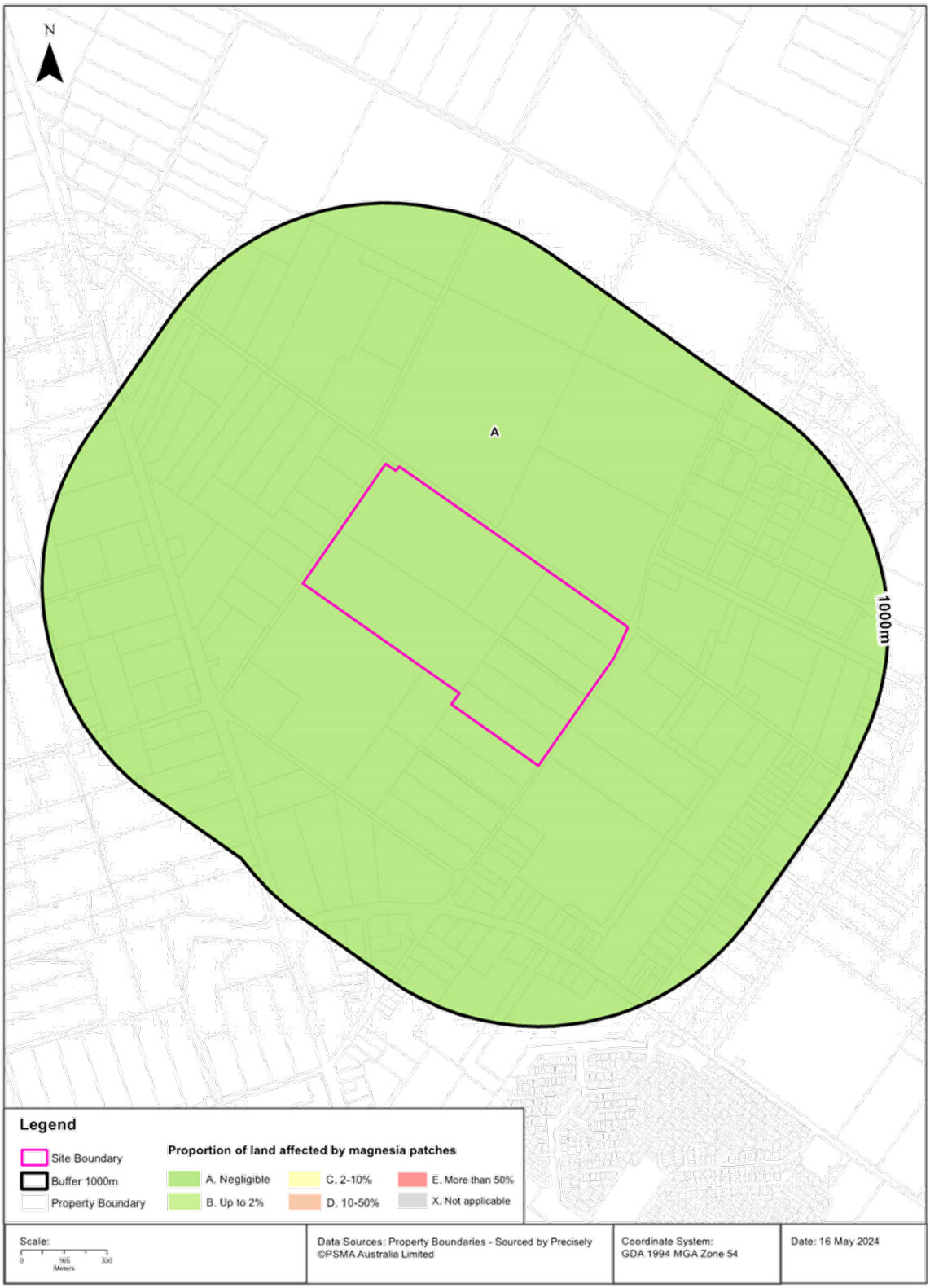
Soil Salinity - Non-watertable

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Soil Salinity - Non-watertable (Magnesia Patches)

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Soil Salinity

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

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

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

Non-watertable soil salinity within the dataset buffer:

Map category code	Severity description	Surface ECe (dS/m)	Subsoil ECe (dS/m)	Distance	Direction
B	Moderately low	2-4	4-8	0m	On-site

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

Magnesia patches within the dataset buffer:

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

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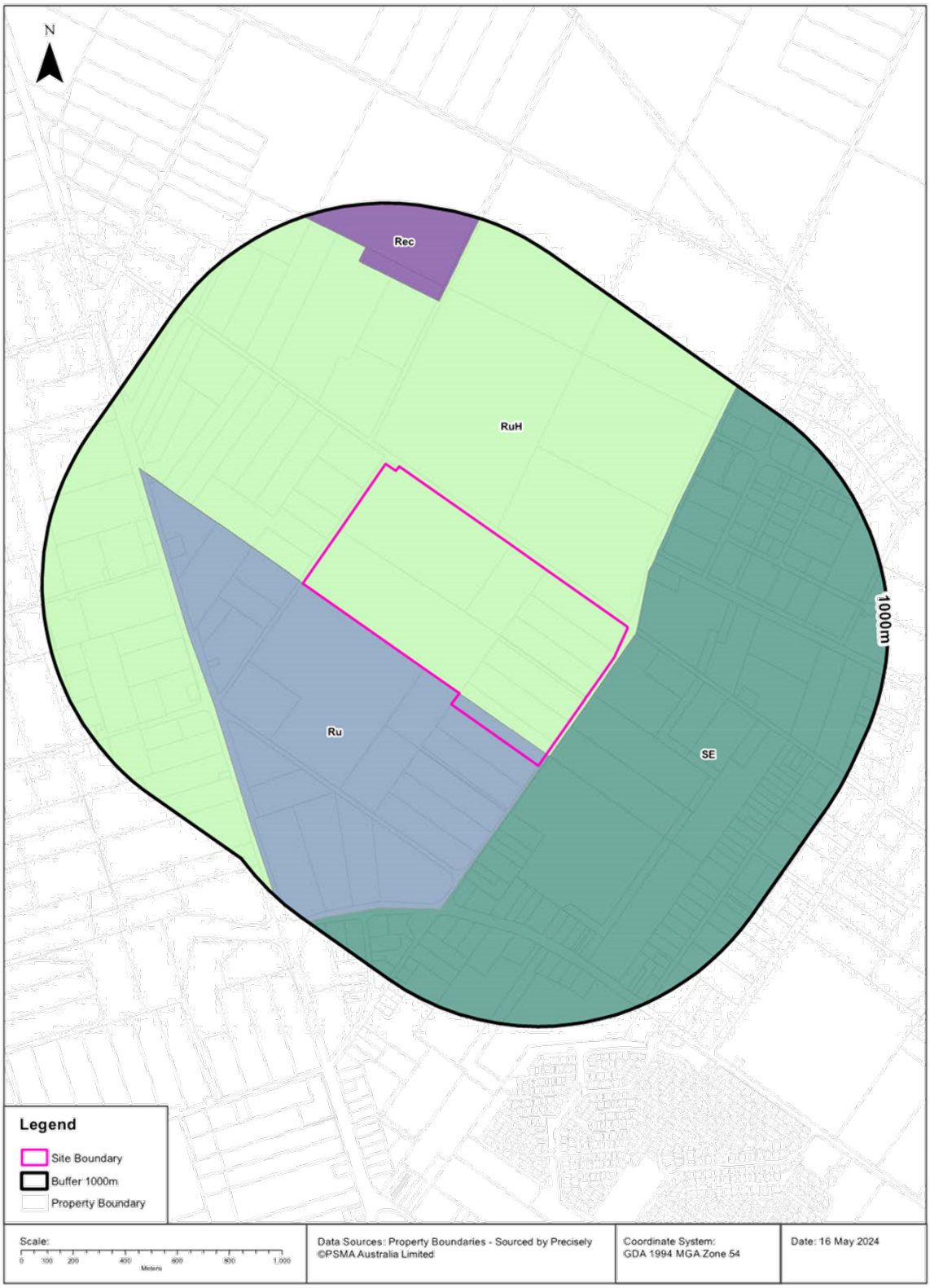
Planning and Design Code Zones

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Planning

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Planning and Design Code - Zones

Planning and Design Code zones within the dataset buffer:

Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
Ru	Z5404	Rural	19/03/2021	0	0m	On-site
RuH	Z5412	Rural Horticulture	19/03/2021	0	0m	On-site
SE	Z5720	Strategic Employment	19/03/2021	0	9m	South East
Rec	Z5401	Recreation	19/03/2021	0	652m	North

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

Planning and Design Code subzones within the dataset buffer:

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

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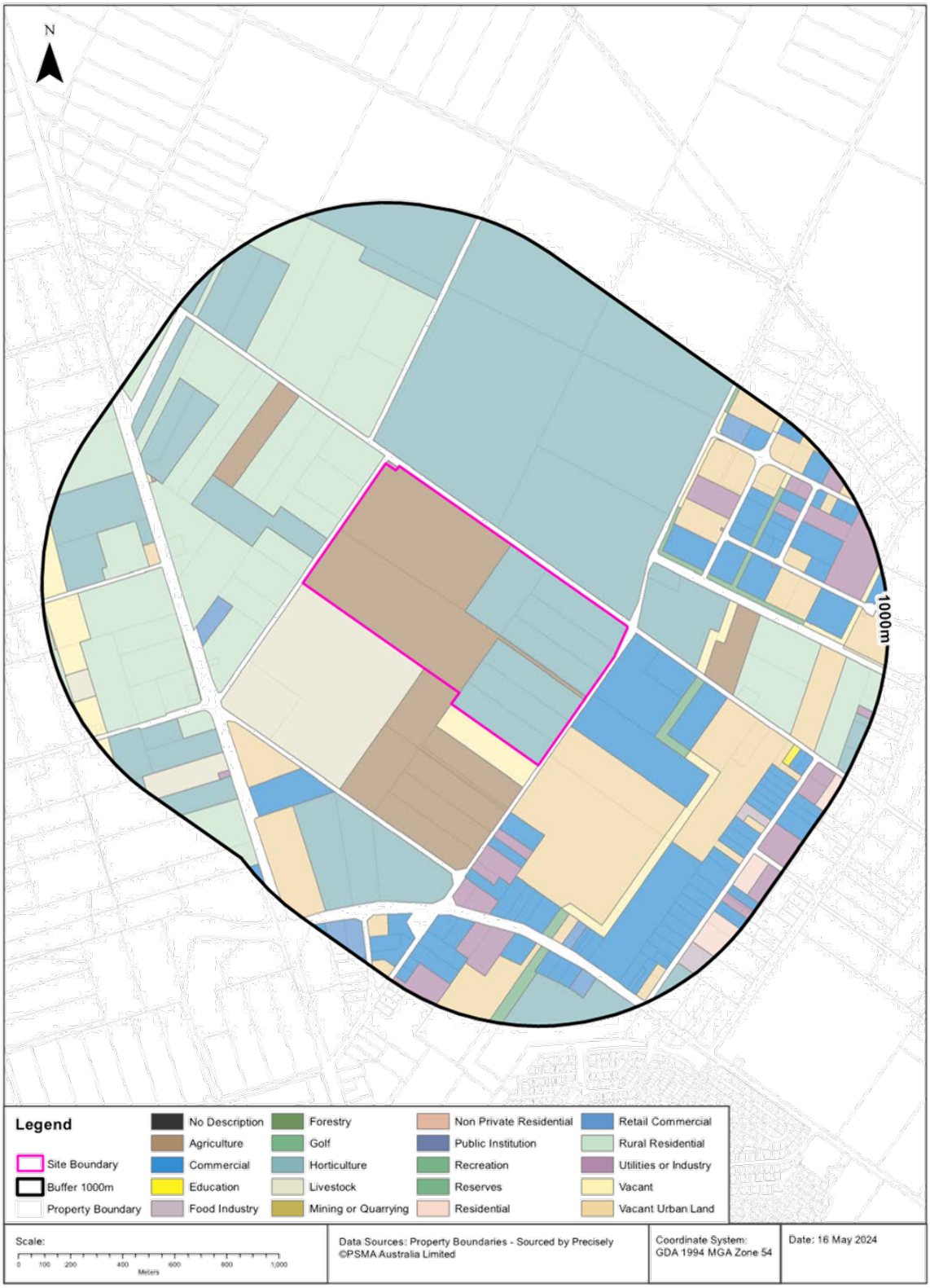
Land Use Generalised

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Planning

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Land Use Generalised

Land use classes within the dataset buffer:

Description	Distance	Direction
Agriculture	0m	On-site
Horticulture	0m	On-site
Livestock	0m	South West
Utilities or Industry	0m	North West
Vacant	0m	South
Commercial	16m	South East
Vacant Urban Land	16m	South East
Rural Residential	19m	North West
Retail Commercial	282m	West
Reserves	295m	East
Food Industry	731m	South East
Education	759m	South East
Residential	872m	South East

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

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Commonwealth Heritage List

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

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

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

What are the National Heritage List Items located within the dataset buffer?
Note. Please click on Place Id to activate a hyperlink to online website.

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

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

State Heritage Areas within the dataset buffer:

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

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

SA Heritage Places within the dataset buffer:

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

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

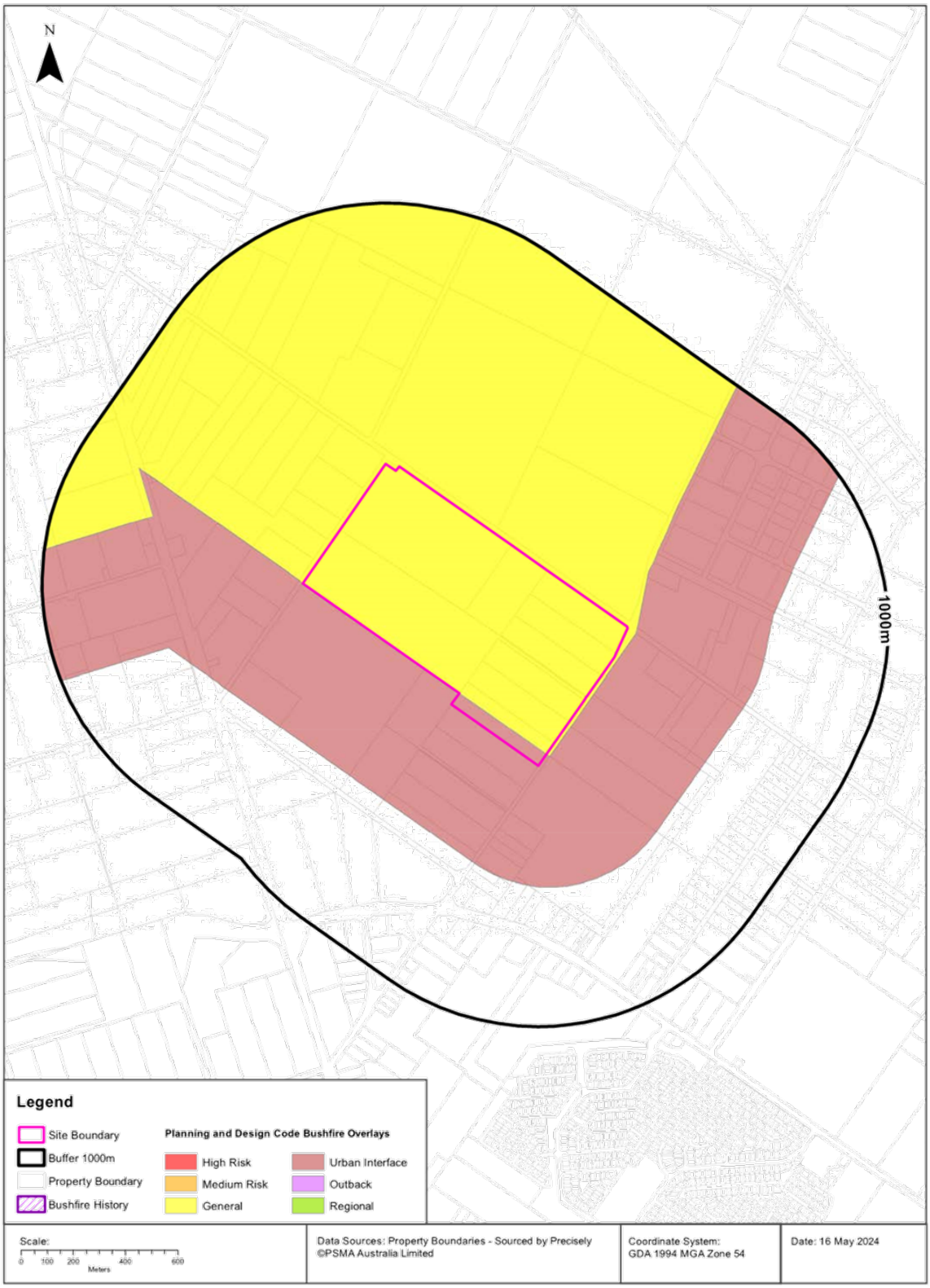
Aboriginal Land within the dataset buffer:

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

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

Natural Hazards - Bushfire

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Natural Hazards

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Bushfire Overlays

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

Overlay Id	Name	Description	Legal Start Date	Legal End Date	Distance	Direction
O2408	Hazards (Bushfire - General)	The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designed buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency servi	15/02/2024		0m	On-site
O2408	Hazards (Bushfire - Urban Interface)	The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuati	19/03/2021		0m	On-site

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

Bushfires and prescribed burns within the dataset buffer:

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

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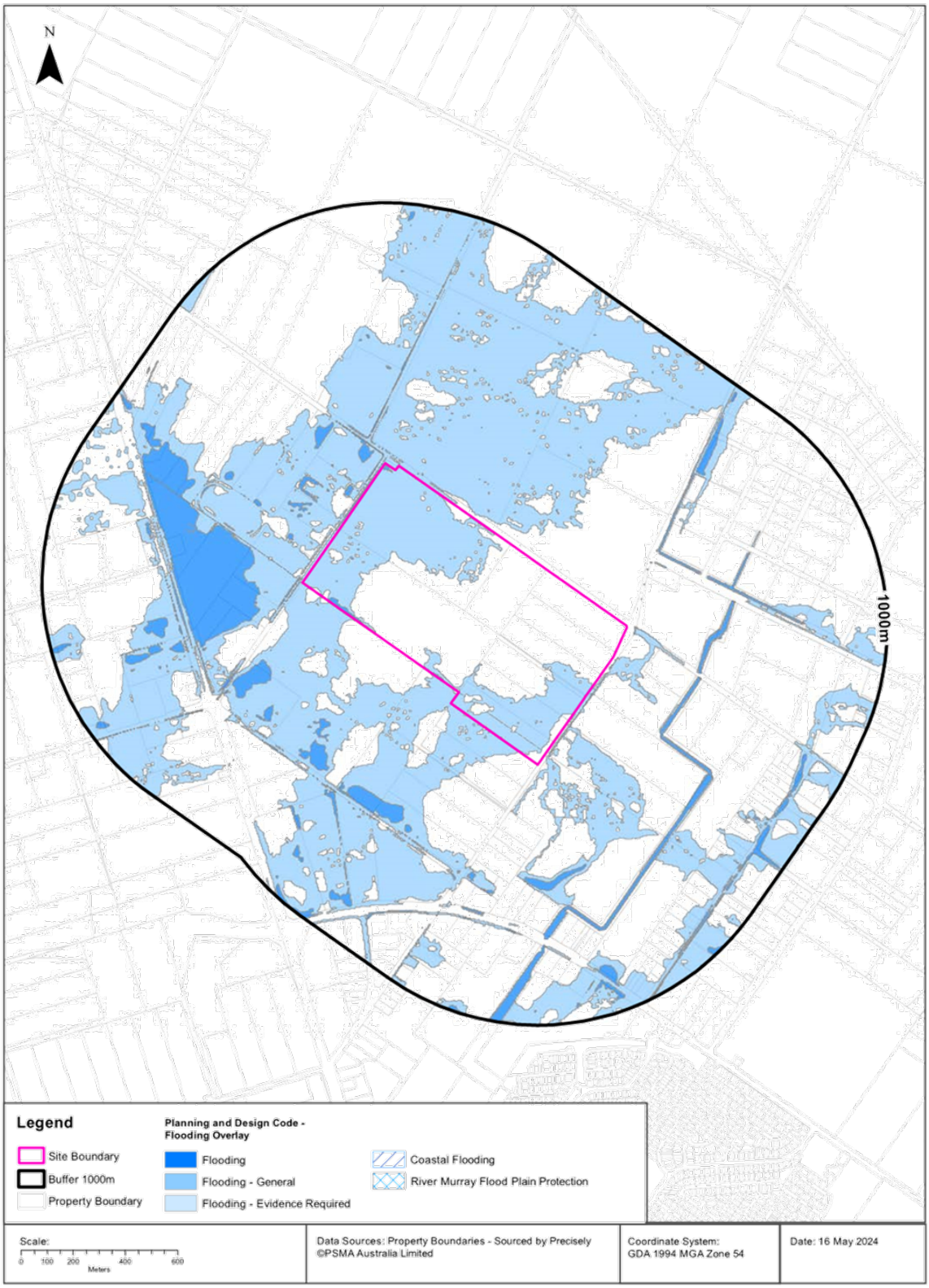
Natural Hazards - Flood

Investigation Area, Mill Road, Waterloo Corner, SA 5110



Natural Hazards

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Flooding Overlays

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

Overlay Id	Name	Description	Legal Start	Legal End	Distance	Direction
O2403	Hazards (Flooding)	The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.	29/02/2024		0m	On-site
O2414	Hazards (Flooding - General)	The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.	29/02/2024		0m	On-site

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

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Native Vegetation

Record ID	Vegetation Group	Vegetation Group Percentage	Structural Formation Description	Species and Stratum Details	Description of the Environment	Ground Truth Methodology	Capture Scale	Distance	Direction
N/A	No records within the buffer								

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

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Collaborative Australian Protected Areas Database - Terrestrial

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

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

Collaborative Australian Protected Areas Database - Marine

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

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

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022
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Ecological Constraints

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Groundwater Dependent Ecosystems Atlas

Type	Name	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer						

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

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Inflow Dependent Ecosystems Likelihood

Type	Name	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
N/A	No records in buffer						

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

Investigation Area, Mill Road, Waterloo Corner, SA 5110

Ramsar Wetlands

What Ramsar wetland areas exist within the dataset buffer?

Wetland	Distance	Direction
No records in buffer		

Ramsar Wetlands Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

Location Confidences

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

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

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7. End User acknowledges and agrees that Lotsearch and Third Party Content Suppliers retain ownership of all copyright, patent, design right (registered or unregistered), trade marks (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right in any Report or any other item, information or data included in or provided as part of a Report.
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9. Subject to paragraph 6, Lotsearch excludes liability to End User for loss or damage of any kind, however caused, due to Lotsearch's negligence, breach of contract, breach of any law, in equity, under indemnities or otherwise, arising out of all acts, omissions and events whenever occurring.
10. Lotsearch acknowledges that if, under applicable State, Territory or Commonwealth law, End User is a consumer certain rights may be conferred on End User which cannot be excluded, restricted or modified. If so, and if that law applies to Lotsearch, then, Lotsearch's liability is limited to the greater of an amount equal to the cost of resupplying the Report and the maximum extent permitted under applicable laws.
11. Subject to paragraph 9, neither Lotsearch nor the End User is liable to the other for:

(a) any indirect, incidental, consequential, special or exemplary damages arising out of or in relation to the Report or these Terms; or

(b) any loss of profit, loss of revenue, loss of interest, loss of data, loss of goodwill or loss of business opportunities, business interruption arising directly or indirectly out of or in relation to the Report or these Terms,

irrespective of how that liability arises including in contract or tort, liability under indemnity or for any other common law, equitable or statutory cause of action or otherwise.

12. These Terms are subject to New South Wales law.

APPENDIX C – SITE INSPECTION PHOTOGRAPHS



Photo A – Epic Energy Substation located immediately adjacent the site's northern corner.



Photo B – Soil stockpile from excess soil accumulated during the laser levelling undertaken at the site.



Photo C – Result of the laser levelling undertaken at the site.



Photo D – Stockpile of blood and bone fertiliser.



Photo E – Cabbage rows



Photo F – Lettuce harvester.

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation



Photo G – Two 5,000 gallon concrete tanks.



Photo H – Pallets and water pipe.

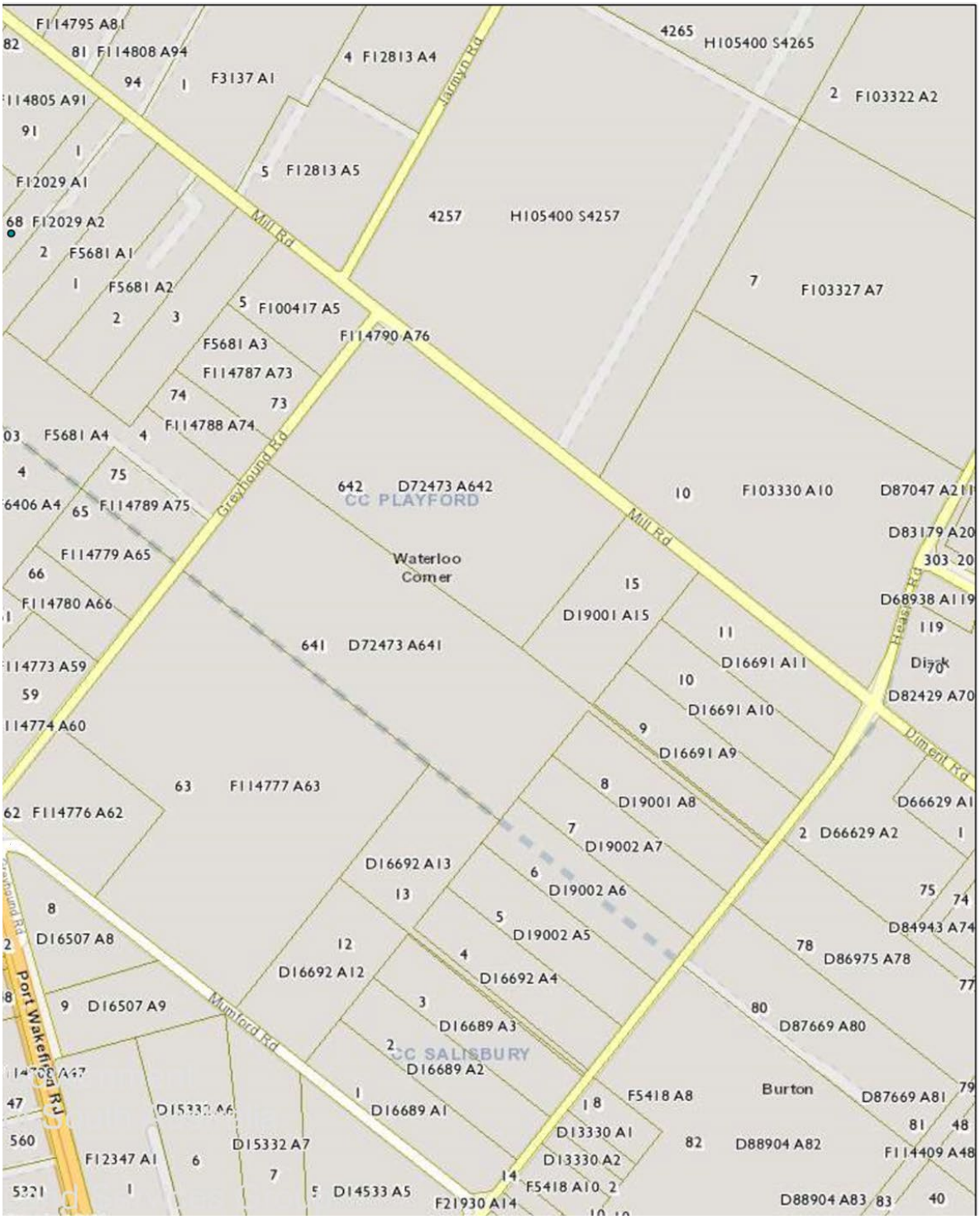
APPENDIX D – HISTORICAL CERTIFICATES OF TITLE

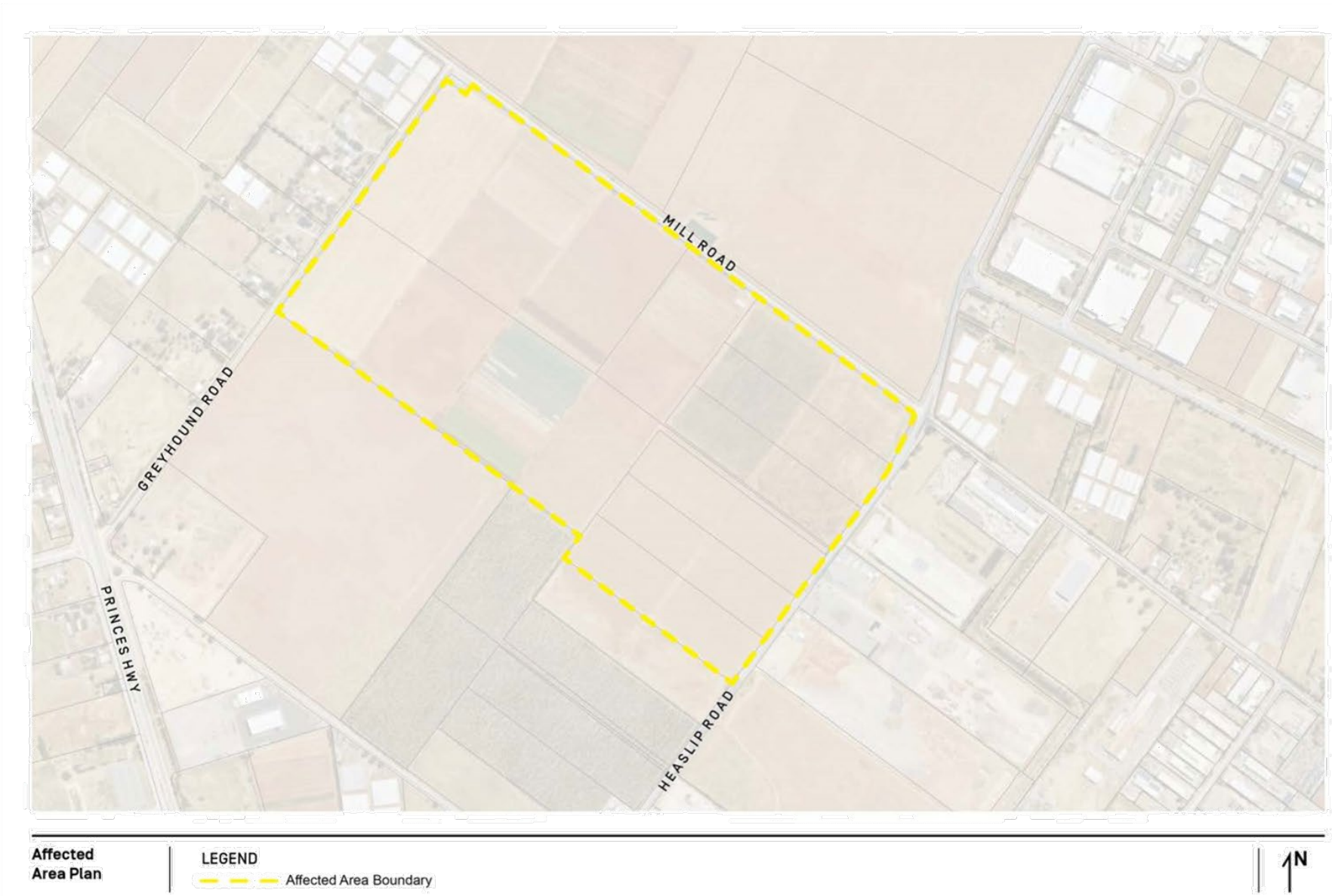
Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: https://sappa.plan.sa.gov.au

May 21, 2024




MILL ROAD
GREYHOUND ROAD
PRINCES HWY
HEASLIP ROAD
Affected Area Plan
LEGEND
Affected Area Boundary
N

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

19002

LTO C

PLAN OF DIVISION

HD. OF MUNNO PARA

Allotment 19 in D.P. 16692 & Allotment 20 in D.P. 19001

PART SECTIONS 4245 & 4246

IN THE AREA NAMED:

WATERLOO CORNER

REGISTER BOOK
VOL 4268 FOL 719 (PTN ONLY)
VOL 4268 FOL 720

DEPOSITED PLAN NUMBER
D P 19002

ACCEPTED FOR DEPOSIT
pro Registrar-General
10 / 9 / 1986

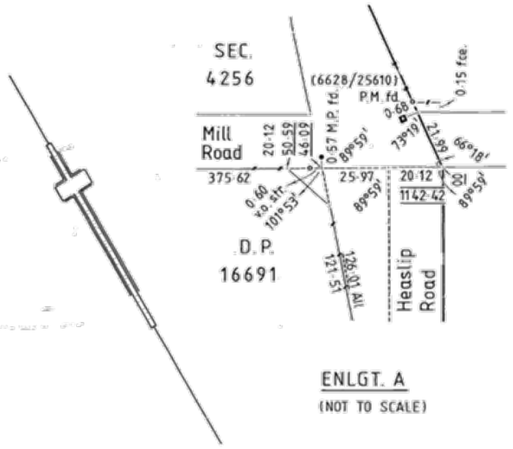
Reference Map No.

COUNCIL
City of MUNNO PARA
City of SALISBURY

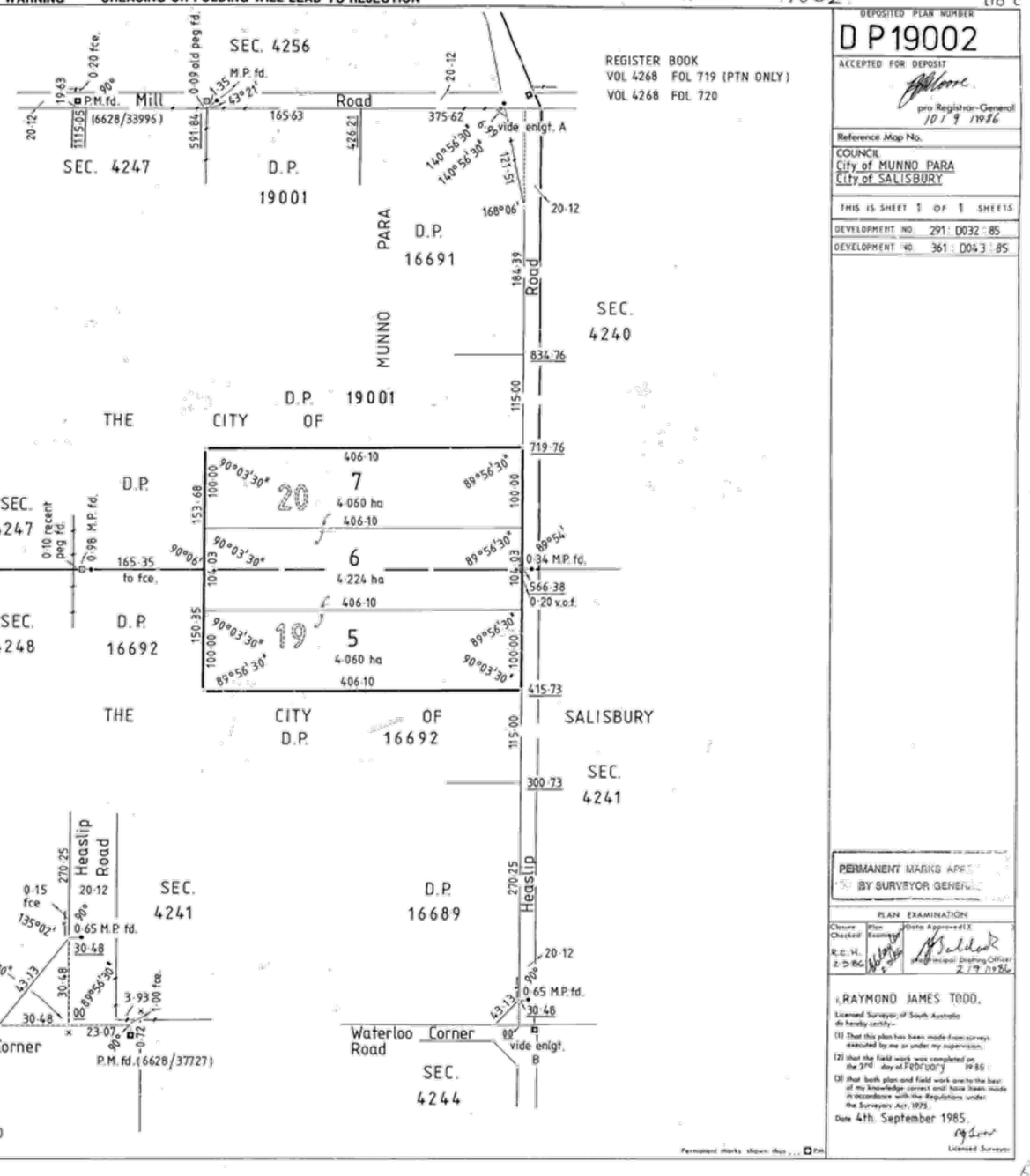
THIS IS SHEET 1 OF 1 SHEETS

DEVELOPMENT NO. 291 : D032 : 85

DEVELOPMENT NO. 361 : D043 : 85



ENLGT. A
(NOT TO SCALE)



ENLGT. B
(NOT TO SCALE)

Note: Data copied from previous surveys shown thus · 126·01

TODD, ALEXANDER & CO. PTY. LTD.
Surveying and Planning Consultants
30 Franklin Street, Adelaide, 5000, S.A.
Phones 512786 – 512787
File ref. T.A. 11552/5 – Drwn. JUNE 1985

PERMANENT MARKS APP... BY SURVEYOR GENER...

PLAN EXAMINATION

Closure Checked	Plan Examined	Date Approved
R.E.H. 2-9-86		Principal Drafting Officer 2/9/1986

I, RAYMOND JAMES TODD,
Licensed Surveyor of South Australia
do hereby certify:-

(1) That this plan has been made from surveys executed by me or under my supervision.

(2) That the field work was completed on the 3rd day of February 19 86

(3) That both plan and field work are to the best of my knowledge correct and have been made in accordance with the Regulations under the Surveyors Act, 1975.

Date 4th September 1985.

Licensed Surveyor

Permanent marks shown thus ... PM

MICROFILMED
ON 15-9-86

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

PLAN OF DIVISION

HD. OF MUNNO PARA

Allotment 18 in D.P. 16691

PART SECTION 4246

IN THE AREA NAMED

WATERLOO CORNER

REGISTER BOOK

VOL. 4268 FOL. 719

DEPOSITED PLAN NUMBER

D P 19001

ACCEPTED FOR DEPOSIT

pro Registrar-General

10 / 9 / 1986

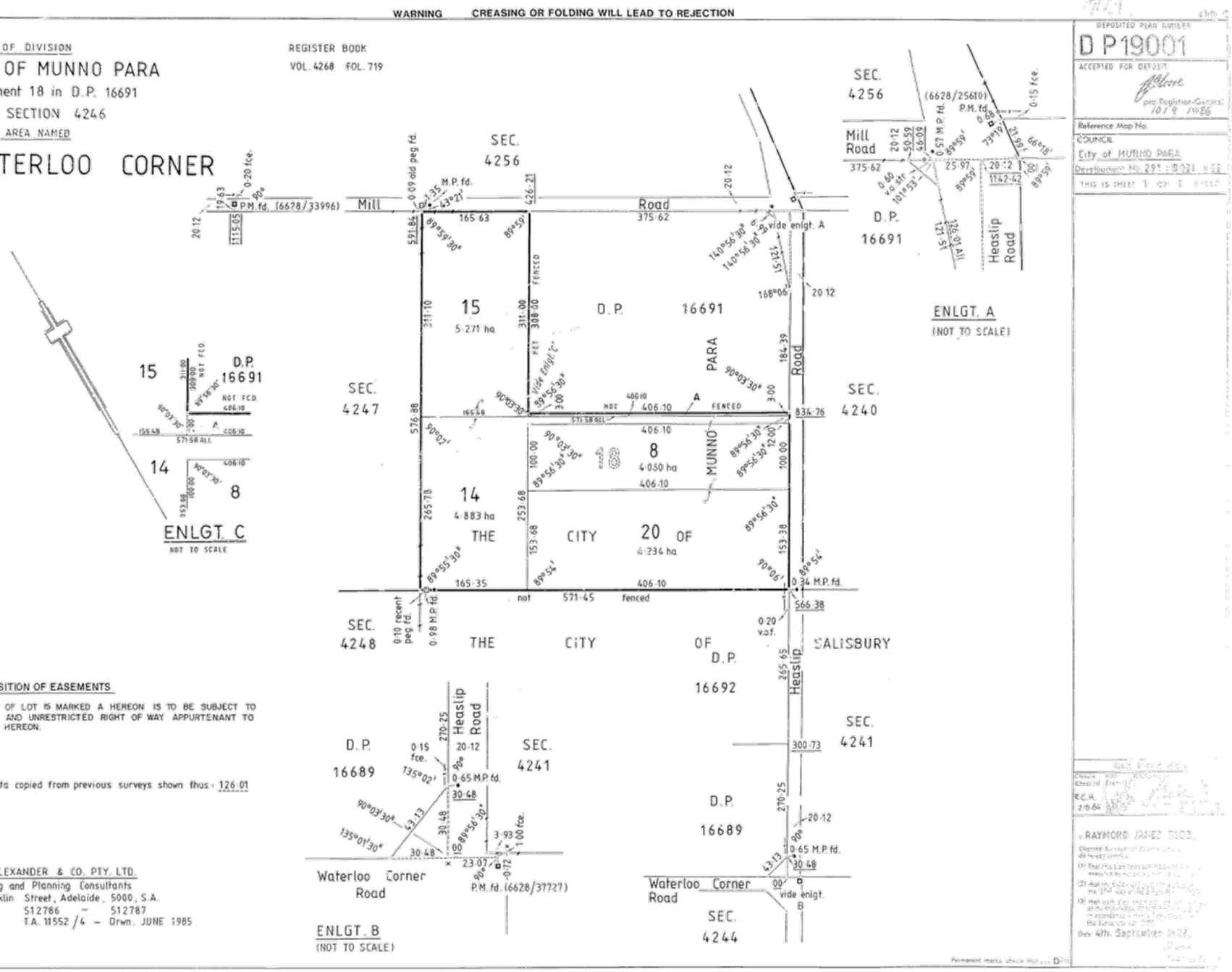
Reference Map No.

COUNCIL

City of MUNNO PARA

Development No. 291 /B021 / 86

THIS IS SHEET 1 OF 1 SHEET



DISPOSITION OF EASEMENTS

PORTION OF LOT 15 MARKED A HEREON IS TO BE SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY APPURTENANT TO LOT 14 HEREON.

Note: Data copied from previous surveys shown thus: 126·01

TODD, ALEXANDER & CO. PTY. LTD.
Surveying and Planning Consultants
30 Franklin Street, Adelaide, 5000, S.A.
Phones 512786 – 512787
File ref. T.A. 11552/4 – Drwn. JUNE 1985

R.C.H. 2/9/86

RAYMOND JAMES TODD

Date 4th September 1986

MICROFILMED ON 15-9-86

PLAN OF DIVISION

HD. OF MUNNO PARA

SECTION 4246

IN THE AREA NAMED

WATERLOO CORNER

REGISTER BOOK
Volume 4249 Folio 414 (PTN ONLY)

LEPUSITED PLAN NUMBER
D P 16691

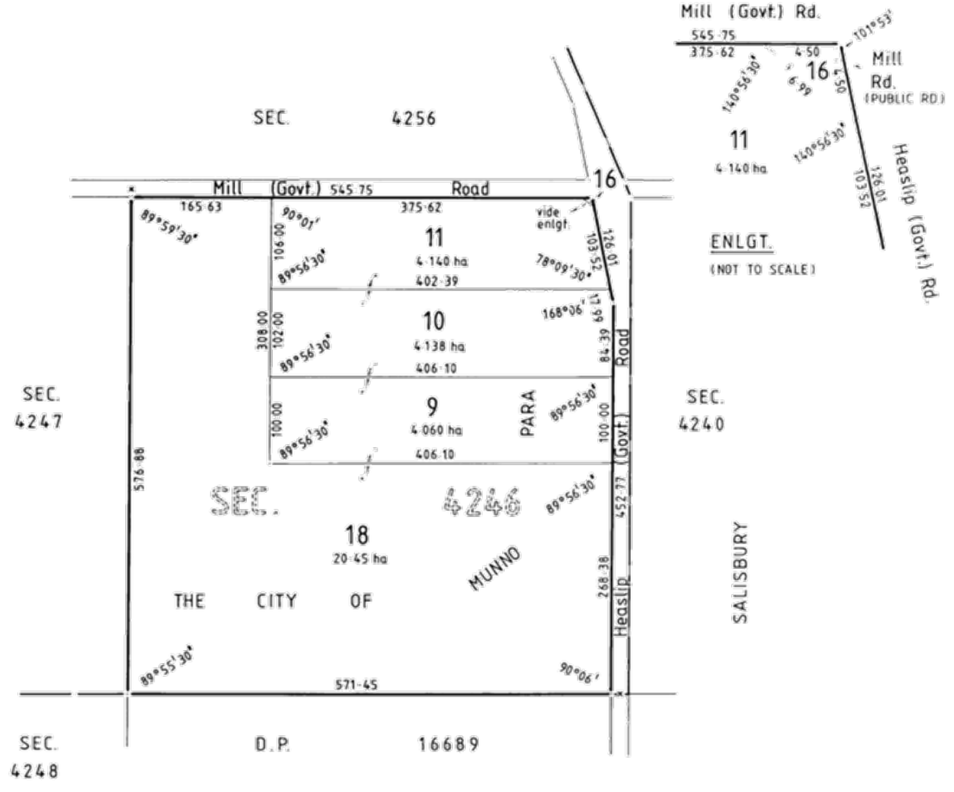
ACCEPTED FOR DEPOSIT
pro Registrar-General
6/3/1986

Reference Map No.

COUNCIL
City of MUNNO PARA
Development No. 291 : 767 : 84

THIS IS SHEET 1 OF 1 SHEET





0 50 100 150 200 250 300 METRES
SCALE

TODD, ALEXANDER & CO. PTY. LTD.
Surveying and Planning Consultants
30 Franklin Street, Adelaide, 5000, S.A.
Phones 512786 - 512787
File ref. T.A. 11552/2 - Drwn. JUNE 1985

PLAN EXAMINATION

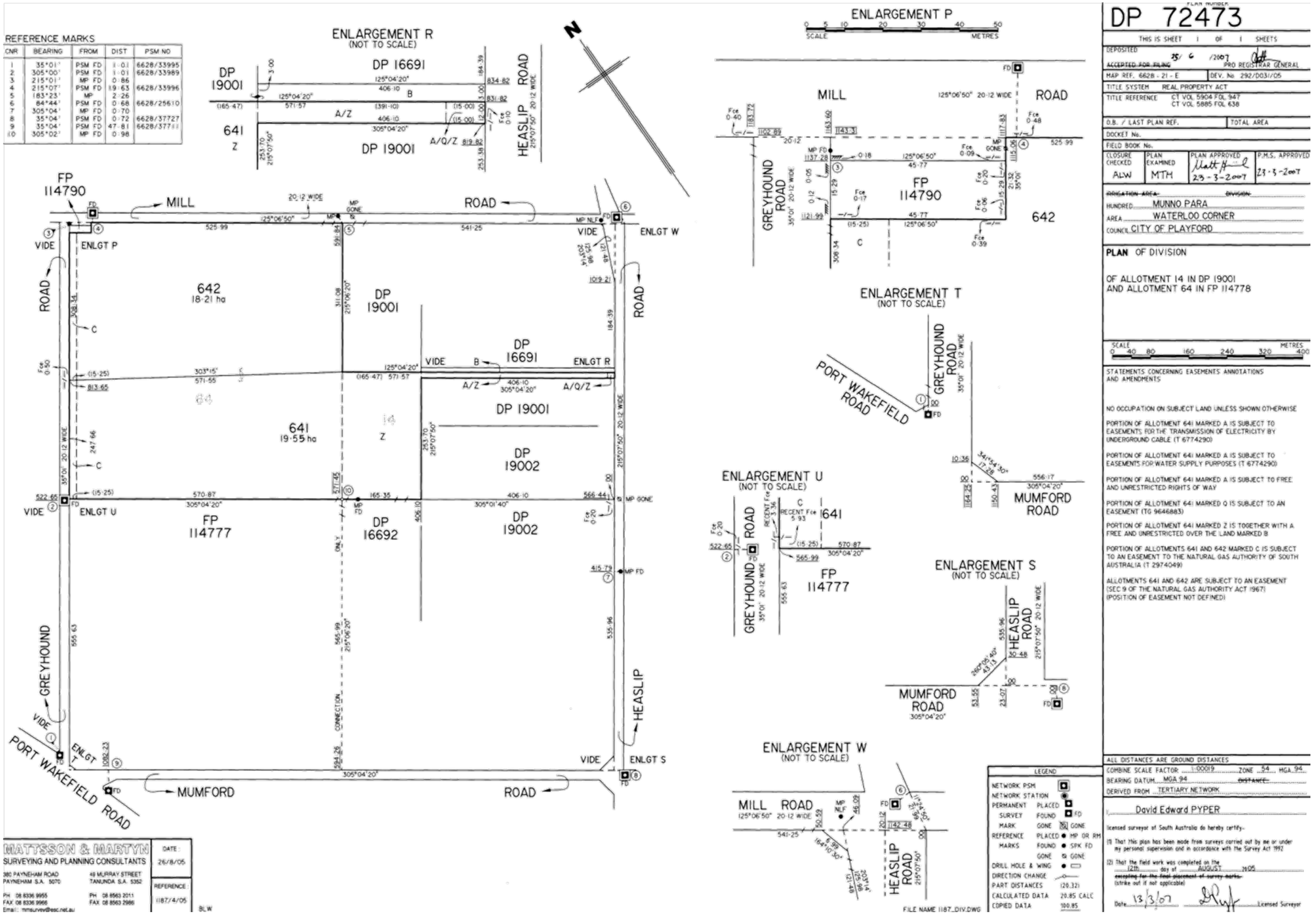
Cadastre Checked	Plan Examined	Data Approved
K.H.	K.H.	pro Principal Drafting Officer 7/10/1985

Licensed Surveyor of South Australia do hereby certify:-
(1) That this plan has been made from surveys executed by me or under my supervision;
(2) that the field work was completed on the day of 19
(3) that both plan and field work are to the best of my knowledge correct and have been made in accordance with the Regulations under the Surveyors Act, 1975.

Date

Licensed Surveyor

MICROFILMED
ON
11·3·86



Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

(C)

South Australia.

(CERTIFICATE OF TITLE.)

Register Book,
Vol. CCCLXXXV Folio 204

Pursuant to Application No. 107?

Thomas Gilbertson of Waterloo Inn Adelaide Innkeeper and Thomas Gilbertson of Salisbury Adelaide Farmer

now seised of an estate in fee simple, subject nevertheless to such encumbrances, liens, and interests, as are notified by memorial underwritten or endorsed hereon in Certain Deposits in the Register Book and Memorial Book Country of Adelaide Nos. 2243 and 2247 each containing exclusive of roads one acre or thereabouts more or less delineated as appears in the plan in the margin hereof

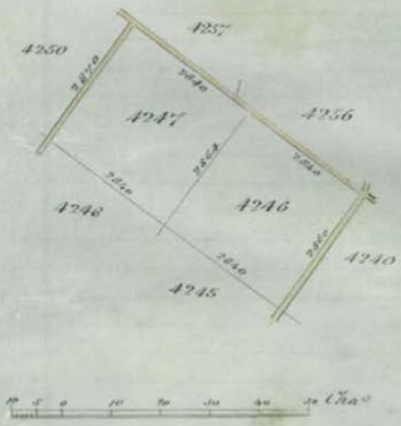
which said Sections are delineated in the public map of the said Province deposited in the office of the Surveyor-General and now remaining in the hands and Seal of His Honor Edward Cox Young Lieutenant-Governor of the said province Section 2243 on the 10th day of April 1851 to Edward Hunter and Section 2247 on the 5th day of May 1851 to Robert Watt

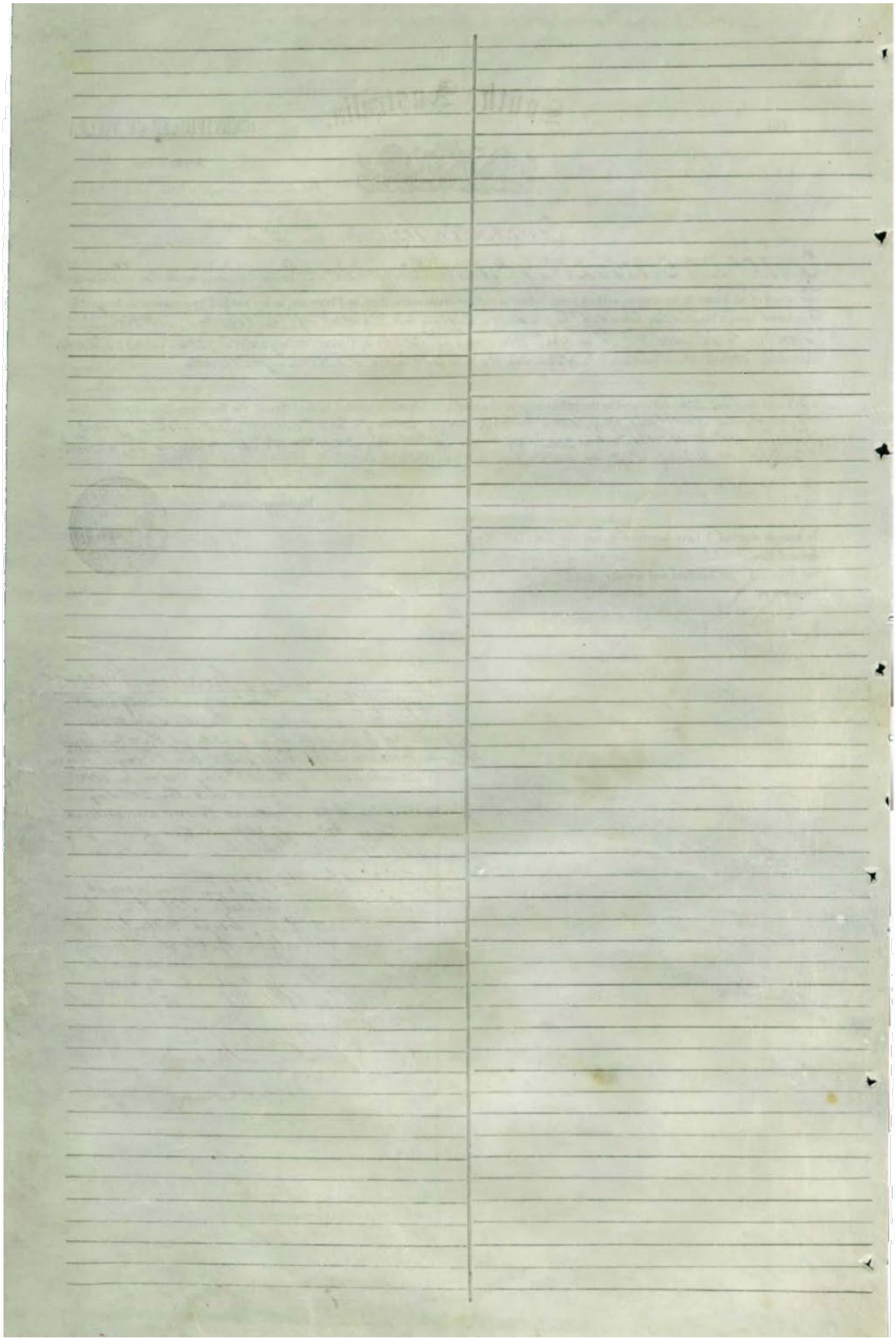
Registrar-General.

In witness whereof, I have hereunto signed my name and affixed my seal this Fourteenth day of August one thousand eight hundred and seventy Eight in presence of

Pursuant to Application No. 121135
Joseph Gilbertson of Waterloo near Salisbury and Elizabeth Gilbertson of Waterloo Spinster are entitled to an estate in fee simple in the above land as Executors of the Will dated the 6th day of December 1870 of Thomas Gilbertson late of the above Waterloo who died on the 2nd day December 1870 as appears by Probate dated the 21st day December 1870 Produced to me and entered the 1st day February 1871 at 4 p.m.
Deputy Reg. Genl.

Transfer No. 121739 from Joseph Gilbertson and Elizabeth Gilbertson to William Gilbertson, Joseph Gilbertson and James Gilbertson of the above land as Tenants in Common. Produced the 15th day February 1871 at 11 a.m.
Dep. Reg. Genl.
Cancelled
Dep. Reg. Genl.
A New Certificate of Title issued No. CCCLIV Folio 92
Dep. Reg. Genl.





Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

South Australia.

(C) (CERTIFICATE OF TITLE.)

Register Book, Vol. CCCLIV Folio 92

Pursuant to Memorandum of Transfer No. 121739

William Gilbertson of Virginia Farmer Joseph Gilbertson of near Salisbury Farmer and James Gilbertson of Hackney Farmer are tenants in common

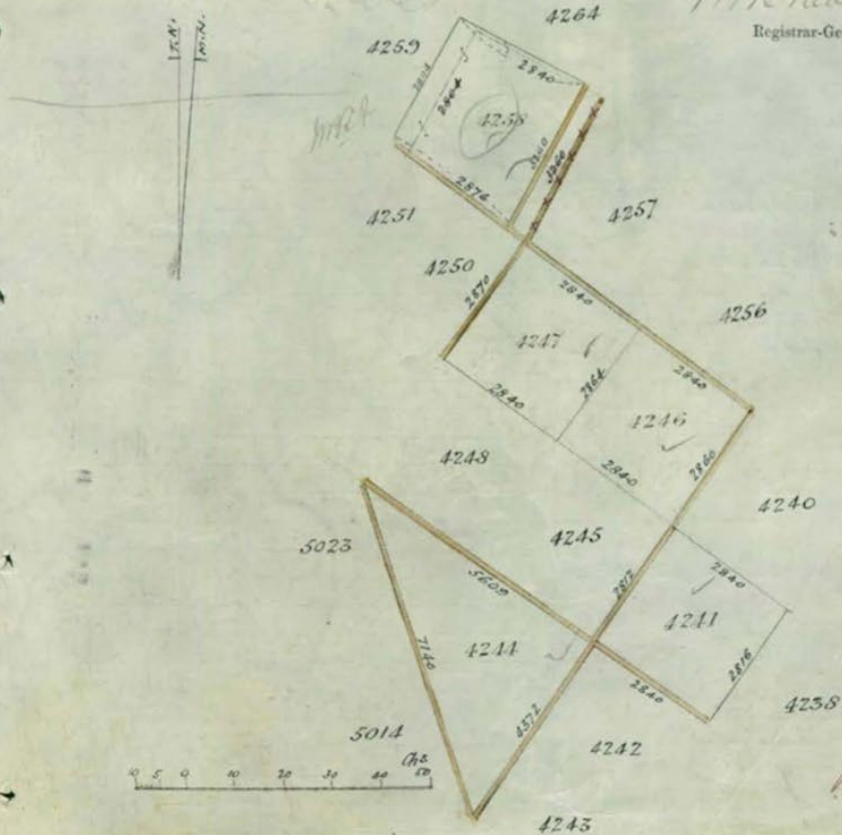
now seised of an estate in fee simple, subject nevertheless to such encumbrances, liens, and interests, as are notified by memorial underwritten or endorsed hereon in Hundred Section of land situated in the Hundred of Munno Para County of Adelaide No. 4241 containing eighty acres or thereabouts 4246 and 4247 each containing eighty one acres or thereabouts 4244 containing one hundred and twenty two acres or thereabouts and 4258 containing eighty six acres or thereabouts and bounded as appears on the plan in the margin hereof

which said Section is delineated in the public map of the said Hundred deposited in the office of the Surveyor-General.

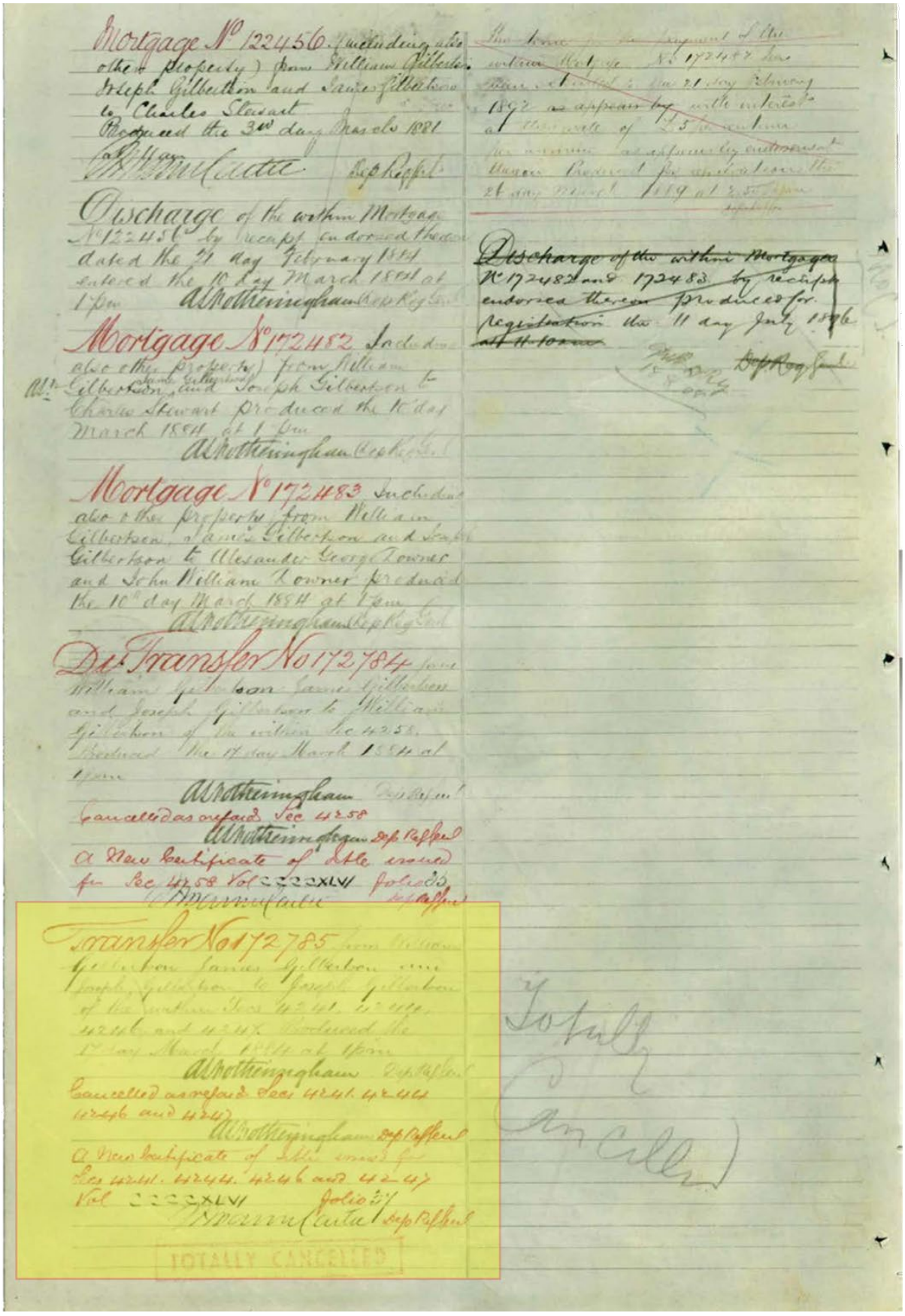
In witness whereof, I have hereunto signed my name and affixed my seal this Twenty eighth day of February one thousand eight hundred and seventy eighty in presence of

Registrar-General.

REGISTRAR GENERAL SOUTH AUSTRALIA



Mortgage



Mortgage No 122456 (including also other property) from William Gilbertson Joseph Gilbertson and James Gilbertson to Charles Stewart
Produced the 3rd day March 1881
[illegible] Dep Regist

Discharge of the within Mortgage No 122456 by receipt endorsed thereon dated the 21 day February 1884 entered the 10 day March 1884 at 1 pm
A S Rotheringham Dep Reg Genl

Mortgage No 172482 (including also other property) from William Gilbertson, James Gilbertson and Joseph Gilbertson to Charles Stewart produced the 10 day March 1884 at 1 pm
A S Rotheringham Dep Reg Genl

Mortgage No 172483 (including also other property) from William Gilbertson, James Gilbertson and Joseph Gilbertson to Alexander George Downer and John William Downer produced the 10th day March 1884 at 1 pm
A S Rotheringham Dep Reg Genl

Dis Transfer No 172784 from William Gilbertson James Gilbertson and Joseph Gilbertson to William Gilbertson of the within Sec 4258. Produced the 17 day March 1884 at 1 pm
A S Rotheringham Dep Regist
Cancelled as regards Sec 4258
A S Rotheringham Dep Regist
A New Certificate of Title issued for Sec 4258 Vol CCCCXLVI Folio 35
[illegible] Dep Regist

Transfer No 172785 from William Gilbertson James Gilbertson and Joseph Gilbertson to Joseph Gilbertson of the within Secs 4241, 4244, 4246 and 4247. Produced the 17 day March 1884 at 1 pm
A S Rotheringham Dep Regist
Cancelled as regards Secs 4241, 4244, 4246 and 4247
A S Rotheringham Dep Regist
A New Certificate of Title issued for Secs 4241, 4244, 4246 and 4247 Vol CCCCXLVI Folio 37
[illegible] Dep Regist

TOTALLY CANCELLED

~~The terms for the payment of the within Mortgage No 172482 have been satisfied to the 21 day February 1892 as appears by with interest at the rate of £5 per centum per annum as appears by endorsement thereon Produced for registration the 24 day March 1889 at 2.50 pm~~
~~Dep Regist~~

~~Discharge of the within Mortgages No 172482 and 172483 by receipts endorsed thereon produced for registration the 11 day July 1896 at 11.10 am~~
~~Dep Reg Genl~~

Totally Cancelled

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

(C)

South Australia.

(CERTIFICATE OF TITLE.)

Register Book.
Vol. CCCCXLVI Folio 34

Pursuant to Memorandum of Transfer No 172485

Joseph Gilbertson of near Salisbury Farmer is now seized of an estate in fee simple

subject nevertheless to such incumbrances, liens, and interests, as are notified by memorial underwritten or endorsed hereon, in Those Sections of Land situate in the Hundred of Munno Para County of Adelaide No 4241 containing eighty acres or thereabouts 4244 containing one hundred and twenty two acres or thereabouts 4246 and 4247 each containing eighty one acres or thereabouts and bounded as appears in the plan in the margin hereof

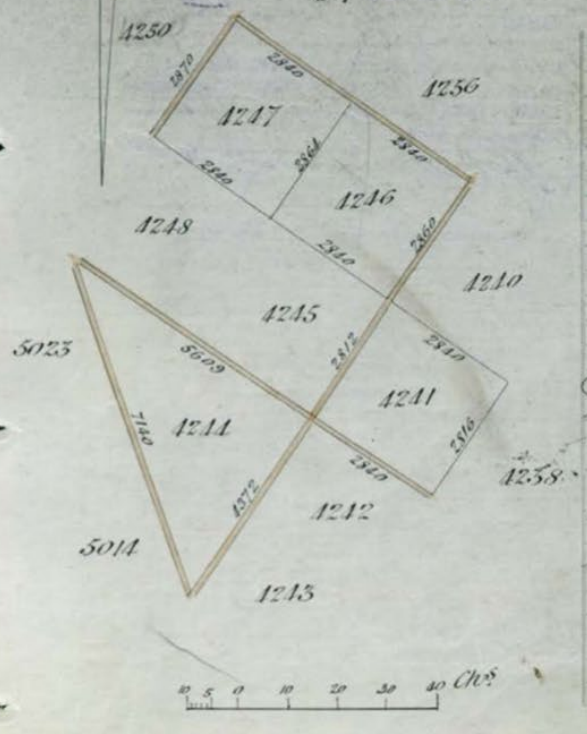
which said Section 1 are delineated in the public map of the said Hundred, deposited in the office of the Surveyor-General.

In witness whereof, I have hereunto signed my name and affixed my seal this twenty eighth day of March one thousand eight hundred and eighty-four in presence of

R. Ford

CANCELLED
AND NEW CERTIFICATE OF TITLE
ISSUED VOL. 2092 FOL. 127
1257 DEP. REG. GEN'L

Registrar-General.



Mortgage No 172482 (including also other property) from William Gilbertson James Gilbertson and Joseph Gilbertson to Charles Stewart Produced the 10 day March 1884 at 1 p.m.

Dep Reg Genl

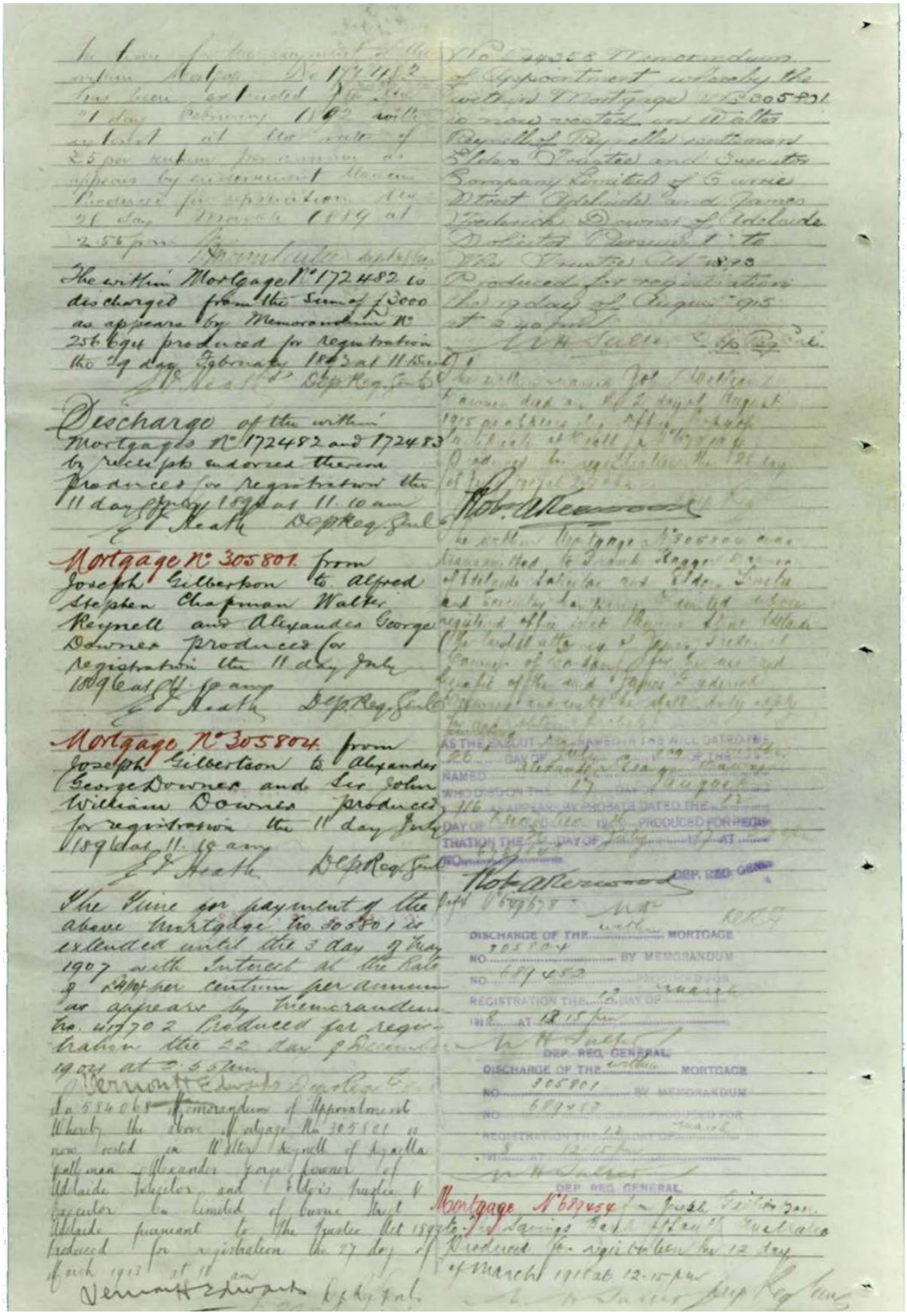
Mortgage No 172483 (including also other property) from William Gilbertson James Gilbertson and Joseph Gilbertson to Alexander George Downer and John William Downer Produced the 10 day March 1884 at 1 p.m.

Dep Reg Genl

The within Mortgage No 172482 has been transmitted to Mary Ann Stewart of Payneham widow as the executrix named in the will dated the 10 day March 1880 of the within named Charles Stewart who died on the 15 day January 1885 as appears by Probate dated the 21 day March 1885 produced for registration the 15 day March 1889 at noon (No 228259)

Dep Reg Genl

Cert



The time for the payment of the within Mortgage No 172482 has been extended to the 21 day February 1892 with interest at the rate of £5 per centum per annum as appears by endorsement thereon Produced for registration the 21 day March 1889 at 2.56 pm

The within Mortgage No 172482 is discharged from the sum of £3000 as appears by Memorandum No 256694 produced for registration the 29 day February 1892 at 11.15 am

Discharge of the within Mortgages No 172482 and 172483 by receipts endorsed thereon produced for registration the 11 day July 1896 at 11.10 am

Mortgage No 305801 from Joseph Gilbertson to Alfred Stephen Chapman Walter Reynell and Alexander George Downer produced for registration the 11 day July 1896 at 11.10 am

Mortgage No 305804 from Joseph Gilbertson to Alexander George Downer and Sir John William Downer produced for registration the 11 day July 1896 at 11.10 am

The Time for payment of the above Mortgage No 305801 is extended until the 3 day of May 1907 with Interest at the Rate of £4 per centum per annum as appears by Memorandum No 417702 Produced for registration the 22 day of December 1904 at 2.55 pm

Vernon H Edwards Dep Reg Genl

No 584068 Memorandum of Appointment whereby the above Mortgage No 305801 is now vested in Walter Reynell of Reynella Gentleman Alexander George Downer of Adelaide Solicitor and Elder's Trustee & Executor Co Limited of Currie Street Adelaide pursuant to the Trustee Act 1893 produced for registration the 27 day of March 1913 at 10 am

Vernon H Edwards Dep Reg Genl

No 544358 Memorandum of Appointment whereby the within Mortgage No 305801 is now vested in Walter Reynell of Reynella Gentleman Elders Trustee and Executor Company Limited of Currie Street Adelaide and James Frederick Downer of Adelaide Solicitor Pursuant to the Trustee Act 1893 Produced for registration the 19 day of August 1915 at 2.40 pm

The within named John William Downer died on the 2 day of August 1915 as appears by Office Copy of Certificate of Death [illegible] Produced for registration the 25 day of [illegible]

Rob A Kerwood

The within Mortgage No 305804 was transmitted to Frank Hagger Owner of Adelaide Solicitor and Elders Trustee and Executor Company Limited whose registered office is at Currie Street Adelaide the [illegible] attorney of James Frederick Downer of Company for the use and benefit of the said James Frederick Downer and until he shall duly apply for and obtain probate

AS THE EXECUTOR NAMED IN THE WILL DATED THE 26 DAY OF July 1899 OF THE [illegible] NAMED Alexander George Downer WHO DIED ON THE 17 DAY OF August 1916 AS APPEARS BY PROBATE DATED THE 12 DAY OF December 1916 PRODUCED FOR REGISTRATION THE 26 DAY OF July 1917 AT [illegible] NO [illegible]

Rob A Kerwood DEP. REG. GENL

Dept No 649678

DISCHARGE OF THE within MORTGAGE NO 305804 BY MEMORANDUM NO 689452 PRODUCED FOR REGISTRATION THE 12 DAY OF March 1918 AT 12.15 pm

DEP. REG. GENERAL

DISCHARGE OF THE within MORTGAGE NO 305801 BY MEMORANDUM NO 689453 PRODUCED FOR REGISTRATION THE 12 DAY OF March 1918 AT 12.15 pm

DEP. REG. GENERAL

Mortgage No 689454 from Joseph Gilbertson to The Savings Bank of South Australia Produced for registration the 12 day of March 1918 at 12.15 pm

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

South Australia.

(CERTIFICATE OF TITLE.)

Register Book, Vol. 1092 Folio 127

New Certificate of Title from Vol and Folio 27

Joseph Gilbertson of Virginia Farmer is

the proprietor of an estate in fee simple

subject nevertheless to such incumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in those SECTIONS of land situated in the Hundred of Munno Para COUNTY of Adelaide and Lod 4241 containing eighty acres or thereabouts 4244 containing one hundred and twenty five acres or thereabouts and 4246 and 4247 each containing eighty one acres or thereabouts

and bounded as appears in the plan in the margin hereof

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

In witness whereof I have hereunto signed my name and affixed my seal this First day of May 1915

Signed the 18th day of May 1915, in the presence of Muriel Baker

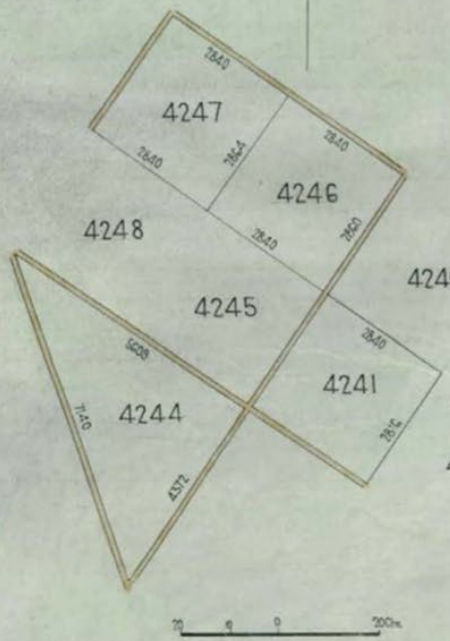
G. Wilfred Anthony

Registrar-General.

Mortgage No. 689454 from Joseph Gilbertson to The Savings Bank of South Australia Produced for registration the 12 day of March 1918 at 12.15 p.m. G. Wilfred Anthony Reg. Genl.

Mortgage No. 689865 from Joseph Gilbertson to Frank Dagger Downer, Elders Trustee and Executor Company Limited Una Stella Downer and James Frederick Downer Produced for registration the 18 day of March 1918 at 2.45 p.m. W. Blackwood Dy Reg Genl

DM 689865 A 1289005 DM 689454 T 1289867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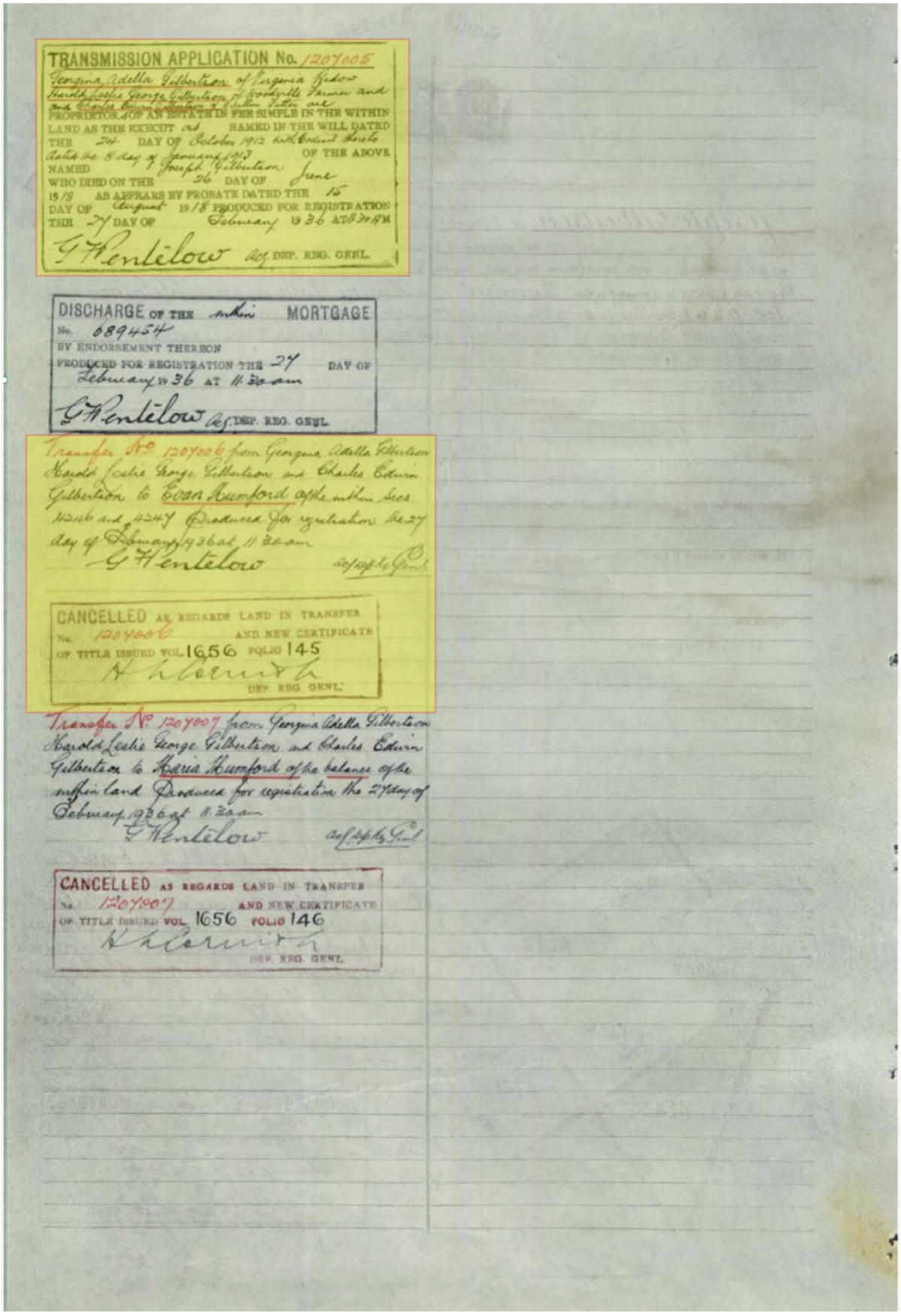


TRANSMISSION APPLICATION No. 1207005

Georgina Adella Gilbertson of Georgina Widow Harold Leslie George Gilbertson of Goodwille Farmer and Charles Edwin Gilbertson of Adelaide Tailor are PROPRIETORS OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTORS NAMED IN THE WILL DATED THE 24 DAY OF October 1912 with Codicil dated the 8 day of January 1913 OF THE ABOVE NAMED Joseph Gilbertson WHO DIED ON THE 26 DAY OF June 1918 AS APPEARS BY PROBATE DATED THE 15 DAY OF August 1918 PRODUCED FOR REGISTRATION THE 27 DAY OF February 1936 AT 11.30 AM

G Rentelow Act. DEP. REG. GENL

DISCHARGE OF THE within MORTGAGE No. 689454 BY ENDORSEMENT THEREON PRODUCED FOR REGISTRATION THE 27 DAY OF February 1936 AT 11.30 am

G Rentelow Act. DEP. REG. GENL

Transfer No 1207006 from Georgina Adella Gilbertson Harold Leslie George Gilbertson and Charles Edwin Gilbertson to Evan Rumford of the within secs 4246 and 4247 Produced for registration the 27 day of February 1936 at 11.30 am

G Rentelow Act Dep Reg Genl

CANCELLED AS REGARDS LAND IN TRANSFER No. 1207006 AND NEW CERTIFICATE OF TITLE ISSUED VOL 1656 FOLIO 145

DEP. REG. GENL

Transfer No 1207007 from Georgina Adella Gilbertson Harold Leslie George Gilbertson and Charles Edwin Gilbertson to Maria Rumford of the balance of the within land Produced for registration the 27 day of February 1936 at 11.30 am

G Rentelow Act Dep Reg Genl

CANCELLED AS REGARDS LAND IN TRANSFER No. 1207007 AND NEW CERTIFICATE OF TITLE ISSUED VOL 1656 FOLIO 146

DEP. REG. GENL

South Australia.

(CERTIFICATE OF TITLE.)

Register Book,

Vol. 1656 Folio 145

Pursuant to Memorandum of Transfer No.1207006 registered on Vol.1092 Folio 127

EVAN MUMFORD of Prospect Farmer

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THOSESECTIONS of land situated in the HUNDRED of MUNNO PARA COUNTY of ADELAIDE Nod.4246 and 4247 each containing eighty one acres or thereabouts

and bounded as appears in the plan in the margin hereof which said Sections are delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this Eighteenth day of March 1936

Signed the 18th day of March 1936, in the presence of G P Eagleton

E W O Lafford
Registrar-General.



TRANSFER No. 1820328 FROM Evan Mumford to Allan Mumford of Waterloo Corner Farmer OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND PRODUCED FOR REGISTRATION THE 17 DAY OF February 1954 AT 12.30pm

DEP. REG. GENL.

TRANSFER No. 2077629 FROM Allan Mumford to HER MAJESTY QUEEN ELIZABETH THE SECOND Portion Section 4246 OF THE WITHIN LAND. PRODUCED 21/8/ 1958 AT 11.50 am

DEP. REG. GEN.

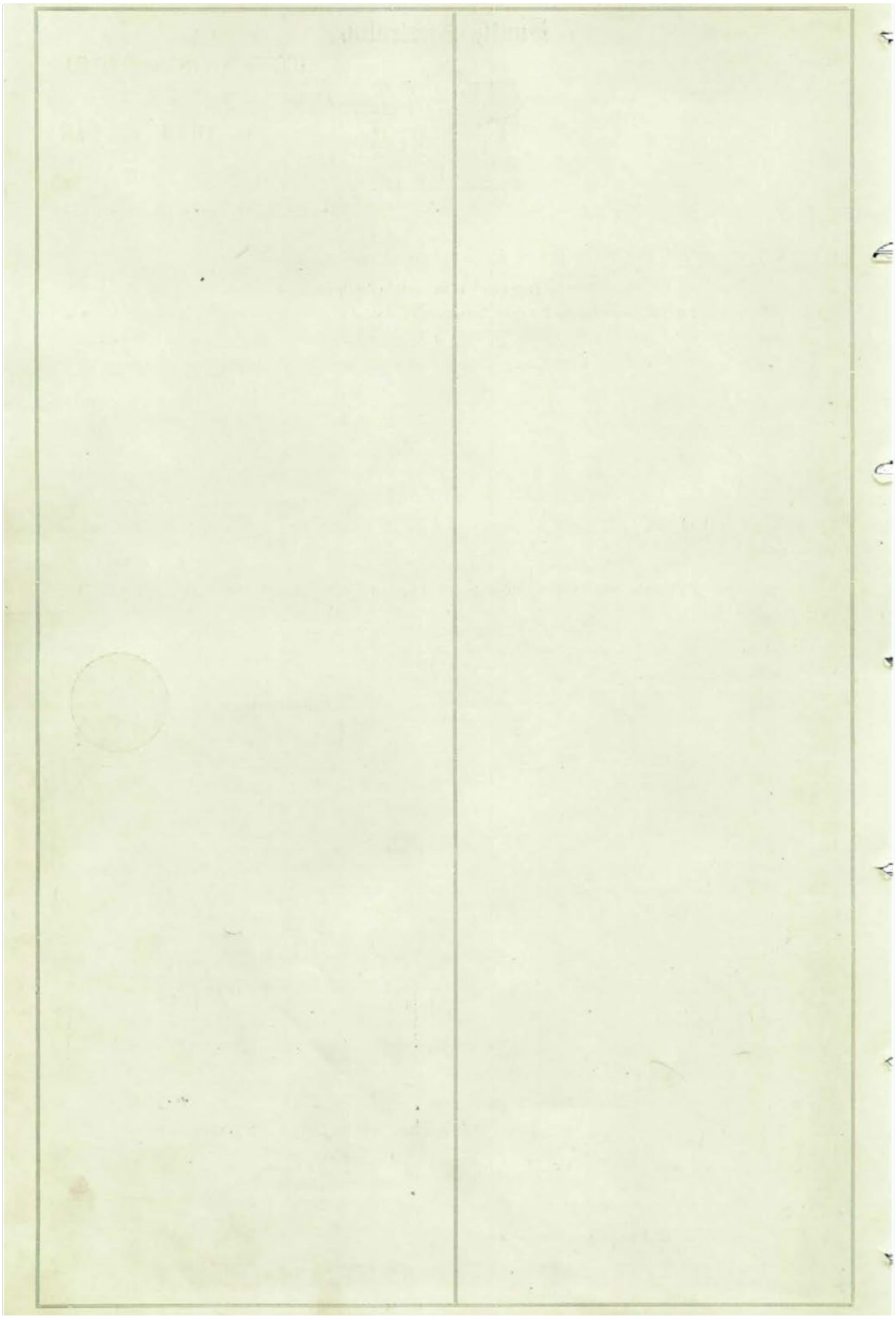
CANCELLED AS REGARDS LAND IN TRANSFER No. 2077629 THE SAID LAND HAVING BEEN ACQUIRED BY THE CROWN FOR ROAD PURPOSES.

DEP. REG. GEN.

CANCELLED

AND Balance CERTIFICATE OF TITLE ISSUED VIDE VOL. 2610 FOL. 71

DEP. REG. GEN.



Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

South Australia.

(CERTIFICATE OF TITLE.)

Register Book,
Vol. 2610 Folio 71

Balance Certificate of Title from Vol. 1656 Folio 145

ALLAN MUMFORD of Waterloo Corner Farmer

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THAT PIECE of land situated in the HUNDRED OF MUNNO PARA COUNTY OF ADELAIDE being the SECTION 4247 containing eighty one acres or thereabouts and PORTION OF SECTION 4246 containing eighty acres two roods and seventeen perches or thereabouts and more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green

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

In witness whereof I have hereunto signed my name and affixed my seal this fifteenth day of September 1955

Signed the 15th day of September 1958, in the presence of

Registrar-General.

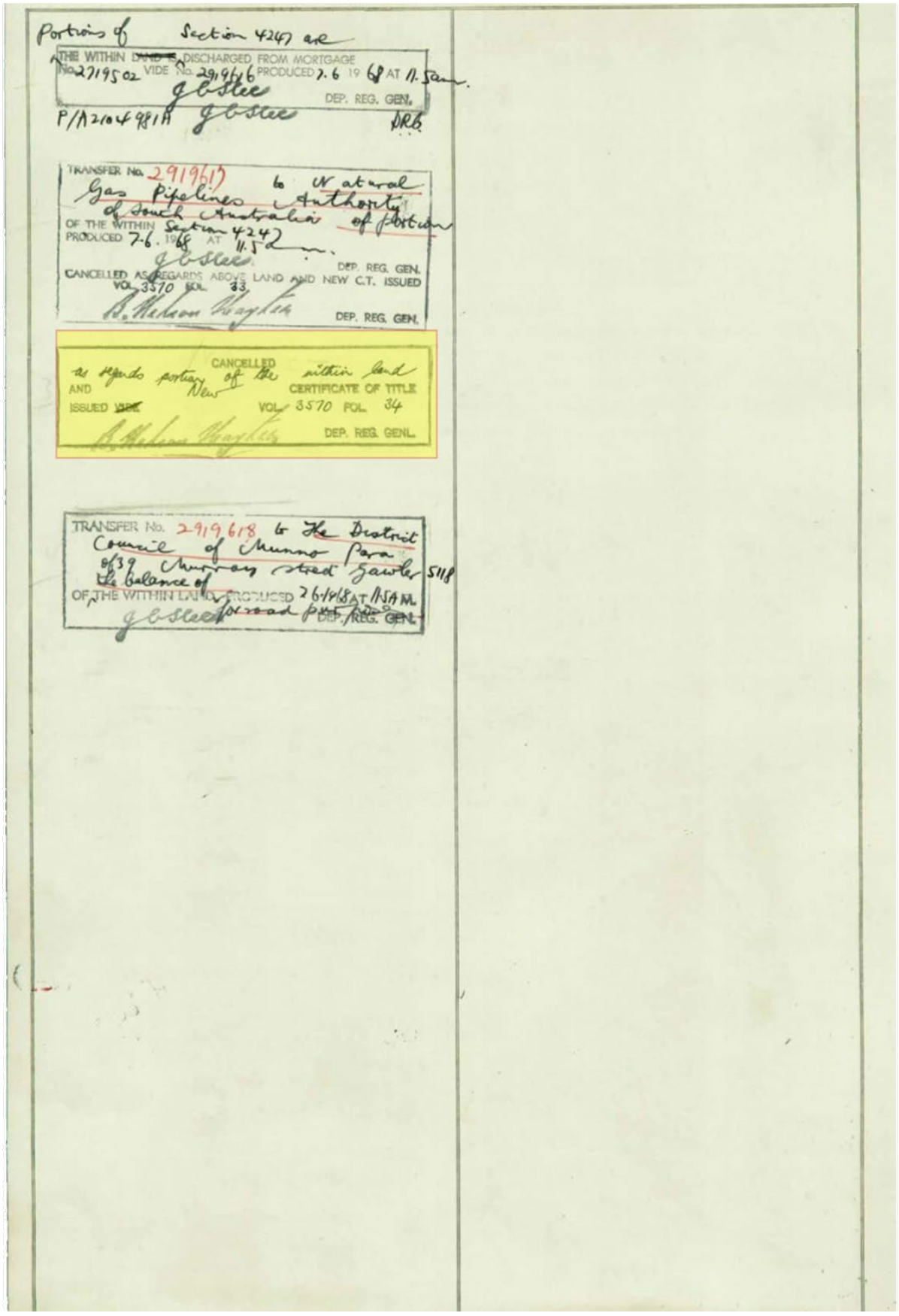
REGISTRAR-GENERAL SOUTH AUSTRALIA

MORTGAGE No. 2719507

TO THE NATIONAL BANK OF AUSTRALASIA LIMITED.
PRODUCED 27-4-1966 AT 11.42 a.m.
DEP. REG. GEN.



OVER



Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

South Australia

(CERTIFICATE OF TITLE)

Register Book, Vol. 3570 Folio 34

New Certificate of Title for portion of the Land in Vol.2610 Folio 71

ALLAN MUMFORD of Waterloo Corner 5110 Farmer

is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THAT PIECE of land containing one hundred and sixty one acres one rood and nineteen perches or thereabouts situated in the HUNDRED OF MUNNO PARA COUNTY OF ADELAIDE being PORTION OF SECTIONS 4246 and 4247 more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green

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

In witness whereof I have hereunto signed my name and affixed my seal this 16 day of July 1968

Signed the 16 day of July 1968, in the presence of 6 Proctor

R.S. Collins

Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA

Mortgage No.2719502 to The National Bank of Australasia Limited Produced 27.4.1966 at 11.40 a.m.

R.S. Collins Reg.Genl.

~~P/D2974048 T2974049~~

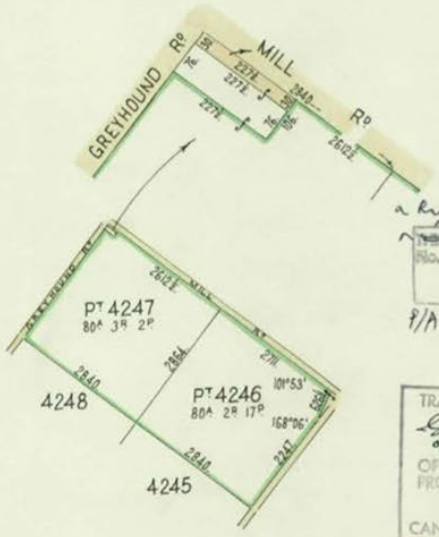
a Right of Way and Easement over portion of the within Part Section 4247

~~THE WITHIN LAND~~ IS DISCHARGED FROM MORTGAGE No. 2719502 VIDE No. 2974048 PRODUCED 20/1.1969 AT 11.25 a.m.

J.A. Hughes. DEP. REG. GEN.

P/A2104981A

J.A. Hughes. SRL



TRANSFER No. 2974049 to Natural Gas Pipelines Authority of South Australia of a Right of Way and Easement over portion of the within Part Section 4247 PRODUCED 20/1.1969 AT 11.25 a.m.

J.A. Hughes. DEP. REG. GEN.

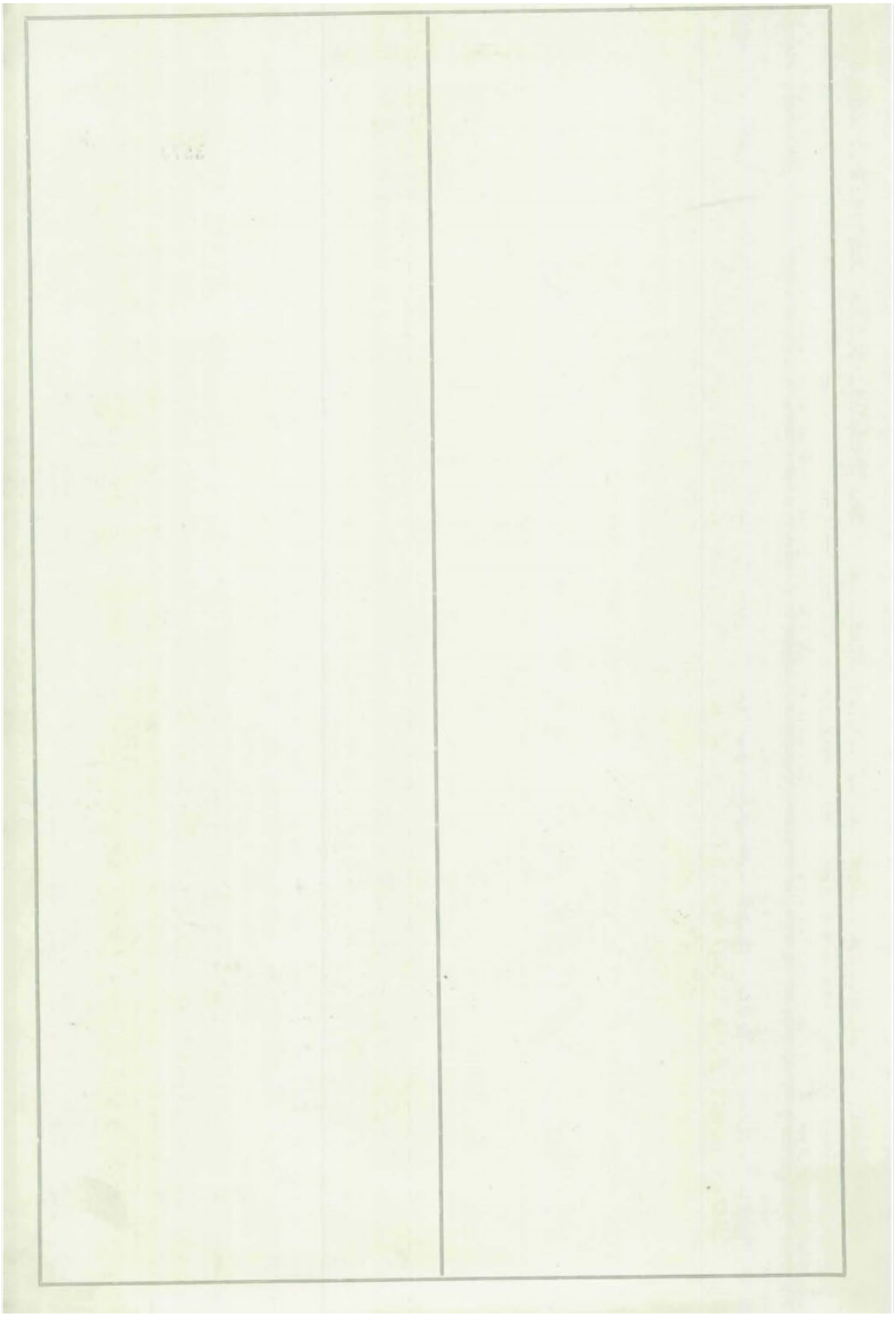
CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED VOL. 3887 FOL. 181

R. Condon DEP. REG. GEN.

CANCELLED AND balance CERTIFICATE OF TITLE ISSUED ~~VIDE~~ VOL. 3615 FOL. 134

J.A. Hughes. DEP. REG. GENL.

20 10 0 20 Chs



Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

South Australia

(CERTIFICATE OF TITLE)

Register Book, Vol. 3615 Folio 134

Balance Certificate of Title from Vol.3570 Folio 34

ALLAN MUMFORD of Waterloo Corner 5110 Farmer

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THAT PIECE of land containing one hundred and sixty one acres one rood and nineteen perches or thereabouts situated in the HUNDRED OF MUNNO PARA COUNTY OF ADELAIDE being PORTION OF SECTIONS 4246 and 4247 more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green SUBJECT nevertheless to the right of way and easement more particularly described and set forth in Memorandum of Transfer No.2974049 for the Natural Gas Pipelines Authority of South Australia in and over portion of the said land as delineated in the said plan and therein marked Easement

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

In witness whereof I have hereunto signed my name and affixed my seal this 23rd day of March 1969.

Signed the 23rd day of March 1969, in the presence of

Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA

Mortgage No.2719502 to The National Bank of Australasia Limited Produced 27.4.1966 at 11.40 a.m.

Reg.Genl.

D 2719502(3.12.73)

PA8497409 D.G. Randell DRS.

DISCHARGE OF MORTGAGE No.2719502. BY ENDORSEMENT THEREON. PRODUCED 3.12.1973 AT 10.55am

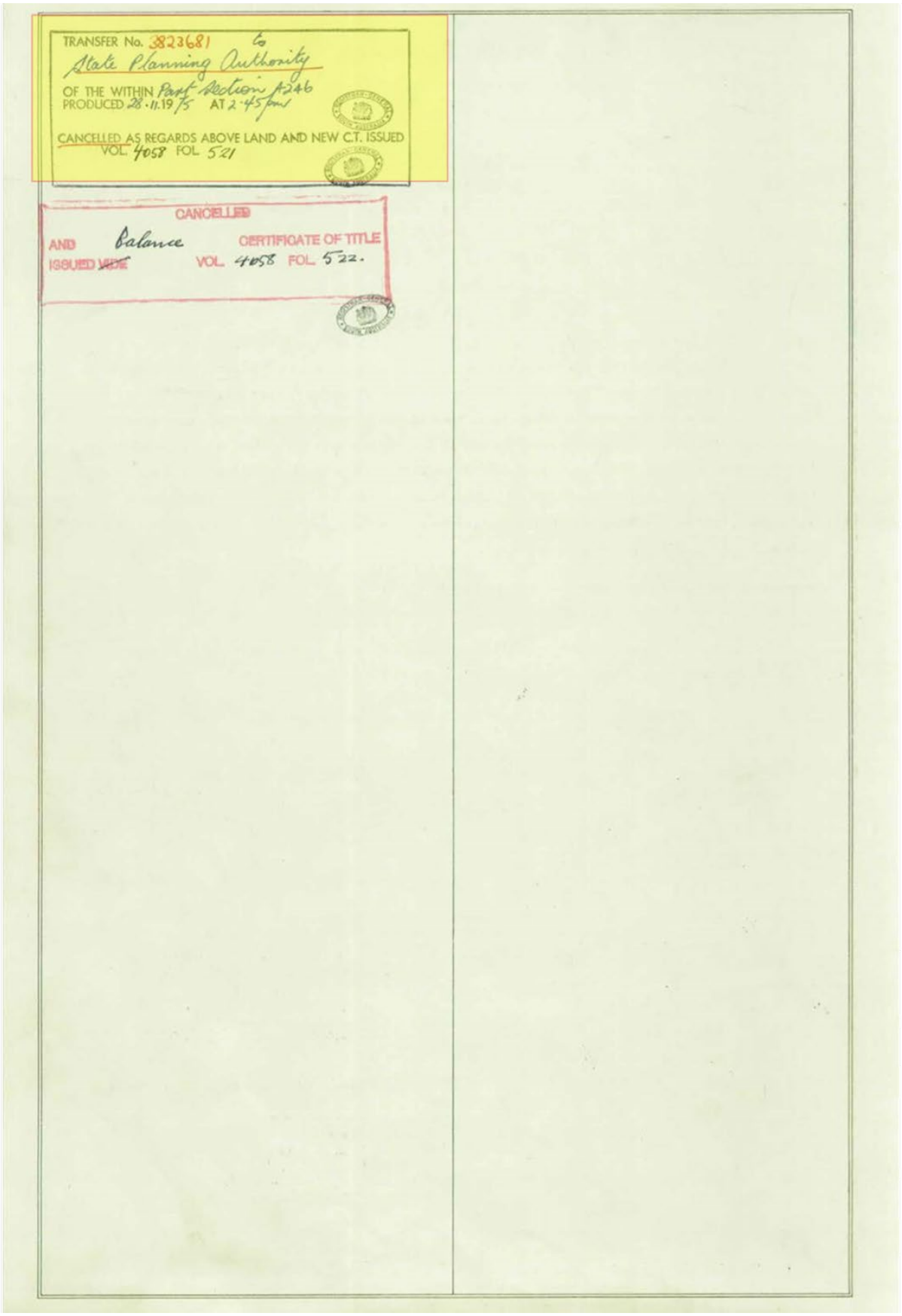
DEP. REG. GEN.

See Correction Memorandum re Street Names

REGISTRAR-GENERAL'S CAVEAT No. 3814535 Portion of OVER THE WITHIN LAND (INCLUDING OTHER LAND) ENTERED 6.11.1975 AT 3.10pm

Caveat No. 3814535 is withdrawn this 24.12.1975.





Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

ORIGINAL

South Australia

CERTIFICATE OF TITLE

Register Book,
Volume 4058 Folio 521

Pursuant to Transfer 3823681 Registered on Vol.3615 Folio 134

STATE PLANNING AUTHORITY is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in SECTION 4246 HUNDRED OF MUNNO PARA delineated by bold black lines on the plan hereon

In witness whereof I have signed my name and affixed my seal this 6th day of February 1976

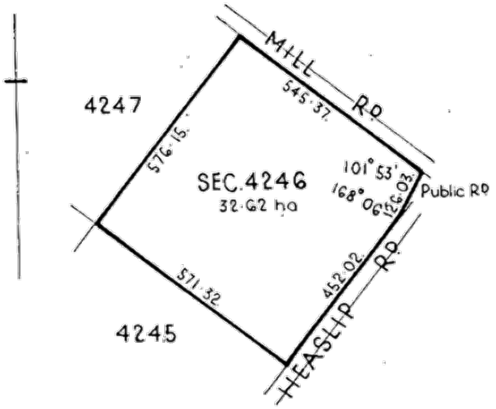
Signed the 6th day of February)
1976, in the presence of Wadalasek)

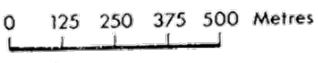
Deputy Registrar-General

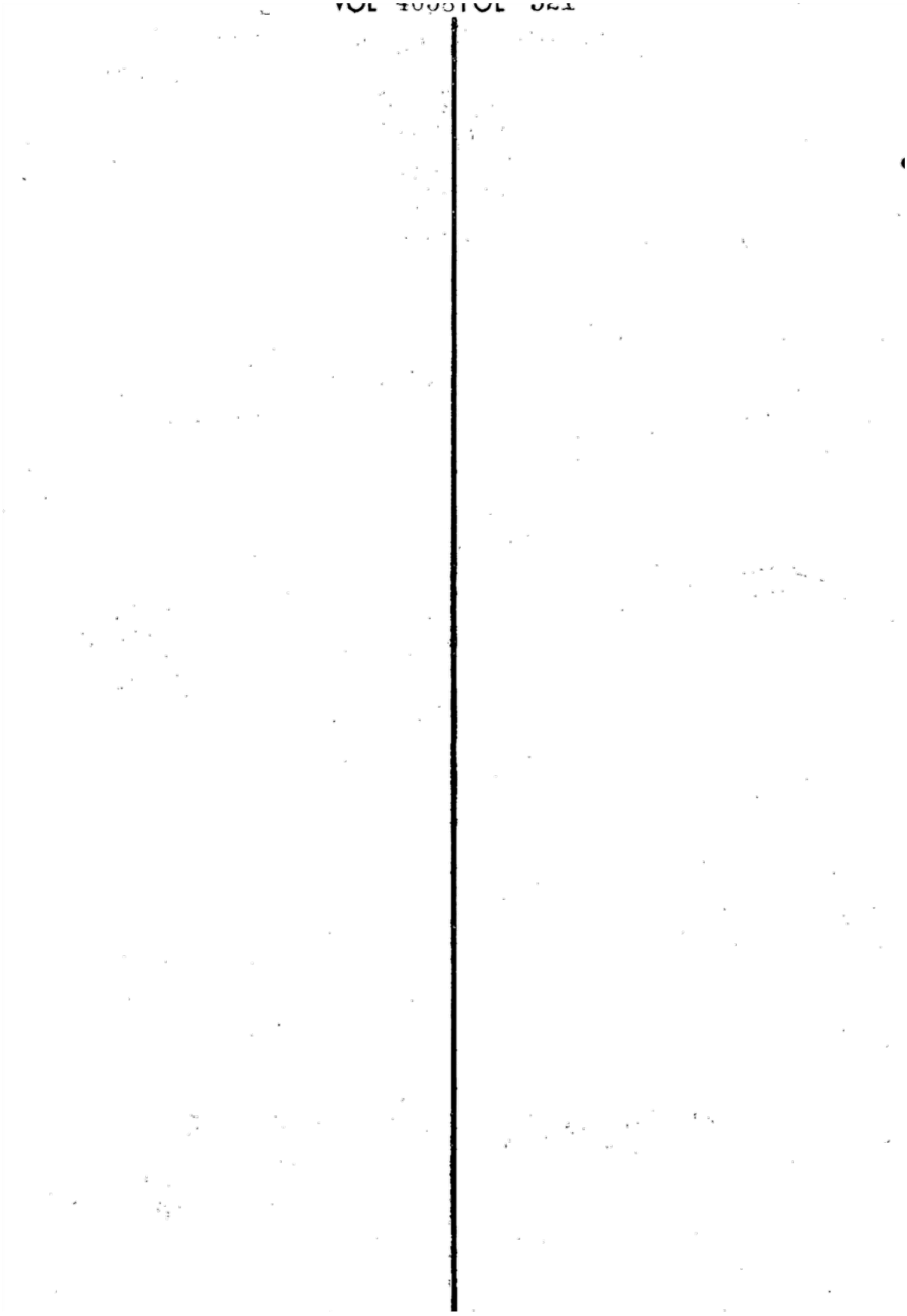
REGISTRAR-GENERAL SOUTH AUSTRALIA

TRANSFER 4856743 to THE MINISTER OF LANDS pursuant to Section 271d of the Crown Lands Act 1929 as amended of the within land Produced 3.3.1982 at 2.45 p.m.

CANCELLED as regards the land in Transfer 4856743 at the request of The Minister of Lands.







Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

ORIGINAL
LAND GRANT

South Australia

REGISTER BOOK
Volume 4249 Folio 414

(Comprising 2 Sheets)

Deputy Registrar-General

(In lieu of surrendered Agreement for Sale and Purchase No. 14477 Reg. Book Vol. 1593 Folio 68)

HIS EXCELLENCY THE GOVERNOR in consideration of one hundred and fifty thousand dollars ($150 000-00) heretofore paid to the Treasurer by AMBRO PROPRIETARY LIMITED whose registered office is situate care of W.R. Nicholls and Associates 65 Greenhill Road Wayville 5034 of one undivided moiety and PRINKTON INVESTMENTS PROPRIETARY LIMITED whose registered office is situate at 184 Hutt Street Adelaide 5000 as to the remaining undivided moiety hereinafter called the Grantees doth hereby in the name and on behalf of HER MAJESTY GRANT unto the Grantees ALL those Sections of land containing sixty five point nought nine (65.09) hectares or thereabouts situate in the Hundred of MUNNO PARA County of ADELAIDE and numbered 4245 and 4246 and delineated in the public maps deposited in the Department of Lands at ADELAIDE and in the plan annexed hereto TO HOLD unto and to the use of the Grantees their Successors and Assigns for ever.

GIVEN under the hand of the Governor and the Public Seal of South Australia this sixteenth *day of* July *one thousand nine hundred and eighty* five

Exd.
D.L. 2279/37

Certified correct

.....
Acting Registrar, Land Office

BY COMMAND,

.....
The Minister of Lands

Issued subject to Mortgage No. 5191191 from AMBRO PROPRIETARY LIMITED to PRINKTON INVESTMENTS PROPRIETARY LIMITED of one undivided moiety.

Acting Registrar, Land Office.

Portion of the within land as is comprised in Allotment 16 in D.P 16691 is vested as public road by The City of Munno Para vide Sec 223le of the Real Property Act 1886 as amended
CANCELLED AS REGARDS THE ABOVE LAND
AND NEW CERTIFICATE OF TITLE ISSUED
Volume 4268 Folio 709

~~RT 6078366 OF 16689 RT 6078367 OF 16691 RT 6078368 OF 16692~~

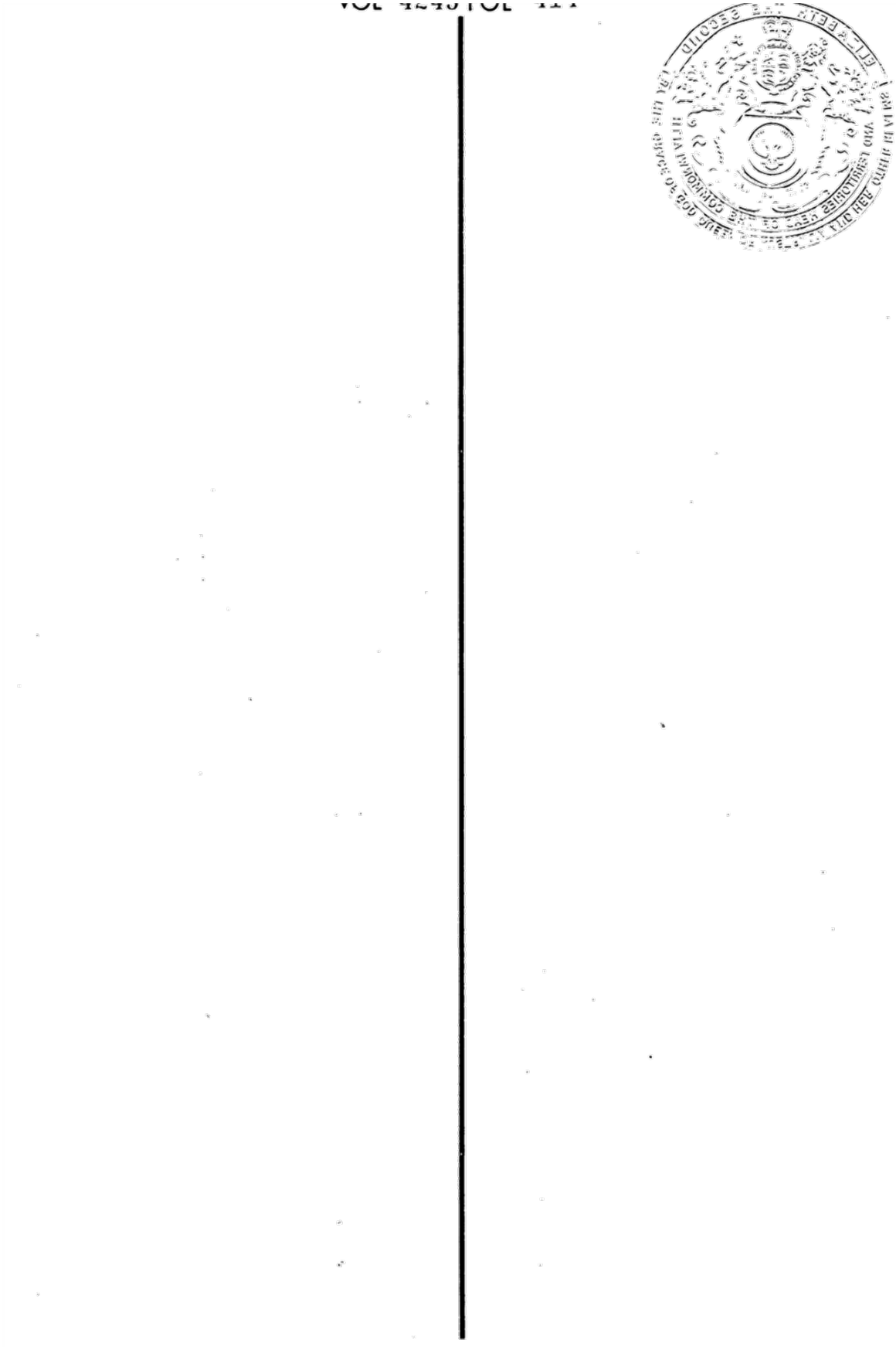
SEC 4295
~~THE WHOLE~~ OF THE WITHIN ~~LAND~~ IS NOW COMPRISED IN DEPOSITED PLAN 16689 AND IS DESIGNATED AS ALLOTMENTS 1, 2, 3 & 17

VIDE APPLICATION R.T. 6078366

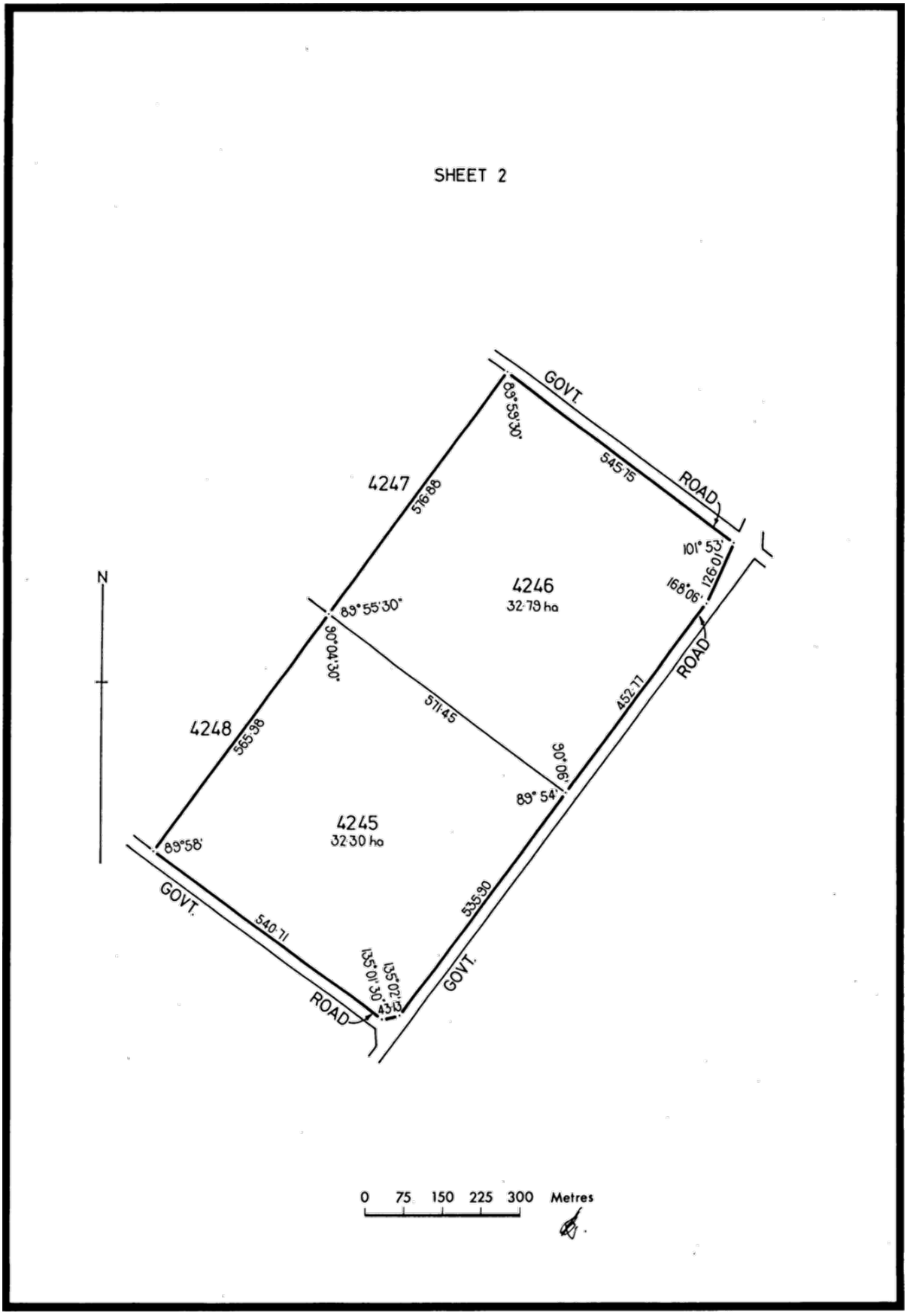
ALLOTMENT 17 OF DEPOSITED PLAN 16689 IS NOW COMPRISED IN DEPOSITED PLAN 16692 VIDE APPLICATION R.T. 6078368

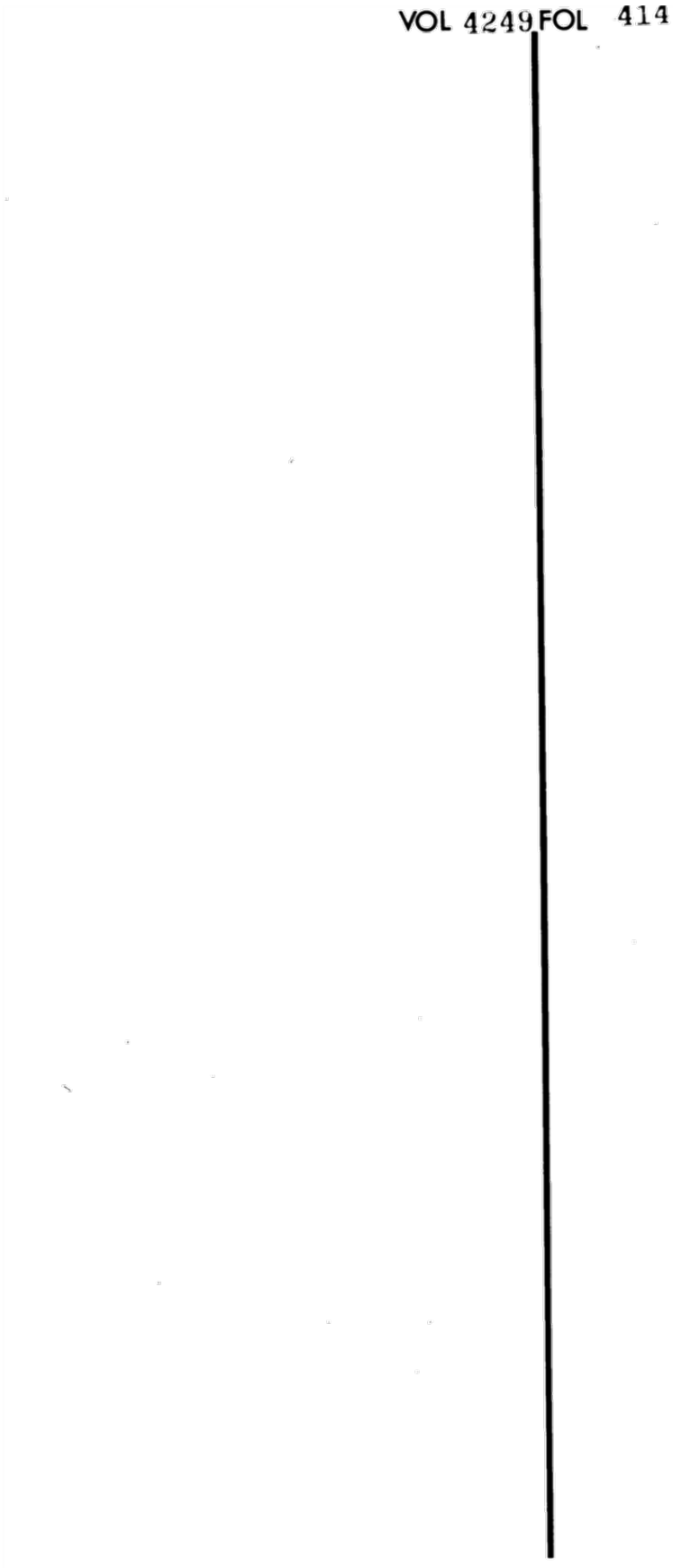
BALANCE SEC 4296
THE ~~WHOLE~~ OF THE WITHIN LAND IS NOW COMPRISED IN DEPOSITED PLAN 16691 VIDE APPLICATION R.T. 6079367

CANCELLED
AND 10 NEW and BALANCE CERTIFICATE OF TITLE ISSUED VIDE 6078366 6078367 6078368 DEPOSITED PLAN No's 16689 16691 16692 VOL. 4268 FOL's 710 to 720 incl.



Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation


SHEET 2
GOVT.
ROAD
4247
516·88
89°59'30"
545·75
4246
32·79 ha
89°55'30"
90°04'30"
511·45
101°53'
126·01
168°06'
90°06'
89°54'
452·77
ROAD
4248
565·98
4245
32·30 ha
89°58'
GOVT.
540·71
135°01'30"
43·10
135°02'
535·90
GOVT.
N
0 75 150 225 300 Metres



Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

ORIGINAL

CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4268 Folio 719

New Certificate for portion of the Land in Vol.4249 Folio 414

AMBRO PROPRIETARY LIMITED of care of W.R. Nicholls & Associates 65 Greenhill Road Wayville 5034 and PRINKTON INVESTMENTS PROPRIETARY LIMITED of 184 Hutt Street Adelaide 5000 are the proprietors of an estate in fee simple AS TENANTS IN COMMON subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 18 of Section 4246 HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.16691)

In witness whereof I have signed my name and affixed my seal this 18th day of March 1986

Signed the 18th day of March 1986, in the presence of L. Heathyard

Acting Deputy Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA

Cancelled as regards the balance of the within land comprised in Deposited Plan 19002 (R.T. 6206464) and new Certificates issued Vol.4283 Folios 711 and 712

REGISTRAR-GENERAL SOUTH AUSTRALIA

MORTGAGE 5191191 from Ambro Pty. Ltd. to the within named PRINKTON INVESTMENTS PTY. LTD. of ONE UNDIVIDED MOIETY in the within land Produced 1.3.1984 at 3.30 p.m. (Including other land)

~~R.T. 6206462 D.P. 19001 R.E. 6206463~~ R.T. 6206464 D.P. 19002

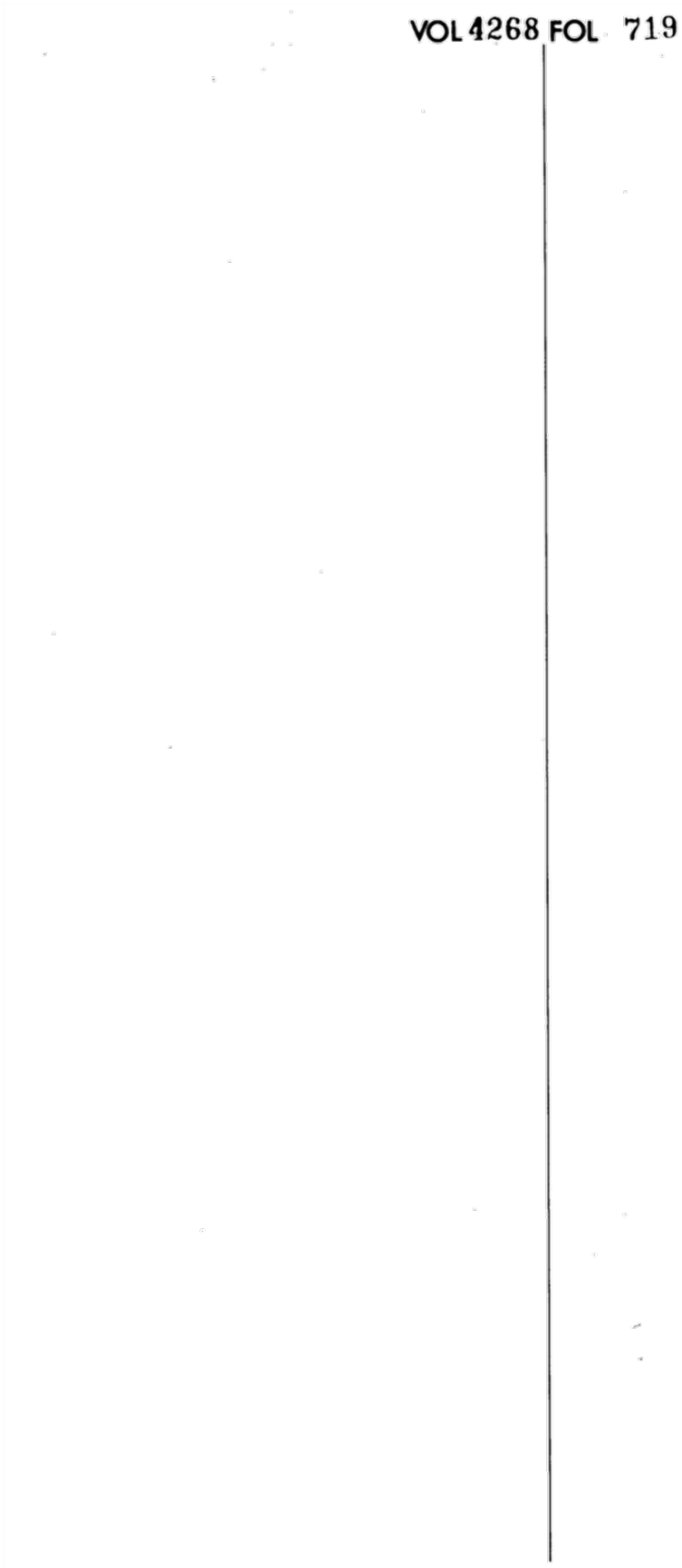
REGISTRAR-GENERAL SOUTH AUSTRALIA

A Right of Way over PORTION of the within land is vested in THE WITHIN NAMED AMBRO PROPRIETARY LIMITED and PRINKTON INVESTMENTS PROPRIETARY LIMITED AS TENANTS IN COMMON Produced 18.6.1986 at 11:25 vide Application 6206463

REGISTRAR-GENERAL SOUTH AUSTRALIA

Cancelled as regards that portion of the within land comprised in Deposited Plan 19001 (R.T. 6206462) and new Certificates issued Vol. 4283 Folios 707 to 709 incl.

REGISTRAR-GENERAL SOUTH AUSTRALIA



Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

ORIGINAL

CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4268 Folio 720

New Certificate for balance of the Land in Vol.4249 Folio 414

AMBRO PROPRIETARY LIMITED of care of W.R. Nicholls & Associates 65 Greenhill Road Wayville 5034 and PRINKTON INVESTMENTS PROPRIETARY LIMITED of 184 Hutt Street Adelaide 5000 are the proprietors of an estate in fee simple AS TENANTS IN COMMON subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 19 of portion of Section 4245 HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.16692)

In witness whereof I have signed my name and affixed my seal this 18th day of March 1986

Signed the 18th day of March 1986, in the presence of L. Heathwood

Acting Deputy Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA

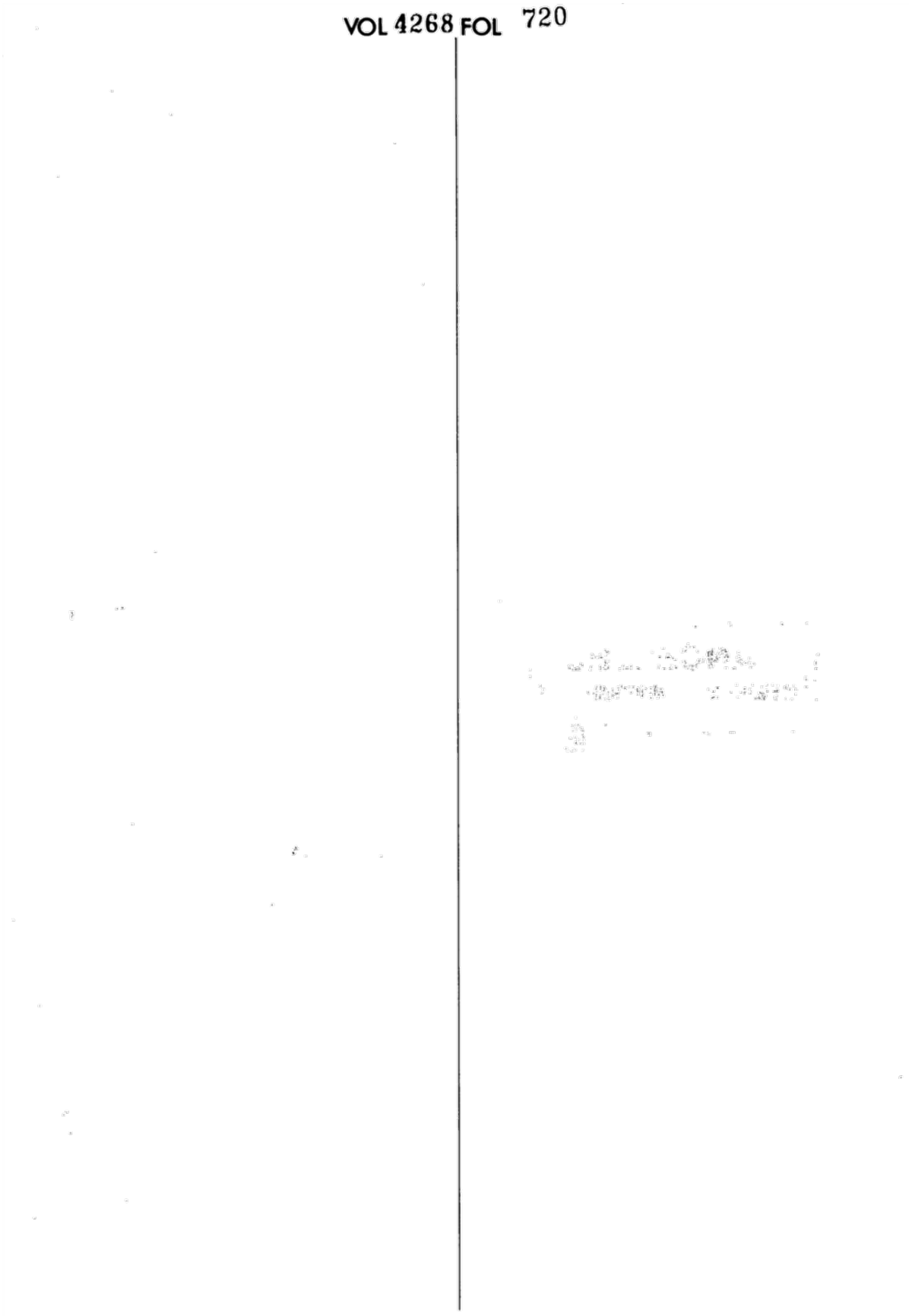
MORTGAGE 5191191 from Ambro Pty. Ltd. to the within named PRINKTON INVESTMENTS PTY. LTD. of ONE UNDIVIDED MOIETY in the within land Produced 1.3.1984 at 3.30 p.m. (Including other land)

~~R7620646/4 DP19002~~

REGISTRAR-GENERAL SOUTH AUSTRALIA

Cancelled as regards ~~that portion of~~ the within land comprised in Deposited Plan 19002 (R.T. 6206464) and new Certificates issued Vol.4283 Folios 710 and 711

REGISTRAR-GENERAL SOUTH AUSTRALIA



Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

ORIGINAL

CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4283 Folio 711

New Certificate for portion of the Land in Vol.4268 Folio 719 and the balance of the Land in Vol.4268 Folio 720

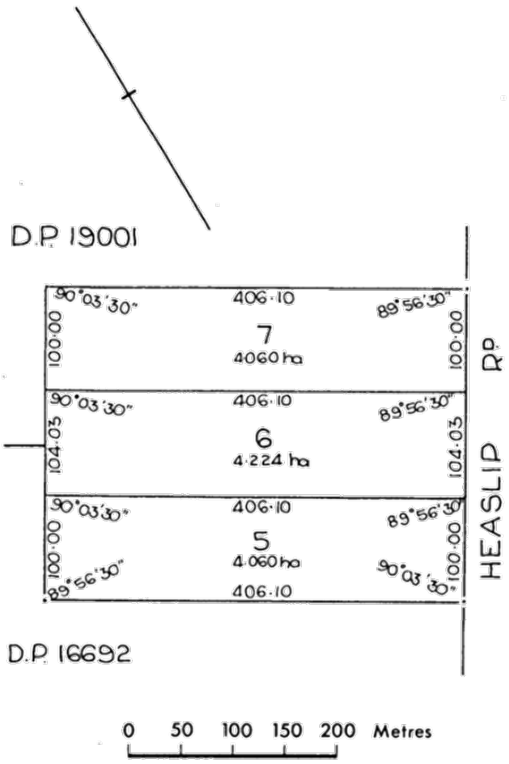
AMBRO PROPRIETARY LIMITED of care of W.R. Nicholls & Associates 65 Greenhill Road Wayville 5034 and PRINKTON INVESTMENTS PROPRIETARY LIMITED of 184 Hutt Street Adelaide 5000 are the proprietors of an estate in fee simple AS TENANTS IN COMMON subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 6 of portion of Section 4245 and other land HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.19002) and delineated on the plan hereon

In witness whereof I have signed my name and affixed my seal this 27th day of October 1986

Signed the 27th day of October 1986, in the presence of

Deputy Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA



MORTGAGE 5191191 from Ambro Pty. Ltd. to the within named PRINKTON INVESTMENTS PTY. LTD. of ONE UNDIVIDED MOIETY in the within land Produced 1.3.1984 at 3.30 p.m. (Including other land)

~~DM 6312221~~

DISCHARGE of Mortgage 5191191 vide 6312221 Produced 12.2.1987 at 13:10

~~T6374214~~

TRANSFER 6374214 to THE WITHIN NAMED AMBRO PTY. LIMITED c/- Tai & Chong 29 Phillip Highway Elizabeth 5112 of the within land Produced 29.6.1987 at 11:35

OVER R.L.P.

VOL 4283 FOL 711

TRANSFER 6770511 to ANGELO NOMINEES PTY. LTD. of 4 Robe Terrace Medindie 5081 of ONE UNDIVIDED THIRD PART ANTONI MICHAEL RUSSO of 29 Brooklyn Avenue Salisbury 5108 Fruit and Vegetable Merchant and MARY RUSSO his wife of ONE UNDIVIDED THIRD PART and ROBERT JOSEPH MARCOIONNI of P.O. Box 292 Virginia 5120 Baker of ONE UNDIVIDED THIRD PART in the within land Produced 17.7.1989 at 12:30

MORTGAGE 6770512 to AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED Produced 17.7.1989 at 12:30

The within land is discharged from Mortgage 6770512 vide 7223398 Produced 20.12.1991 at 15:55

TRANSFER 7223399 to GUISEPPE CATANZARITI and PATRICK CATANZARITI both of Taylors Road Waterloo Corner 5110 of the within land AS TENANTS IN COMMON Produced 20.12.1991 at 15:55

MORTGAGE 7223400 to NATIONAL AUSTRALIA BANK LTD. Produced 20.12.1991 at 15:55

CANCELLED
CONVERTED TO A COMPUTERISED TITLE

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	20/05/2024 03:22PM
Customer Reference	LS056209_EP
Order ID	20240520008242

Certificate of Title

Title Reference:	CT 5907/640
Status:	CANCELLED
Parent Title(s):	CT 5451/834
Dealing(s) Creating Title:	TG 9646861, CN 9709722
Title Issued:	28/11/2003
Title Cancelled:	26/07/2007
Child Title(s):	CT 5990/712
Edition:	1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
22/09/2006	30/07/2007	10550184	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
22/09/2006	30/07/2007	10550181	TRANSFER	REGISTERED	PASQUALE CATANZARITI
22/09/2006	30/07/2007	10550180	DISCHARGE OF MORTGAGE	REGISTERED	9610427
10/06/2003	25/06/2003	9610427	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)

LAND SERVICES SA

Product	Historical Search
Date/Time	20/05/2024 03:19PM
Customer Reference	LS056209_EP
Order ID	20240520008178

Certificate of Title

Title Reference:	CT 5990/712
Status:	CURRENT
Parent Title(s):	CT 5907/640
Dealing(s) Creating Title:	T 10550181
Title Issued:	26/07/2007
Edition:	3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
22/04/2013	07/05/2013	11925852	WITHDRAWAL OF CAVEAT	REGISTERED	11826386
28/09/2012	05/10/2012	11826386	CAVEAT	REGISTERED	COMMISSIONER OF STATE TAXATION
30/04/2010	10/05/2010	11384805B	DISCHARGE OF MORTGAGE	REGISTERED	10550184
22/09/2006	30/07/2007	10550184	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)

LAND SERVICES SA

Product	Register Search Plus (CT 5990/712)
Date/Time	20/05/2024 03:19PM
Customer Reference	LS056209_EP
Order ID	20240520008178

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 5990 Folio 712

Parent Title(s) CT 5907/640

Creating Dealing(s) T 10550181

Title Issued 26/07/2007 **Edition** 3 **Edition Issued** 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

PASQUALE CATANZARITI
OF 14 TAYLOR ROAD WATERLOO CORNER SA 5110

Description of Land

ALLOTMENT 6 DEPOSITED PLAN 19002
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9646861)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 02/06/2011

Administrative Interests NIL

LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	20/05/2024 03:51PM
Customer Reference	LS056209_EP
Order ID	20240520008919

Certificate of Title

Title Reference:	CT 5625/891
Status:	CANCELLED
Parent Title(s):	~~CT 4058/522~~ 5885-638
Dealing(s) Creating Title:	CONVERTED TITLE
Title Issued:	18/02/1999
Title Cancelled:	17/12/2002
Child Title(s):	CT 5885/638
Edition:	2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
27/08/2002	19/12/2002	9411769	RECTIFICATION OF TITLE	REGISTERED	
29/01/1999	11/03/1999	8624451	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
29/01/1999	11/03/1999	8624450	TRANSFER	REGISTERED	PATRICK CATANZARITI, GIUSEPPE CATANZARITI
30/06/1995	11/07/2003	7952118	GENERAL APPLICATION	REGISTERED	NATURAL GAS AUTHORITY OF SOUTH AUSTRALIA

Land Services SA Page 1 of 1

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	20/05/2024 03:50PM
Customer Reference	LS056209_EP
Order ID	20240520008891

Certificate of Title

Title Reference: CT 5885/638

Status: CANCELLED

Parent Title(s): CT 5625/891

Dealing(s) Creating Title: DDA 9411769

Title Issued: 17/12/2002

Title Cancelled: 26/07/2007

Child Title(s): CT 5990/713

Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
22/09/2006	30/07/2007	10550183	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
22/09/2006	30/07/2007	10550179	DISCHARGE OF MORTGAGE	REGISTERED	9610427
22/09/2006	30/07/2007	10550178	CERTIFIED APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION	REGISTERED	PASQUALE CATANZARITI, GIUSEPPE CATANZARITI
10/06/2003	25/06/2003	9610427	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
10/06/2003	25/06/2003	9610425	CHANGE OF NAME	REGISTERED	PASQUALE CATANZARITI
10/06/2003	25/06/2003	9610423	DISCHARGE OF MORTGAGE	REGISTERED	8624451
29/01/1999	11/03/1999	8624451	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.

LAND SERVICES SA

Product	Historical Search
Date/Time	20/05/2024 03:39PM
Customer Reference	LS056209_EP
Order ID	20240520008639

Certificate of Title

Title Reference:	CT 5990/713
Status:	CURRENT
Parent Title(s):	CT 5885/638
Dealing(s) Creating Title:	T 10550181
Title Issued:	26/07/2007
Edition:	5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
07/10/2021	12/10/2021	13629204	TRANSFER	REGISTERED	MARIA CATANZARITI, GIUSEPPE CATANZARITI
07/10/2021	12/10/2021	13629203	DISCHARGE OF MORTGAGE	REGISTERED	12910455
20/04/2018	26/04/2018	12910455	MORTGAGE	REGISTERED	PASQUALE CATANZARITI
20/04/2018	26/04/2018	12910454	TRANSFER	REGISTERED	HEATHROSS INVESTMENTS PTY. LTD. (ACN: 007 917 446)
22/04/2013	07/05/2013	11925852	WITHDRAWAL OF CAVEAT	REGISTERED	11826386
28/09/2012	05/10/2012	11826386	CAVEAT	REGISTERED	COMMISSIONER OF STATE TAXATION
30/04/2010	10/05/2010	11384805B	DISCHARGE OF MORTGAGE	REGISTERED	10550184
22/09/2006	30/07/2007	10550184	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)

LAND SERVICES SA

Product	Register Search (CT 5990/713)
Date/Time	20/05/2024 03:39PM
Customer Reference	LS056209_EP
Order ID	20240520008639

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 5990 Folio 713

Parent Title(s) CT 5885/638

Creating Dealing(s) T 10550181

Title Issued 26/07/2007 **Edition** 5 **Edition Issued** 12/10/2021

Estate Type

FEE SIMPLE

Registered Proprietor

MARIA CATANZARITI
GIUSEPPE CATANZARITI
OF 108 CALVENGROVE ROAD WATERLOO CORNER SA 5110
AS JOINT TENANTS

Description of Land

ALLOTMENT 7 DEPOSITED PLAN 19002
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9646861)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B FOR WATER SUPPLY PURPOSES (T 6774290)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (T 6774290)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 02/06/2011

Administrative Interests NIL

ORIGINAL CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4268 Folio 719

New Certificate for portion of the Land in Vol.4249 Folio 414

AMBRO PROPRIETARY LIMITED of care of W.R. Nicholls & Associates 65 Greenhill Road Wayville 5034 and PRINKTON INVESTMENTS PROPRIETARY LIMITED of 184 Hutt Street Adelaide 5000 are the proprietors of an estate in fee simple AS TENANTS IN COMMON subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 18 of Section 4246 HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.16691)

In witness whereof I have signed my name and affixed my seal this 18th day of March 1986

Signed the 18th day of March 1986, in the presence of L. Heathyard

Acting Deputy Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA

Cancelled as regards the balance of the within land comprised in Deposited Plan 19002 (R.T. 6206464) and new Certificates issued Vol.4283 Folios 711 and 712

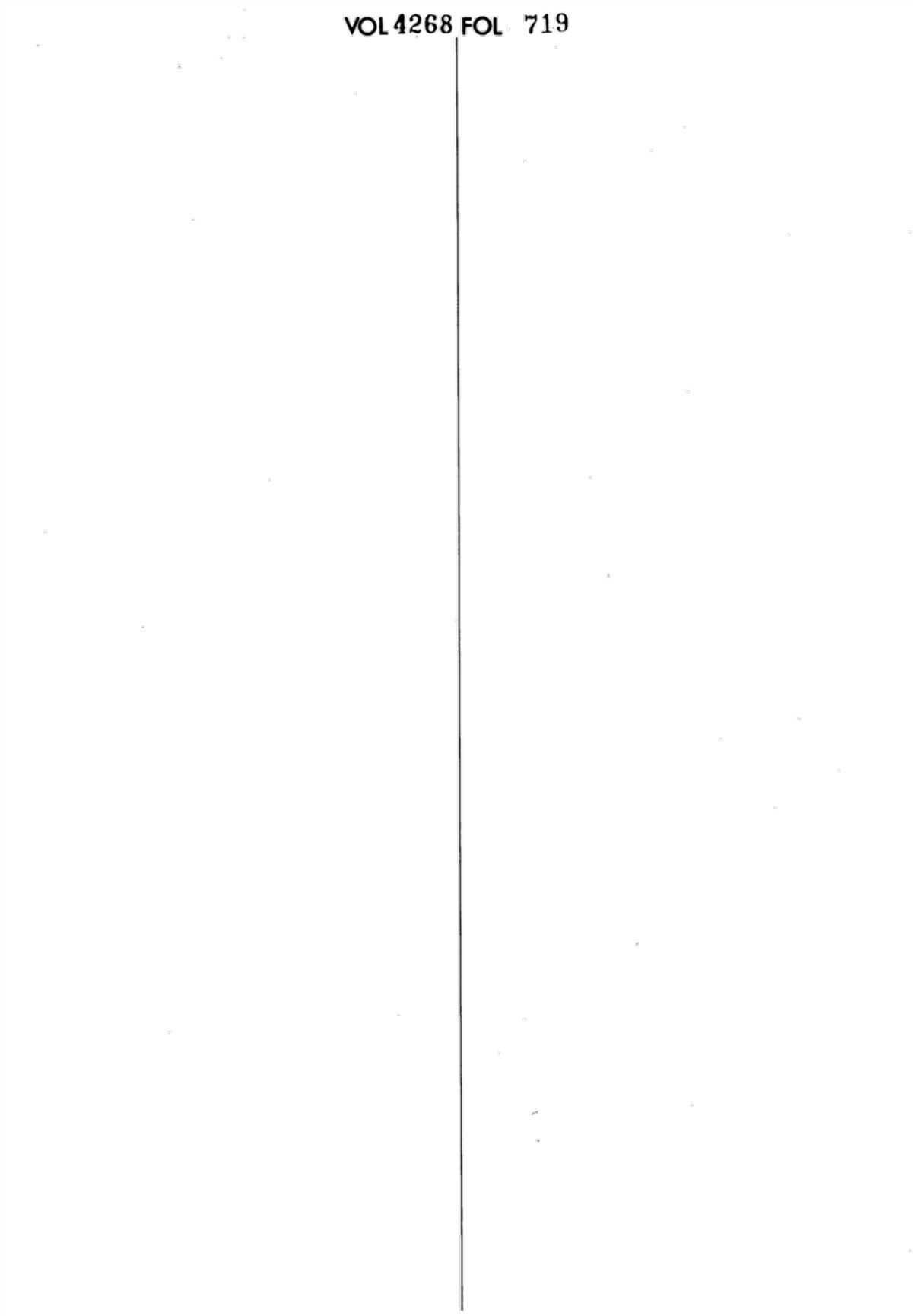
MORTGAGE 5191191 from Ambro Pty. Ltd. to the within named PRINKTON INVESTMENTS PTY. LTD. of ONE UNDIVIDED MOIETY in the within land Produced 1.3.1984 at 3.30 p.m. (Including other land)

~~RT 6206462 DP19001 RT 6206463 DP19002~~ RT 6206464 DP19002

A Right of Way over PORTION of the within land is vested in THE WITHIN NAMED AMBRO PROPRIETARY LIMITED and PRINKTON INVESTMENTS PROPRIETARY LIMITED AS TENANTS IN COMMON Produced 18.6.1986 at 11:25 vide Application 6206463

Cancelled as regards that portion of the within land comprised in Deposited Plan 19001 (R.T. 6206462) and new Certificates issued Vol. 4283 Folios 707 to 709 incl.

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation


VOL 4268 FOL 719

ORIGINAL

CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4283 Folio 707

New Certificate for portion of the Land in Vol.4268 Folio 719

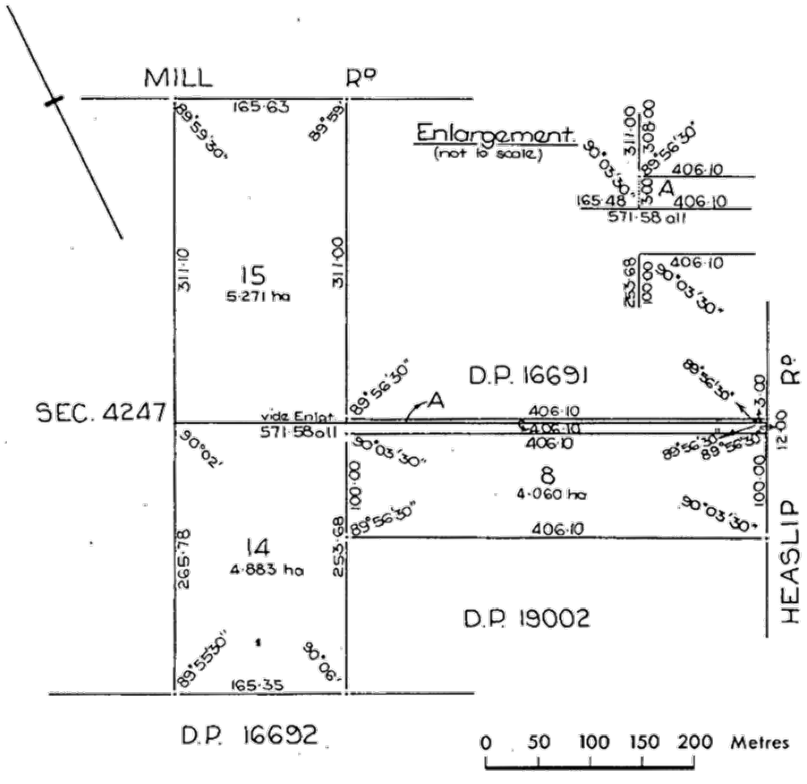
AMBRO PROPRIETARY LIMITED of care of W.R. Nicholls & Associates 65 Greenhill Road Wayville 5034 and PRINKTON INVESTMENTS PROPRIETARY LIMITED of 184 Hutt Street Adelaide 5000 are the proprietors of an estate in fee simple AS TENANTS IN COMMON subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 8 of portion of Section 4246 HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.19001) and delineated on the plan hereon

In witness whereof I have signed my name and affixed my seal this 27th day of October 1986

Signed the 27th day of October 1986, in the presence of)

Deputy Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA



OVER

R.L.P.

VOL 4283 FOL 707

MORTGAGE 5191191 from Ambro Pty. Ltd. to the within named PRINKTON INVESTMENTS PTY. LTD. of ONE UNDIVIDED MOIETY in the within land Produced 1.3.1984 at 3.30 p.m. (Including other land)

~~DM6312221~~

DISCHARGE of Mortgage 5191191 vide 6312221 Produced 12.2.1987 at 13:10

T6374214

TRANSFER 6374214 to THE WITHIN NAMED AMBRO PTY. LIMITED c/- Tai & Chong 29 Phillip Highway Elizabeth 5112 of the within land Produced 29.6.1987 at 11:35

CANCELLED

AND New CERTIFICATE OF TITLE

ISSUED VIDE 6774290 VOL 4349 FOL. 62

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

ORIGINAL

South Australia

Volume 4349 Folio 62

CERTIFICATE OF TITLE

New Certificate for the whole of the Land in Vol.4283 Folio 707
and portion of the Land in Vol.4283 Folios 708 and 709

AMBRO PTY. LTD. of care of Tai & Chong 29 Phillip Highway Elizabeth 5112 is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 8 of portion of Section 4246 HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.19001) and delineated on the diagram hereon

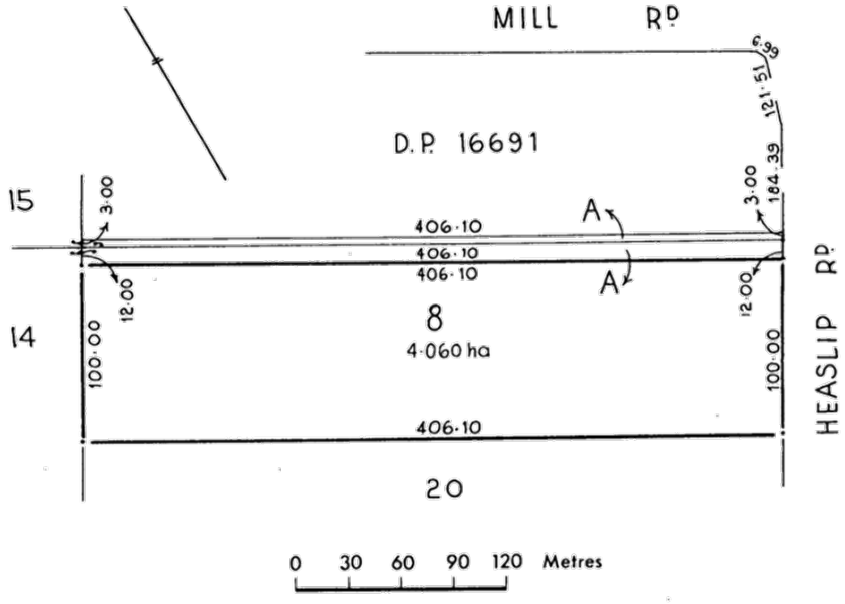
TOGETHER with the easement for water supply purposes over the land marked A (T 6774290)

TOGETHER with the easement for transmission of electricity by underground cable over the land marked A (T 6774290)

TOGETHER with a free and unrestricted right of way over the land marked A

V. Gudinski
Deputy Registrar-General
Dated 30 November 1989

REGISTRAR-GENERAL SOUTH AUSTRALIA



VOL 4349 FOL 62

CANCELLED

CONVERTED TO A COMPUTERISED TITLE

LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	21/05/2024 08:16AM
Customer Reference	LS056209_EP
Order ID	20240521000542

Certificate of Title

Title Reference:	CT 5428/269
Status:	CANCELLED
Parent Title(s):	CT 4349/62
Dealing(s) Creating Title:	CONVERTED TITLE
Title Issued:	20/06/1997
Title Cancelled:	28/11/2003
Child Title(s):	CT 5907/637, CT 5907/639
Edition:	3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
28/07/2003	01/12/2003	9646861	GRANT OF EASEMENT	REGISTERED	SOUTH EAST AUSTRALIA GAS PTY. LTD. (ACN: 096 437 900), TXU SEA GAS SPV1 PTY. LTD. (ACN: 095 483 444), OE SEA GAS SPV2 PTY. LTD. (ACN: 095 483 453), OE SEA GAS SPV3 PTY. LTD. (ACN: 095 483 462), & others
28/07/2003	01/12/2003	9646860	PARTIAL DISCHARGE OF MORTGAGE	REGISTERED	9610427
10/06/2003	25/06/2003	9610427	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
10/06/2003	25/06/2003	9610425	CHANGE OF NAME	REGISTERED	PASQUALE CATANZARITI
10/06/2003	25/06/2003	9610419	DISCHARGE OF MORTGAGE	REGISTERED	8444379
20/02/1998	10/03/1998	8444379	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
20/02/1998	10/03/1998	8444378	TRANSFER	REGISTERED	PATRICK CATANZARITI, GIUSEPPE CATANZARITI

LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	21/05/2024 08:15AM
Customer Reference	LS056209_EP
Order ID	20240521000533

Certificate of Title

Title Reference:	CT 5907/639
Status:	CANCELLED
Parent Title(s):	CT 5428/269
Dealing(s) Creating Title:	TG 9646861
Title Issued:	28/11/2003
Title Cancelled:	26/07/2007
Child Title(s):	CT 5990/714
Edition:	1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
22/09/2006	30/07/2007	10550183	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
22/09/2006	30/07/2007	10550182	TRANSFER	REGISTERED	GIUSEPPE CATANZARITI
22/09/2006	30/07/2007	10550180	DISCHARGE OF MORTGAGE	REGISTERED	9610427
10/06/2003	25/06/2003	9610427	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)

LAND SERVICES SA

Product	Historical Search
Date/Time	21/05/2024 08:14AM
Customer Reference	LS056209_EP
Order ID	20240521000528

Certificate of Title

Title Reference:	CT 5990/714
Status:	CURRENT
Parent Title(s):	CT 5907/639
Dealing(s) Creating Title:	T 10550182
Title Issued:	26/07/2007
Edition:	2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
02/10/2013	22/10/2013	12017179	VESTING (GLOBAL UPDATE)	REGISTERED	WESTPAC BANKING CORPORATION 10550183
23/01/2008	29/01/2008	10884573	CHANGE OF ADDRESS	REGISTERED	GIUSEPPE CATANZARITI
22/09/2006	30/07/2007	10550183	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)

Land Services SA

Page 1 of 1

LAND SERVICES SA

Product	Register Search Plus (CT 5990/714)
Date/Time	21/05/2024 08:14AM
Customer Reference	LS056209_EP
Order ID	20240521000528

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5990 Folio 714

Parent Title(s) CT 5907/639

Creating Dealing(s) T 10550182

Title Issued 26/07/2007 **Edition** 2 **Edition Issued** 29/01/2008

Estate Type

FEE SIMPLE

Registered Proprietor

GIUSEPPE CATANZARITI
OF 87 TAYLOR ROAD WATERLOO CORNER SA 5110

Description of Land

ALLOTMENT 8 DEPOSITED PLAN 19001
IN THE AREA NAMED BOLIVAR
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9646861)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B FOR WATER SUPPLY PURPOSES (T 6774290)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (T 6774290)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B

Schedule of Dealings

Dealing Number	Description
10550183	MORTGAGE TO WESTPAC BANKING CORPORATION (SINGLE COPY ONLY)

Notations

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

ORIGINAL

CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4268 Folio 719

New Certificate for portion of the Land in Vol.4249 Folio 414

AMBRO PROPRIETARY LIMITED of care of W.R. Nicholls & Associates 65 Greenhill Road Wayville 5034 and PRINKTON INVESTMENTS PROPRIETARY LIMITED of 184 Hutt Street Adelaide 5000 are the proprietors of an estate in fee simple AS TENANTS IN COMMON subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 18 of Section 4246 HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.16691)

In witness whereof I have signed my name and affixed my seal this 18th day of March 1986

Signed the 18th day of March 1986, in the presence of L. Heathyard

Acting Deputy Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA

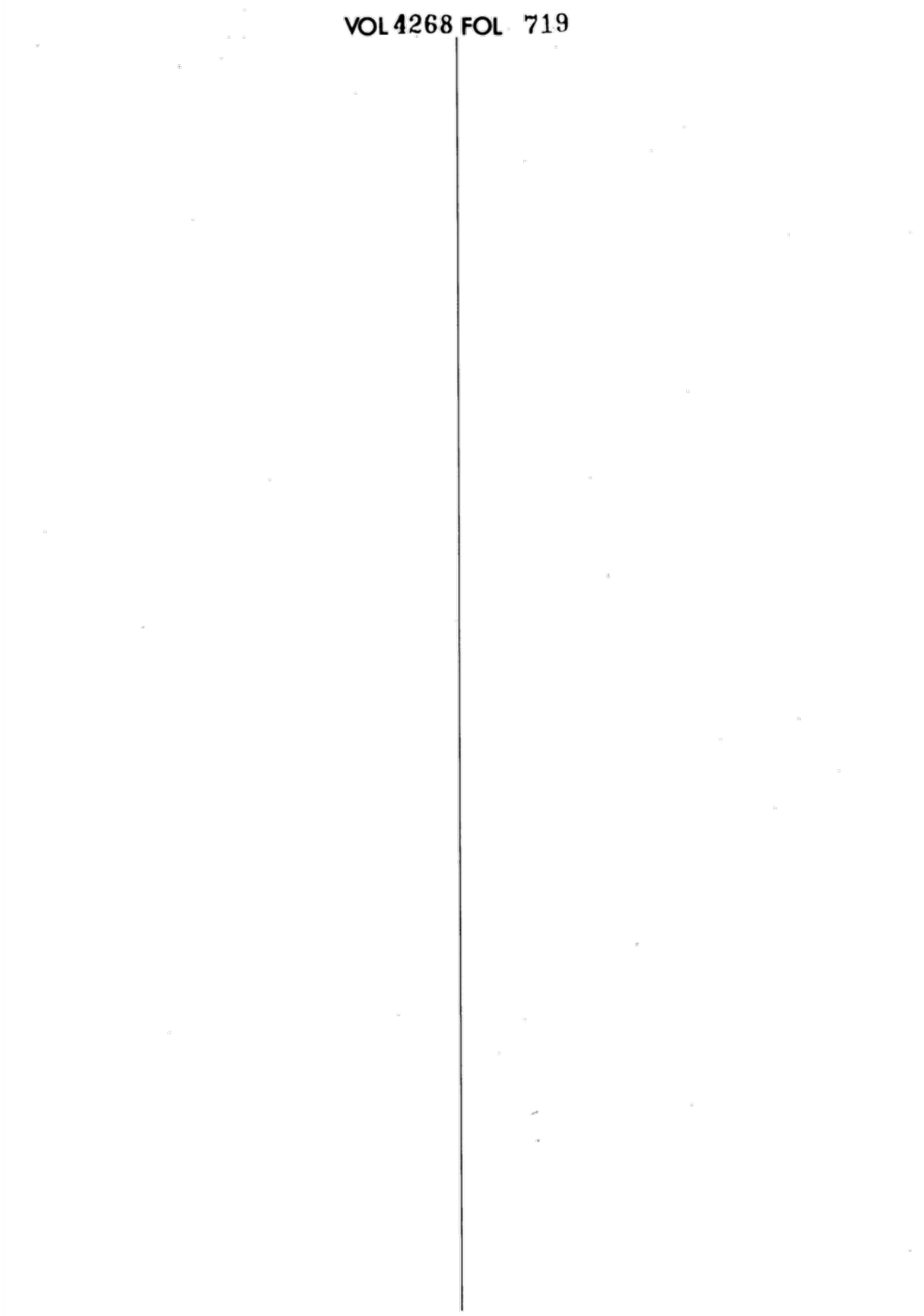
Cancelled as regards the balance of the within land comprised in Deposited Plan 19002 (R.T. 6206464) and new Certificates issued Vol.4283 Folios 711 and 712

MORTGAGE 5191191 from Ambro Pty. Ltd. to the within named PRINKTON INVESTMENTS PTY. LTD. of ONE UNDIVIDED MOIETY in the within land Produced 1.3.1984 at 3.30 p.m. (Including other land)

~~R.T. 6206462 D.P. 19001 R.E. 6206463 D.P. 19002~~
R.T. 6206464 D.P. 19002

A Right of Way over PORTION of the within land is vested in THE WITHIN NAMED AMBRO PROPRIETARY LIMITED and PRINKTON INVESTMENTS PROPRIETARY LIMITED AS TENANTS IN COMMON Produced 18.6.1986 at 11:25 vide Application 6206463

Cancelled as regards that portion of the within land comprised in Deposited Plan 19001 (R.T. 6206462) and new Certificates issued Vol. 4283 Folios 707 to 709 incl.


VOL 4268 FOL 719

ORIGINAL CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4283 Folio 709

New Certificate for portion of the Land in Vol.4268 Folio 719

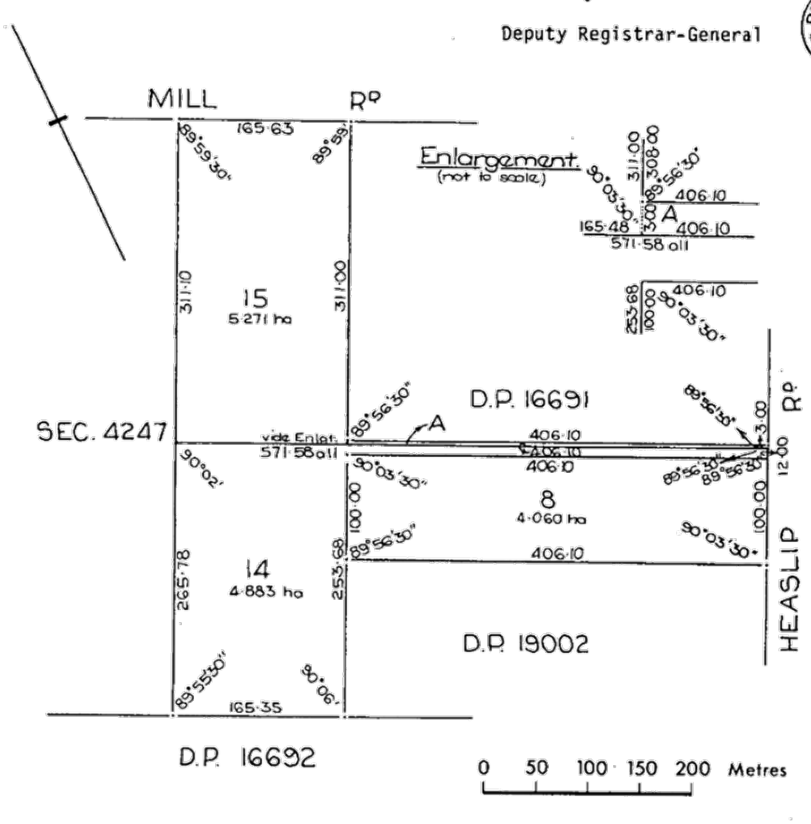
AMBRO PROPRIETARY LIMITED of care of W.R. Nicholls & Associates 65 Greenhill Road Wayville 5034 and PRINKTON INVESTMENTS PROPRIETARY LIMITED of 184 Hutt Street Adelaide 5000 are the proprietors of an estate in fee simple AS TENANTS IN COMMON subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 15 of portion of Section 4246 HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.19001) and delineated on the plan hereon SUBJECT to a free and unrestricted right of way over that portion marked A hereon

In witness whereof I have signed my name and affixed my seal this 27th day of October 1986

Signed the 27th day of October 1986, in the presence of

Deputy Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA



OVER

R.L.P.

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

VOL 4283 FOL 709

MORTGAGE 5191191 from Ambro Pty. Ltd. to the within named PRINKTON INVESTMENTS PTY. LTD. of ONE UNDIVIDED MOIETY in the within land Produced 1.3.1984 at 3.30 p.m. (Including other land)

~~DM63/222/~~

DISCHARGE of Mortgage 5191191 vide 6312221 Produced 12.2.1987 at 13:10

~~F6374214~~

TRANSFER 6374214 to THE WITHIN NAMED AMBRO PTY. LIMITED c/- Tai & Chong 29 Phillip Highway Elizabeth 5112 of the within land Produced 29.6.1987 at 11:35

TRANSFER 6774290 to GUISEPPE CATANZARITI of the within land Reserving a Right of Way and Easements Produced 25.7.1989 at 14:50

CANCELLED as regards above land and New C.T. issued

VOL. 4349 FOL. 61

CANCELLED

LAND 4 New & Balance CERTIFICATE OF TITLE

ISSUED VIDE 6774290 VOL. 4349 FOL. 62-66

ORIGINAL

CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4349 Folio 61

Pursuant to Transfer 6774290 Registered on Vol.4283 Folio 709

GUISEPPE CATANZARITI of Taylors Road Waterloo Corner 5110 Market Gardener is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 15 of portion of Section 4246 HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.19001) and delineated on the diagram hereon

SUBJECT to the easements for water supply purposes over the land marked A (T 6774290)

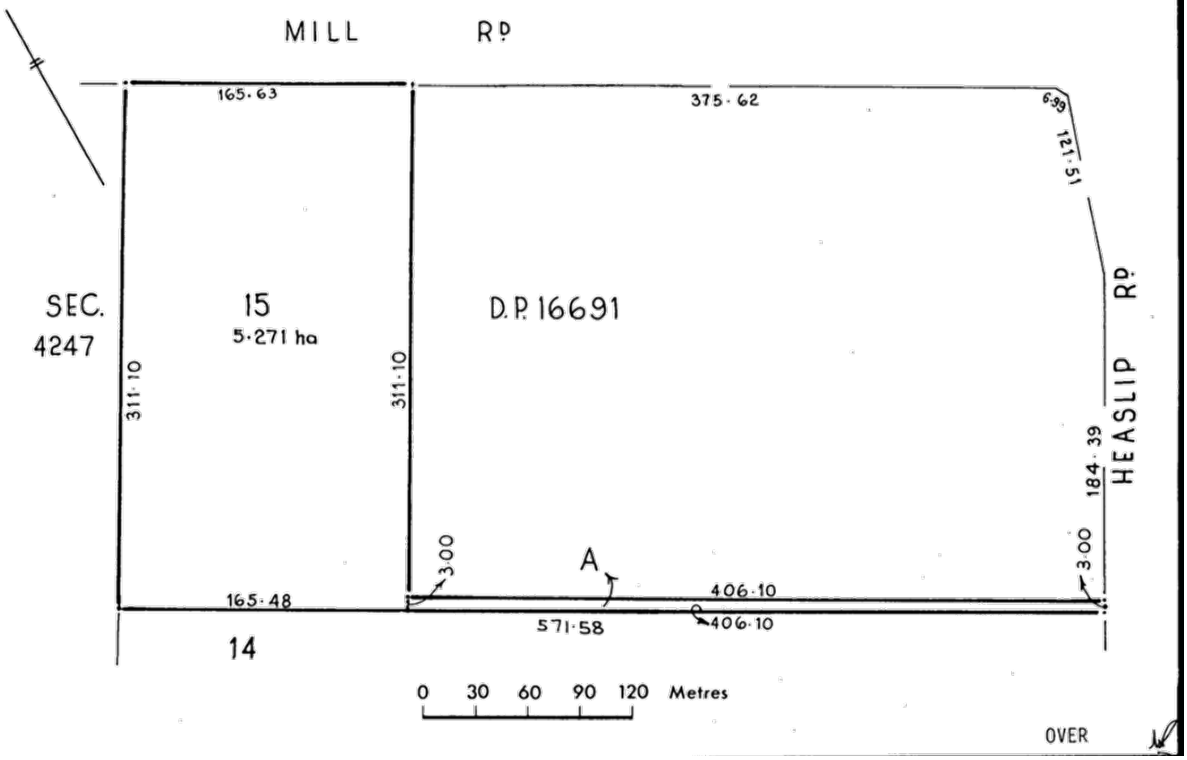
SUBJECT to the easements for transmission of electricity by underground cable over the land marked A (T 6774290)

SUBJECT to free and unrestricted rights of way over the land marked A

Deputy Registrar-General

Dated 30 November 1989

REGISTRAR-GENERAL SOUTH AUSTRALIA



Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

ENCUMBRANCE 6774291 to AMBRO PTY LTD Produced 25.7.1989 at 14:50 (Including Other Land)

MORTGAGE 6774292 to NATIONAL AUSTRALIA BANK LTD Produced 25.7.1989 at 14:50 (Including Other Land)

The within land is discharged from Mortgage 6774292 vide 7223401 Produced 20.12.1991 at 15:55

MORTGAGE 7223402 to NATIONAL AUSTRALIA BANK LTD Produced 20.12.1991 at 15:55

CANCELLED

CONVERTED TO A COMPUTERISED TITLE

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	21/05/2024 08:25AM
Customer Reference	LS056209_EP
Order ID	20240521000614

Certificate of Title

Title Reference: CT 5426/948

Status: CANCELLED

Parent Title(s): CT 4349/61

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 17/06/1997

Title Cancelled: 13/01/2004

Child Title(s): CT 5909/824, CT 5909/825

Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
28/07/2003	15/01/2004	9646902	GRANT OF EASEMENT	REGISTERED	SOUTH EAST AUSTRALIA GAS PTY. LTD. (ACN: 096 437 900), TXU SEA GAS SPV1 PTY. LTD. (ACN: 095 483 444), OE SEA GAS SPV2 PTY. LTD. (ACN: 095 483 453), OE SEA GAS SPV3 PTY. LTD. (ACN: 095 483 462), & others
28/07/2003	15/01/2004	9646901	PARTIAL DISCHARGE OF ENCUMBRANCE	REGISTERED	6774291
28/07/2003	15/01/2004	9646900	PARTIAL DISCHARGE OF MORTGAGE	REGISTERED	9610428
10/06/2003	25/06/2003	9610428	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
10/06/2003	25/06/2003	9610422	DISCHARGE OF MORTGAGE	REGISTERED	7223402
20/12/1991	06/02/1992	7223402	MORTGAGE	REGISTERED	
25/07/1989	12/12/1989	6774291	ENCUMBRANCE	REGISTERED	

Land Services SA Page 1 of 1

LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	21/05/2024 08:24AM
Customer Reference	LS056209_EP
Order ID	20240521000608

Certificate of Title

Title Reference:	CT 5909/825
Status:	CANCELLED
Parent Title(s):	CT 5426/948
Dealing(s) Creating Title:	TG 9646902
Title Issued:	13/01/2004
Title Cancelled:	11/11/2013
Child Title(s):	CT 6123/582
Edition:	1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
14/10/2013	13/11/2013	12018692	RECTIFICATION OF TITLE	REGISTERED	
02/10/2013	22/10/2013	12017179	VESTING (GLOBAL UPDATE)	REGISTERED	WESTPAC BANKING CORPORATION 9610428
09/01/2006	15/02/2006	10378426	TRANSFER OF ENCUMBRANCE/AGREEMENT	REGISTERED	PETER J. CANALA PTY. LTD. (ACN: 008 093 034) 6774291
10/06/2003	25/06/2003	9610428	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
25/07/1989	12/12/1989	6774291	ENCUMBRANCE	REGISTERED	

LAND SERVICES SA

Product	Historical Search
Date/Time	21/05/2024 08:23AM
Customer Reference	LS056209_EP
Order ID	20240521000605

Certificate of Title

Title Reference:	CT 6123/582
Status:	CURRENT
Parent Title(s):	CT 5909/825
Dealing(s) Creating Title:	DDA 12018692
Title Issued:	11/11/2013
Edition:	2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
10/06/2003	25/06/2003	9610428	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
25/07/1989	12/12/1989	6774291	ENCUMBRANCE	REGISTERED	

Land Services SA

Page 1 of 1

LAND SERVICES SA

Product	Register Search (CT 6123/582)
Date/Time	21/05/2024 08:23AM
Customer Reference	LS056209_EP
Order ID	20240521000605

REAL PROPERTY ACT, 1886 South Australia

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

Certificate of Title - Volume 6123 Folio 582

Parent Title(s) CT 5909/825

Creating Dealing(s) DDA 12018692

Title Issued 11/11/2013 **Edition** 2 **Edition Issued** 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

GUISEPPE CATANZARITI
OF 87 TAYLOR ROAD WATERLOO CORNER SA 5110

Description of Land

ALLOTMENT 15 DEPOSITED PLAN 19001
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9646902)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B FOR WATER SUPPLY PURPOSES (T 6774290)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (T 6774290)

SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B

Schedule of Dealings

Dealing Number	Description
6774291	ENCUMBRANCE TO PETER J. CANALA PTY. LTD.
9610428	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 02/06/2011

Administrative Interests NIL

ORIGINAL

CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4268 Folio 714

New Certificate for portion of the Land in Vol.4249 Folio 414

AMBRO PROPRIETARY LIMITED of care of W.R. Nicholls & Associates 65 Greenhill Road Wayville 5034 and PRINKTON INVESTMENTS PROPRIETARY LIMITED of 184 Hutt Street Adelaide 5000 are the proprietors of an estate in fee simple AS TENANTS IN COMMON subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 9 of Section 4246 HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.16691)

In witness whereof I have signed my name and affixed my seal this 18th day of March 1986

Signed the 18th day of March 1986, in the presence of L. Heathcote

Acting Deputy Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA

CANCELLED

AND New CERTIFICATE OF TITLE
ISSUED VIDE 6774290 VOL. 4349 FOL. 64

MORTGAGE 5191191 from Ambro Pty. Ltd. to the within named PRINKTON INVESTMENTS PTY. LTD. of ONE UNDIVIDED MOIETY in the within land Produced 1.3.1984 at 3.30 p.m. (Including other land)

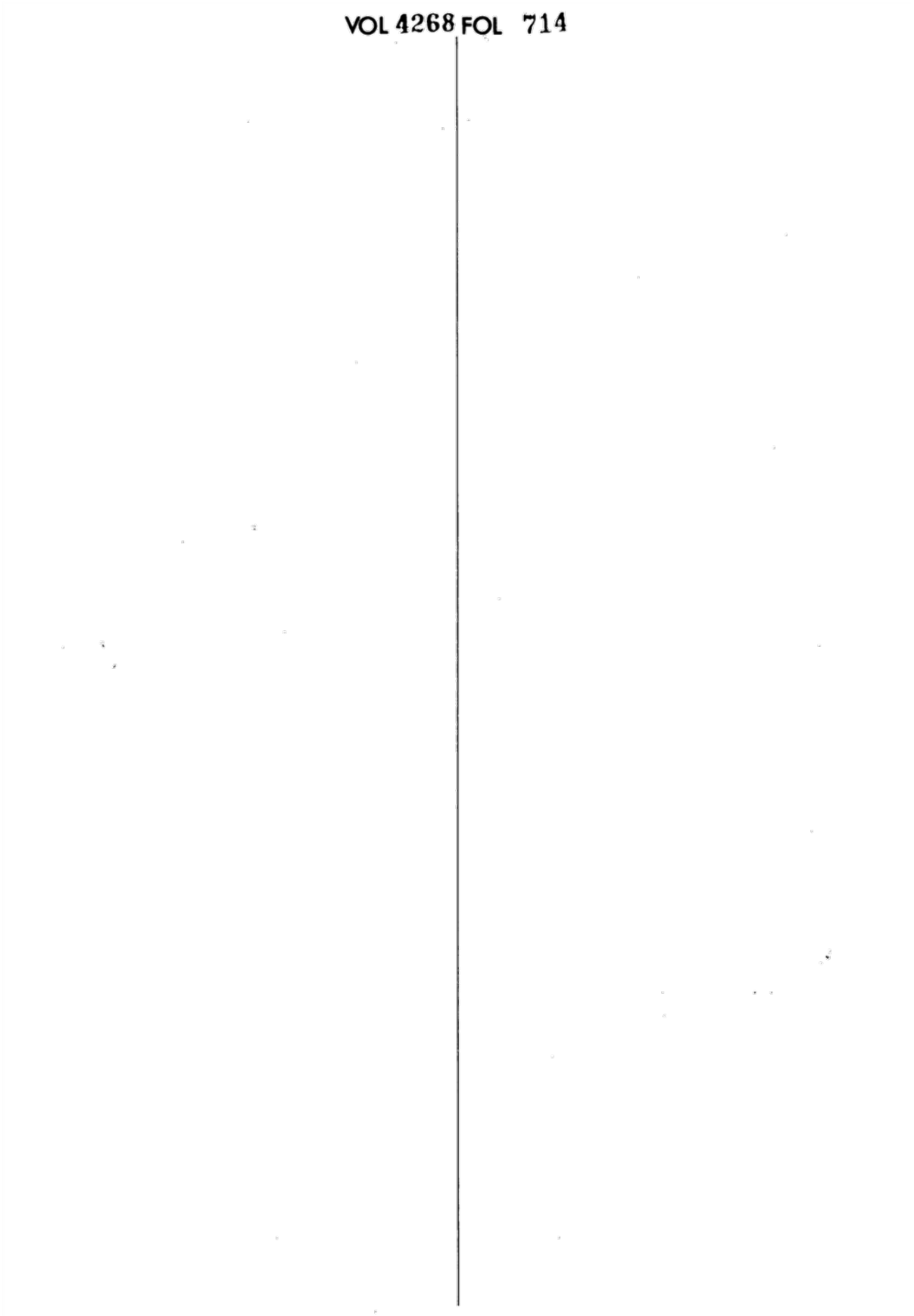
~~DM63/222/~~

DISCHARGE of Mortgage 5191191 vide 6312221 Produced 12.2.1987 at 13:10

~~7637424~~

TRANSFER 5374214 to THE WITHIN NAMED AMBRO PTY. LIMITED c/- Tai & Chong 29 Phillip Highway Elizabeth 5112 of the within land Produced 29.6.1987 at 11:35

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation


VOL 4268 FOL 714

ORIGINAL

CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4349 Folio 64

New Certificate for the whole of the Land in Vol.4268 Folio 714
and portion of the Land in Vol.4283 Folios 708 and 709

AMBRO PTY. LTD. of care of Tai & Chong 29 Phillip Highway Elizabeth 5112 is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 9 of Section 4246 HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.16691) and delineated on the diagram hereon

TOGETHER with the easement for water supply purposes over the land marked A (T 6774290)

TOGETHER with the easement for transmission of electricity by underground cable over the land marked A (T 6774290)

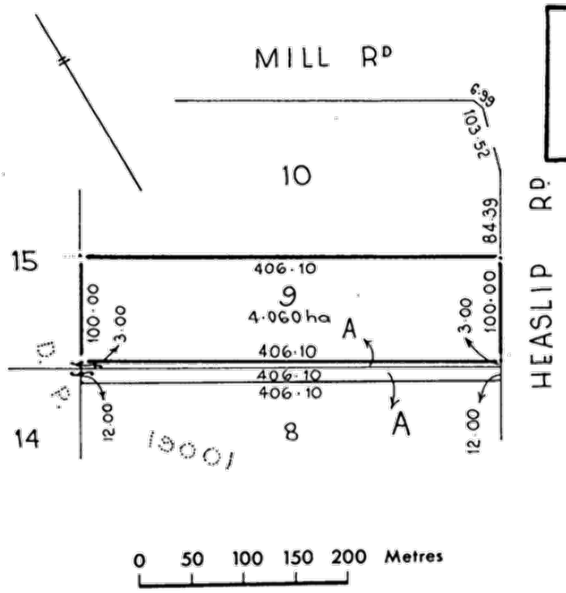
TOGETHER with a free and unrestricted right of way over the land marked A

V. Gudithis
Deputy Registrar-General

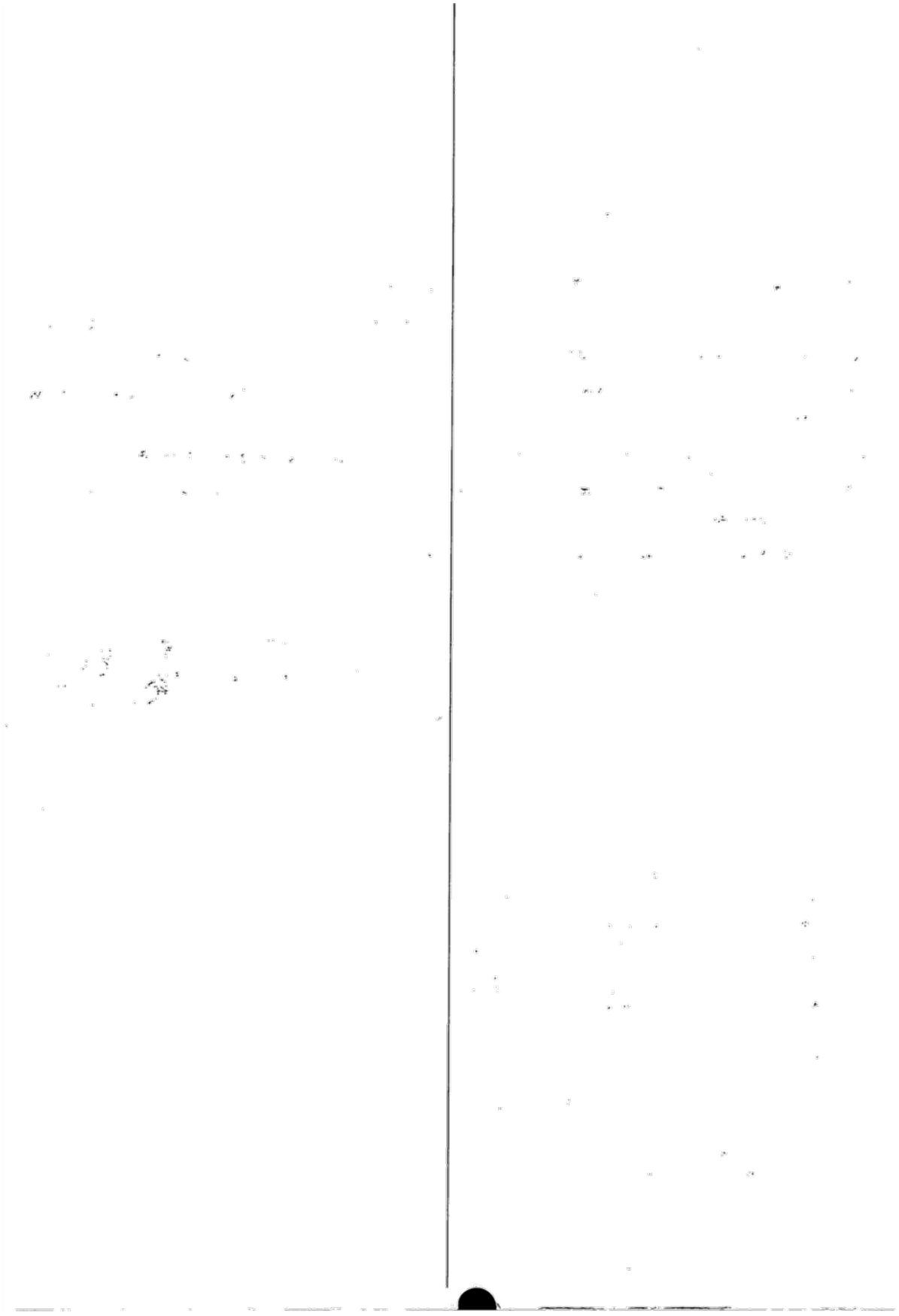
Dated 30 November 1989

REGISTRAR-GENERAL SOUTH AUSTRALIA

CANCELLED
CONVERTED TO A COMPUTERISED TITLE



Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation



LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	21/05/2024 08:38AM
Customer Reference	LS056209_EP
Order ID	20240521000810

Certificate of Title

Title Reference: CT 5426/42

Status: CANCELLED

Parent Title(s): CT 4349/64

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 13/06/1997

Title Cancelled: 10/04/2003

Child Title(s): CT 5892/930, CT 5892/931

Edition: 1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
14/01/2003	11/04/2003	9506609	GRANT OF EASEMENT	REGISTERED	SOUTH EAST AUSTRALIA GAS PTY. LTD. (ACN: 096 437 900), TXU SEA GAS SPV1 PTY. LTD. (ACN: 095 483 444), OE SEA GAS SPV2 PTY. LTD. (ACN: 095 483 453), OE SEA GAS SPV3 PTY. LTD. (ACN: 095 483 462), & others

LAND SERVICES SA

Product	Historical Search
Date/Time	21/05/2024 08:37AM
Customer Reference	LS056209_EP
Order ID	20240521000800

Certificate of Title

Title Reference:	CT 5892/931
Status:	CURRENT
Parent Title(s):	CT 5426/42
Dealing(s) Creating Title:	TG 9506609
Title Issued:	10/04/2003
Edition:	4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
24/04/2024	30/04/2024	14261938	TRANSFER	REGISTERED	WATERLOO CORNER BUSINESS PARK PTY. LTD. (ACN: 674 099 319)
24/04/2024	30/04/2024	14261937	DISCHARGE OF MORTGAGE	REGISTERED	10967112
24/04/2024	30/04/2024	14261936	WITHDRAWAL OF CAVEAT	REGISTERED	14190267
21/12/2023	28/12/2023	14190267	CAVEAT	REGISTERED	EMDEV PTY. LTD. (ACN: 145 210 779)
02/10/2013	22/10/2013	12017179	VESTING (GLOBAL UPDATE)	REGISTERED	WESTPAC BANKING CORPORATION 10967112
28/05/2008	10/06/2008	10967112	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
02/11/2004	11/11/2004	10101202	TRANSFER	REGISTERED	PETER J. CANALA PTY. LTD. (ACN: 008 093 034), PETER JOHN CANALA

LAND SERVICES SA

Product	Register Search Plus (CT 5892/931)
Date/Time	21/05/2024 08:37AM
Customer Reference	LS056209_EP
Order ID	20240521000800

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5892 Folio 931

Parent Title(s) CT 5426/42

Creating Dealing(s) TG 9506609

Title Issued 10/04/2003 **Edition** 4 **Edition Issued** 30/04/2024

Estate Type

FEE SIMPLE

Registered Proprietor

WATERLOO CORNER BUSINESS PARK PTY. LTD. (ACN: 674 099 319)
OF 228-230 HALIFAX STREET ADELAIDE SA 5000

Description of Land

ALLOTMENT 9 DEPOSITED PLAN 16691
IN THE AREA NAMED BOLIVAR
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9506609)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A FOR WATER SUPPLY PURPOSES (T 6774290)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (T 6774290)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A

Schedule of Dealings

NIL

Notations

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

ORIGINAL

CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4268 Folio 715

New Certificate for portion of the Land in Vol.4249 Folio 414

AMBRO PROPRIETARY LIMITED of care of W.R. Nicholls & Associates 65 Greenhill Road Wayville 5034 and PRINKTON INVESTMENTS PROPRIETARY LIMITED of 184 Hutt Street Adelaide 5000 are the proprietors of an estate in fee simple AS TENANTS IN COMMON subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 10 of Section 4246 HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.16691)

In witness whereof I have signed my name and affixed my seal this 18th day of March 1986

Signed the 18th day of March 1986, in the presence of L. Heathwood

Acting Deputy Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA

CANCELLED

AND New CERTIFICATE OF [redacted]

ISSUED VIDE 6774290 VOL. 4349 FOL65

REGISTRAR-GENERAL SOUTH AUSTRALIA

MORTGAGE 5191191 from Ambro Pty. Ltd. to the within named PRINKTON INVESTMENTS PTY. LTD. of ONE UNDIVIDED MOIETY in the within land Produced 1.3.1984 at 3.30 p.m. (Including other land)

REGISTRAR-GENERAL SOUTH AUSTRALIA

~~D7163/2221~~

DISCHARGE of Mortgage 5191191 vide 6312221 Produced 12.2.1987 at 13:10

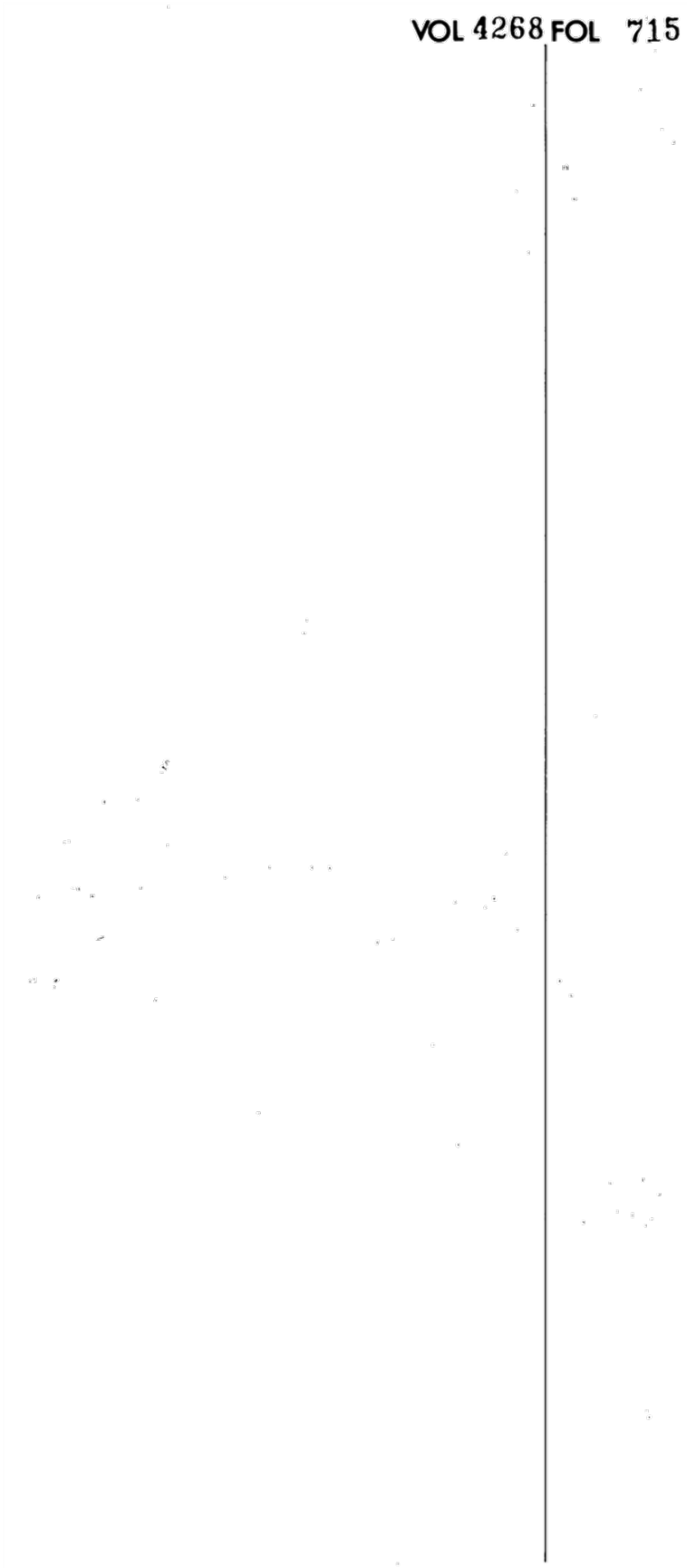
REGISTRAR-GENERAL SOUTH AUSTRALIA

~~F6374214~~

TRANSFER 6374214 to THE WITHIN NAMED AMBRO PTY. LIMITED c/- Tai & Chong 29 Phillip Highway Elizabeth 5112 of the within land Produced 29.6.1987 at 11:35

REGISTRAR-GENERAL SOUTH AUSTRALIA

B


VOL 4268 FOL 715

ORIGINAL CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4349 Folio 65

New Certificate for the whole of the Land in Vol.4268 Folio 715
and portion of the Land in Vol.4283 Folios 708 and 709

AMBRO PTY. LTD. of care of Tai & Chong 29 Phillip Highway Elizabeth 5112 is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 10 of Section 4246 HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.16691) and delineated on the diagram hereon

TOGETHER with the easement for water supply purposes over the land marked A (T 6774290)

TOGETHER with the easement for transmission of electricity by underground cable over the land marked A (T 6774290)

TOGETHER with a free and unrestricted right of way over the land marked A

Deputy Registrar-General

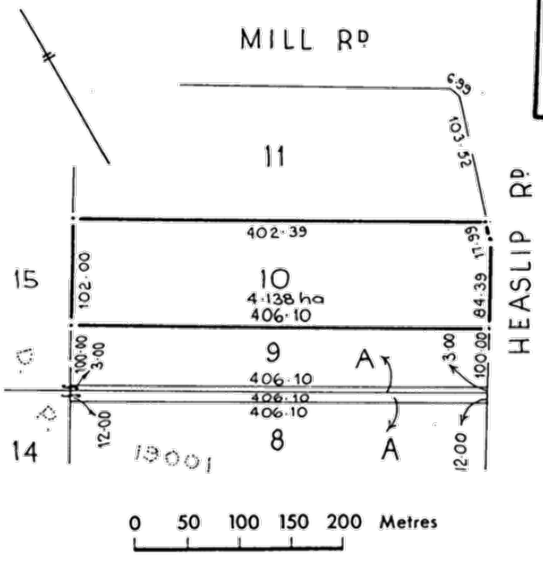
Dated 30 November 1989

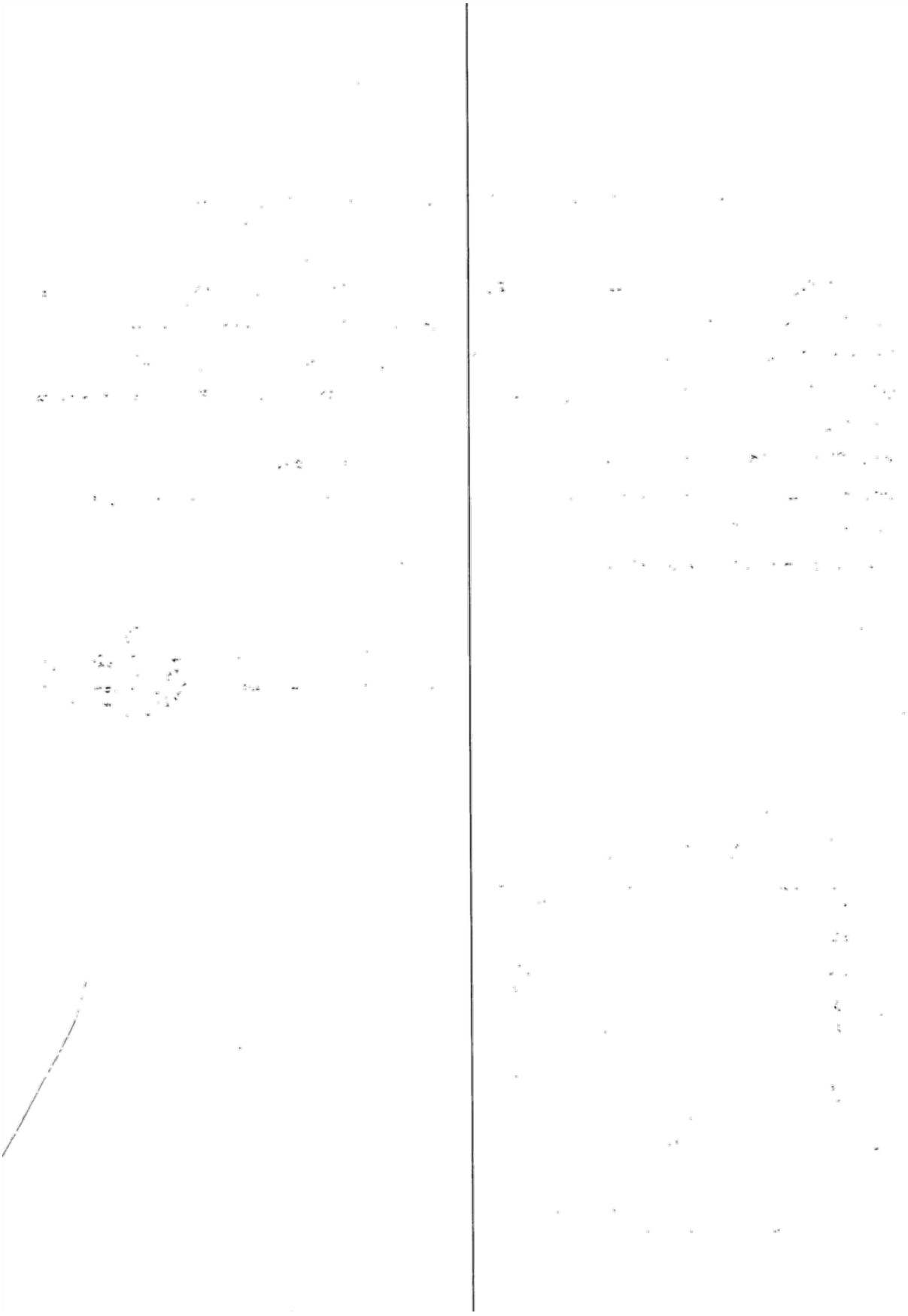
REGISTRAR-GENERAL SOUTH AUSTRALIA

CANCELLED

CONVERTED TO A COMPUTERISED TITLE

REGISTRAR-GENERAL SOUTH AUSTRALIA





Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	21/05/2024 08:50AM
Customer Reference	LS056209_EP
Order ID	20240521000972

Certificate of Title

Title Reference:	CT 5426/43
Status:	CANCELLED
Parent Title(s):	CT 4349/65
Dealing(s) Creating Title:	CONVERTED TITLE
Title Issued:	13/06/1997
Title Cancelled:	10/04/2003
Child Title(s):	CT 5892/930, CT 5892/932
Edition:	1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
14/01/2003	11/04/2003	9506609	GRANT OF EASEMENT	REGISTERED	SOUTH EAST AUSTRALIA GAS PTY. LTD. (ACN: 096 437 900), TXU SEA GAS SPV1 PTY. LTD. (ACN: 095 483 444), OE SEA GAS SPV2 PTY. LTD. (ACN: 095 483 453), OE SEA GAS SPV3 PTY. LTD. (ACN: 095 483 462), & others

LAND SERVICES SA

Product	Historical Search
Date/Time	21/05/2024 08:49AM
Customer Reference	LS056209_EP
Order ID	20240521000945

Certificate of Title

Title Reference:	CT 5892/932
Status:	CURRENT
Parent Title(s):	CT 5426/43
Dealing(s) Creating Title:	TG 9506609
Title Issued:	10/04/2003
Edition:	4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
21/12/2023	28/12/2023	14190269	CAVEAT	REGISTERED	EMDEV PTY. LTD. (ACN: 145 210 779)
02/10/2013	22/10/2013	12017179	VESTING (GLOBAL UPDATE)	REGISTERED	WESTPAC BANKING CORPORATION 10967113
28/05/2008	10/06/2008	10967113	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
02/11/2004	11/11/2004	10101212	TRANSFER	REGISTERED	PETER J. CANALA PTY. LTD. (ACN: 008 093 034), ANITA CANALA

Land Services SA

Page 1 of 1

LAND SERVICES SA

Product	Register Search (CT 5892/932)
Date/Time	21/05/2024 08:49AM
Customer Reference	LS056209_EP
Order ID	20240521000945

REAL PROPERTY ACT, 1886 South Australia

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

Certificate of Title - Volume 5892 Folio 932

Parent Title(s) CT 5426/43

Creating Dealing(s) TG 9506609

Title Issued 10/04/2003 **Edition** 4 **Edition Issued** 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

PETER J. CANALA PTY. LTD. (ACN: 008 093 034)
OF TRYFOSS CONSULTANTS 207 O'CONNELL STREET NORTH ADELAIDE SA 5006
99 / 100 SHARE

ANITA CANALA
OF 43 BARKER ROAD PROSPECT SA 5082
1 / 100 SHARE

Description of Land

ALLOTMENT 10 DEPOSITED PLAN 16691
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9506609)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A FOR WATER SUPPLY PURPOSES (T 6774290)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (T 6774290)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A

Schedule of Dealings

Dealing Number	Description
10967113	MORTGAGE TO WESTPAC BANKING CORPORATION (SINGLE COPY ONLY)
14190269	CAVEAT BY EMDEV PTY. LTD. (ACN: 145 210 779)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 02/06/2011

Administrative Interests NIL

ORIGINAL

CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4268 Folio 716

New Certificate for portion of the Land in Vol.4249 Folio 414

AMBRO PROPRIETARY LIMITED of care of W.R. Nicholls & Associates 65 Greenhill Road Wayville 5034 and PRINKTON INVESTMENTS PROPRIETARY LIMITED of 184 Hutt Street Adelaide 5000 are the proprietors of an estate in fee simple AS TENANTS IN COMMON subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 11 of Section 4246 HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.16691)

In witness whereof I have signed my name and affixed my seal this 18th day of March 1986

Signed the 18th day of March 1986, in the presence of L. Hazelwood

Acting Deputy Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA

CANCELLED
AND New CERTIFICATE OF TITLE
ISSUED VIDE 6774290 VOL. 4349 FOL. 66

MORTGAGE 5191191 from Ambro Pty. Ltd. to the within named PRINKTON INVESTMENTS PTY. LTD. of ONE UNDIVIDED MOIETY in the within land Produced 1.3.1984 at 3.30 p.m. (Including other land)

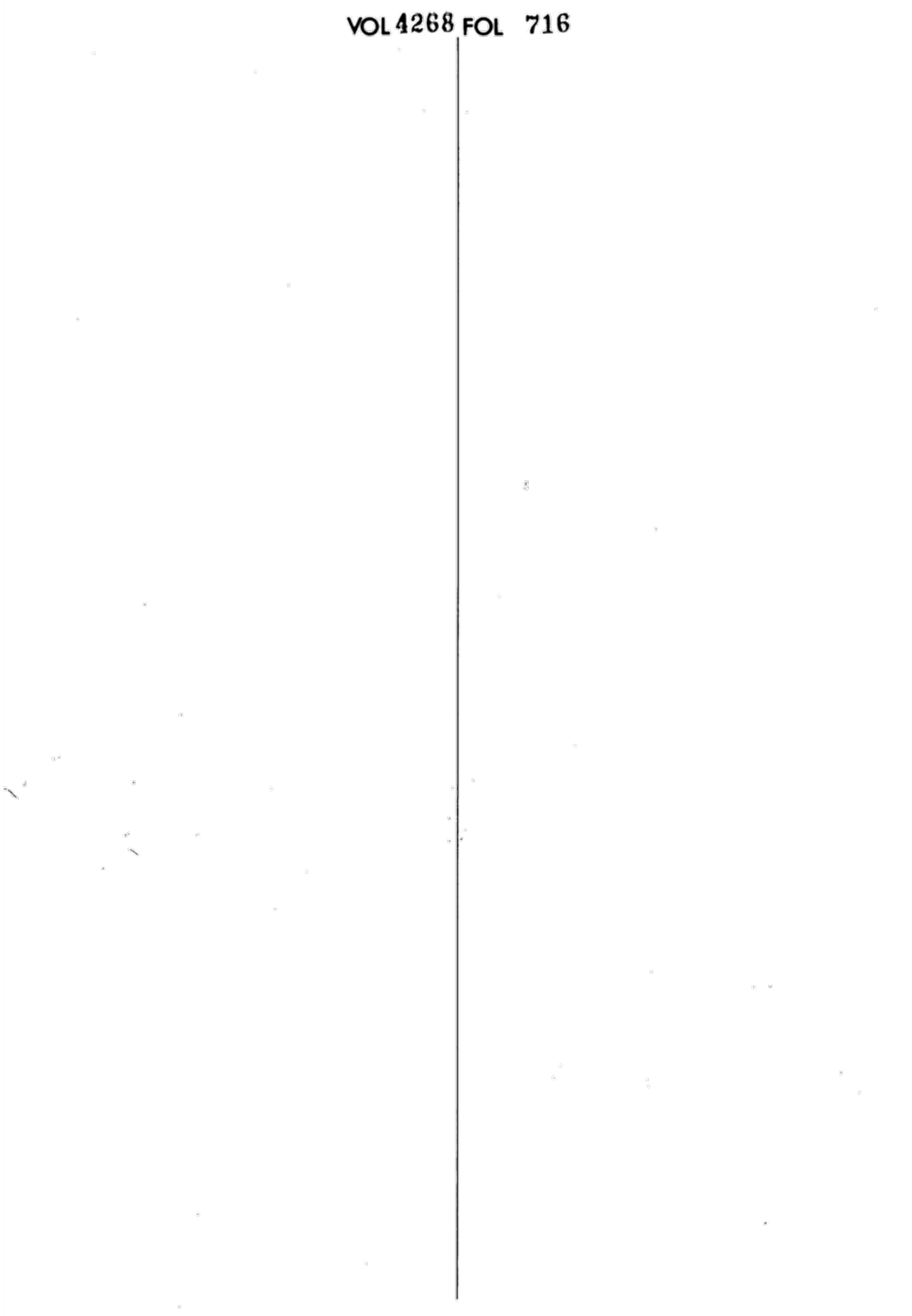
~~DM6312221~~

DISCHARGE of Mortgage 5191191 vide 6312221 Produced 12.2.1987 at 13:10

~~T6374214~~

TRANSFER 6374214 to THE WITHIN NAMED AMBRO PTY. LIMITED c/- Tai & Chong 29 Phillip Highway Elizabeth 5112 of the within land Produced 29.6.1987 at 11:35

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation


VOL 4268 FOL 716

ORIGINAL

CERTIFICATE OF TITLE

South Australia

Register Book,
Volume 4349 Folio 66

New Certificate for the whole of the Land in Vol.4268 Folio 716
and the balance of the Land in Vol.4283 Folios 708 and 709

AMBRO PTY. LTD. of care of Tai & Chong 29 Phillip Highway Elizabeth 5112 is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in ALLOTMENT 11 of Section 4246 HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.16691) and delineated on the diagram hereon

TOGETHER with the easement for water supply purposes over the land marked A (T 6774290)

TOGETHER with the easement for transmission of electricity by underground cable over the land marked A (T 6774290)

TOGETHER with a free and unrestricted right of way over the land marked A

V. Judithis

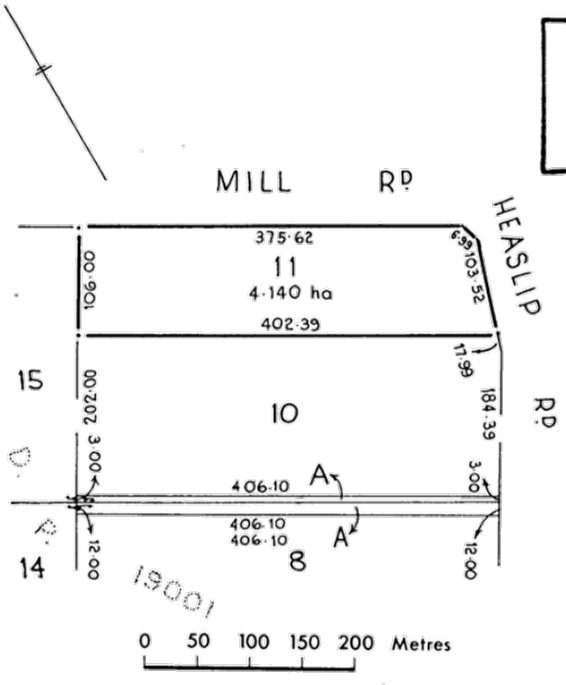
Deputy Registrar-General

Dated 30 November 1989

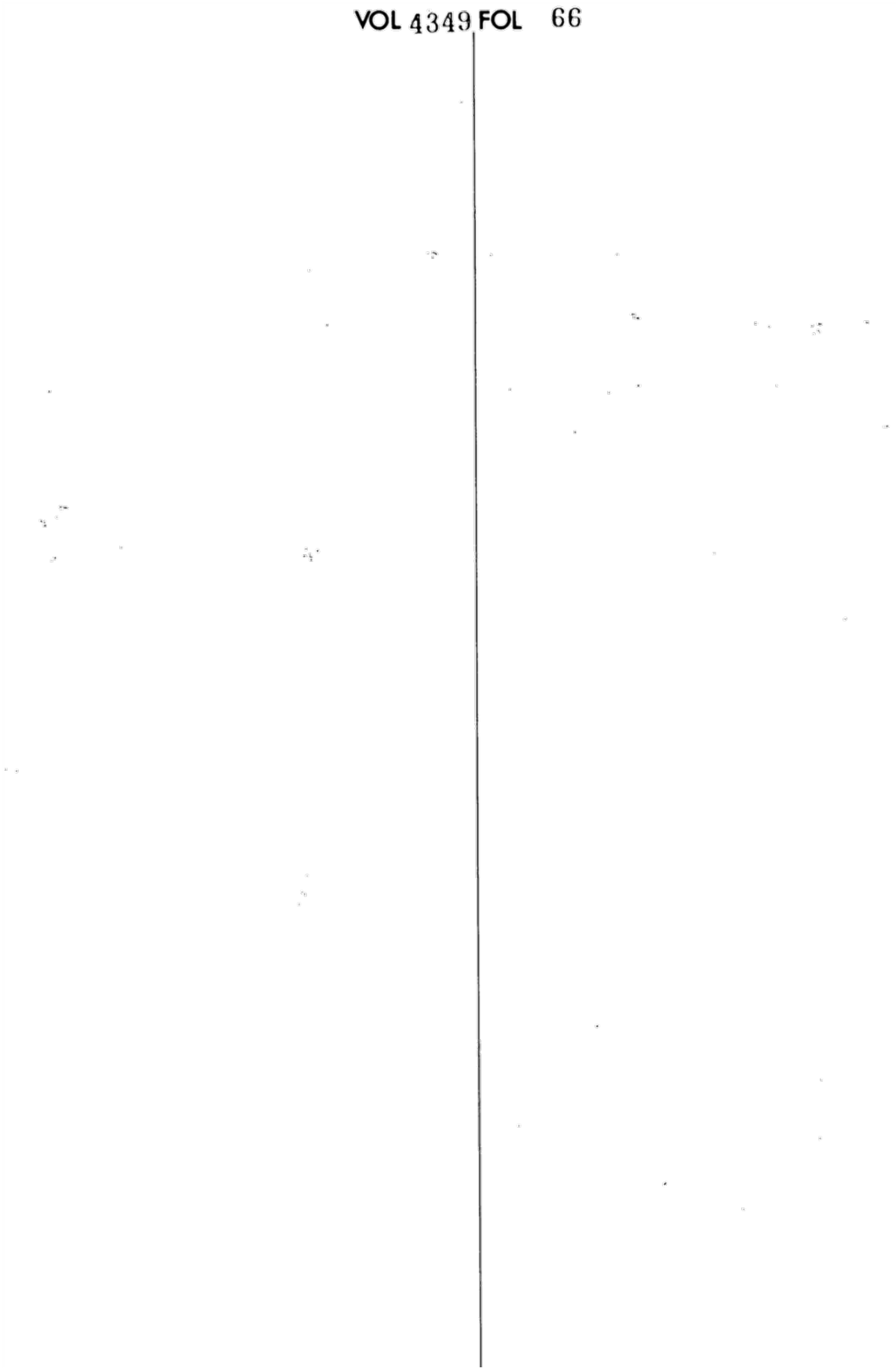
REGISTRAR-GENERAL SOUTH AUSTRALIA

CANCELLED

CONVERTED TO A COMPUTERISED TITLE



Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation


VOL 4349 FOL 66

LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	21/05/2024 09:24AM
Customer Reference	LS056209_EP
Order ID	20240521001467

Certificate of Title

Title Reference: CT 5426/47

Status: CANCELLED

Parent Title(s): CT 4349/66

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 13/06/1997

Title Cancelled: 10/04/2003

Child Title(s): CT 5892/930, CT 5892/933

Edition: 1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
14/01/2003	11/04/2003	9506609	GRANT OF EASEMENT	REGISTERED	SOUTH EAST AUSTRALIA GAS PTY. LTD. (ACN: 096 437 900), TXU SEA GAS SPV1 PTY. LTD. (ACN: 095 483 444), OE SEA GAS SPV2 PTY. LTD. (ACN: 095 483 453), OE SEA GAS SPV3 PTY. LTD. (ACN: 095 483 462), & others

LAND SERVICES SA

Product	Historical Search
Date/Time	21/05/2024 09:20AM
Customer Reference	LS056209_EP
Order ID	20240521001380

Certificate of Title

Title Reference:	CT 5892/933
Status:	CURRENT
Parent Title(s):	CT 5426/47
Dealing(s) Creating Title:	TG 9506609
Title Issued:	10/04/2003
Edition:	3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
21/12/2023	28/12/2023	14190270	CAVEAT	REGISTERED	EMDEV PTY. LTD. (ACN: 145 210 779)
02/10/2013	22/10/2013	12017179	VESTING (GLOBAL UPDATE)	REGISTERED	WESTPAC BANKING CORPORATION 10967114
28/05/2008	10/06/2008	10967114	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
02/11/2004	11/11/2004	10101164	TRANSFER	REGISTERED	PETER J. CANALA PTY. LTD. (ACN: 008 093 034), PETER JOHN CANALA, ANITA CANALA

LAND SERVICES SA

Product	Register Search Plus (CT 5892/933)
Date/Time	21/05/2024 09:20AM
Customer Reference	LS056209_EP
Order ID	20240521001380

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 5892 Folio 933

Parent Title(s) CT 5426/47

Creating Dealing(s) TG 9506609

Title Issued 10/04/2003 **Edition** 3 **Edition Issued** 10/06/2008

Estate Type

FEE SIMPLE

Registered Proprietor

PETER J. CANALA PTY. LTD. (ACN: 008 093 034)
OF TRYFOSS CONSULTANTS 207 O'CONNELL STREET NORTH ADELAIDE SA 5006
99 / 100 SHARE

PETER JOHN CANALA
ANITA CANALA
OF 43 BARKER ROAD PROSPECT SA 5082
1 / 100 SHARE AS JOINT TENANTS

Description of Land

ALLOTMENT 11 DEPOSITED PLAN 16691
IN THE AREA NAMED BOLIVAR
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9506609)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A FOR WATER SUPPLY PURPOSES (T 6774290)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (T 6774290)

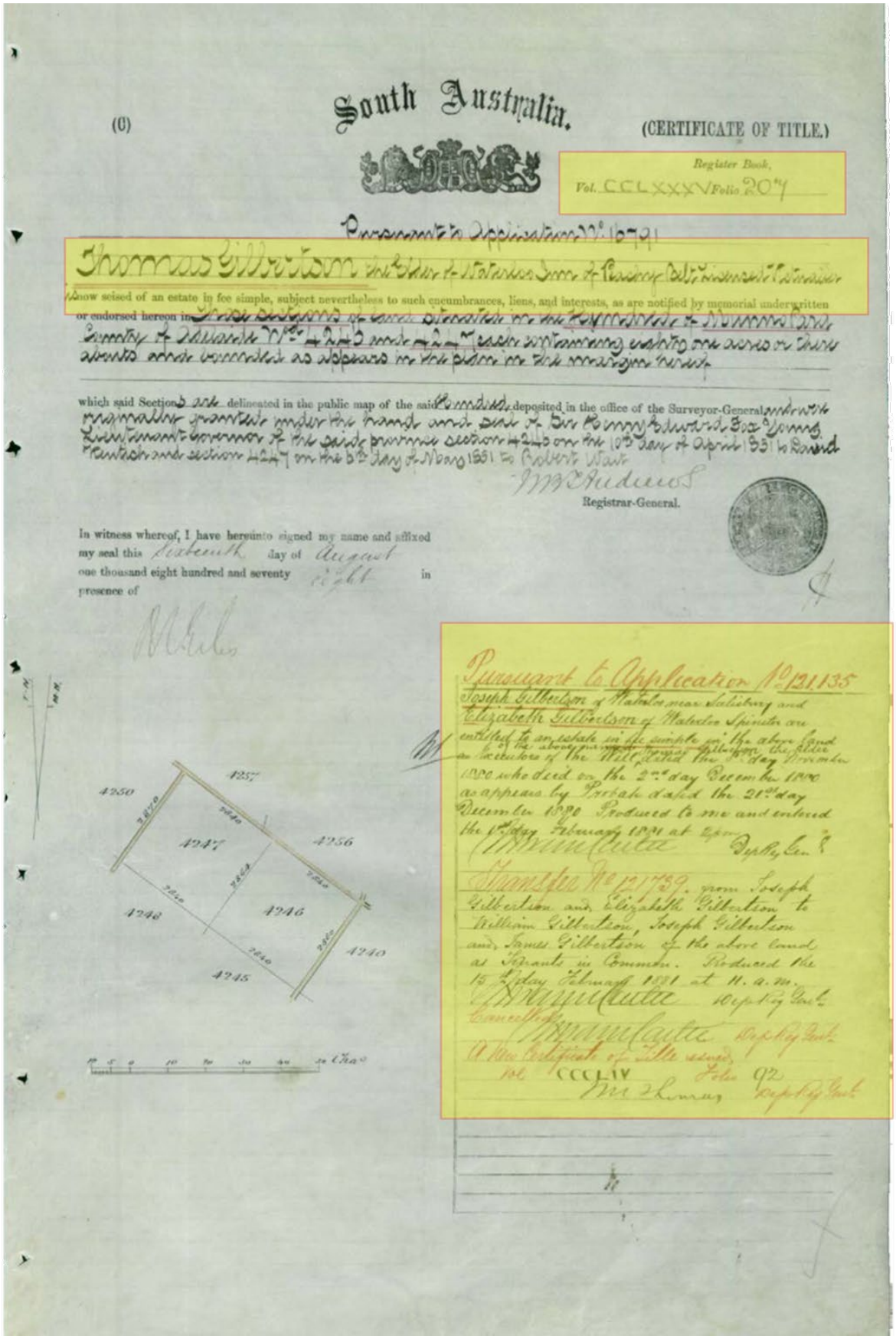
TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A

Schedule of Dealings

Dealing Number	Description
10967114	MORTGAGE TO WESTPAC BANKING CORPORATION (SINGLE COPY ONLY)
14190270	CAVEAT BY EMDEV PTY. LTD. (ACN: 145 210 779)

Notations

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



(C) **South Australia.** (CERTIFICATE OF TITLE.)

Register Book, Vol. CCLXXXV Folio 207

Pursuant to Application No. 16791

Thomas Gilbertson the Elder of Waterloo Inn of Peachy Belt Licensed Victualler is now seised of an estate in fee simple, subject nevertheless to such encumbrances, liens, and interests, as are notified by memorial underwritten or endorsed hereon in those sections of land situated in the Hundred of Munno Para County of Adelaide No. 4246 and 4247 each containing eighty one acres or there abouts and bounded as appears in the plan in the margin hereof

which said Sections are delineated in the public map of the said Hundred deposited in the office of the Surveyor-General and were originally granted under the hand and seal of Sir Henry Edward Fox Young Lieutenant Governor of the said province section 4246 on the 10th day of April 1851 to David Rentish and section 4247 on the 6th day of May 1851 to Robert Wait

M B Anderson
Registrar-General.

In witness whereof, I have hereunto signed my name and affixed my seal this Sixteenth day of August one thousand eight hundred and seventy eight in presence of

M Giles

Pursuant to Application No. 121135

Joseph Gilbertson of Waterloo near Salisbury and Elizabeth Gilbertson of Waterloo Spinster are entitled to an estate in fee simple in the above land as executors of the Will of the above named Thomas Gilbertson the Elder dated the 5th day November 1880 who died on the 2nd day December 1880 as appears by Probate dated the 21st day December 1880 Produced to me and entered the 1st day February 1881 at 2 pm

Dep Reg Genl

Transfer No. 121739. from Joseph Gilbertson and Elizabeth Gilbertson to William Gilbertson, Joseph Gilbertson and James Gilbertson of the above land as Tenants in Common. Produced the 15th day February 1881 at 11 a.m.

Dep Reg Genl

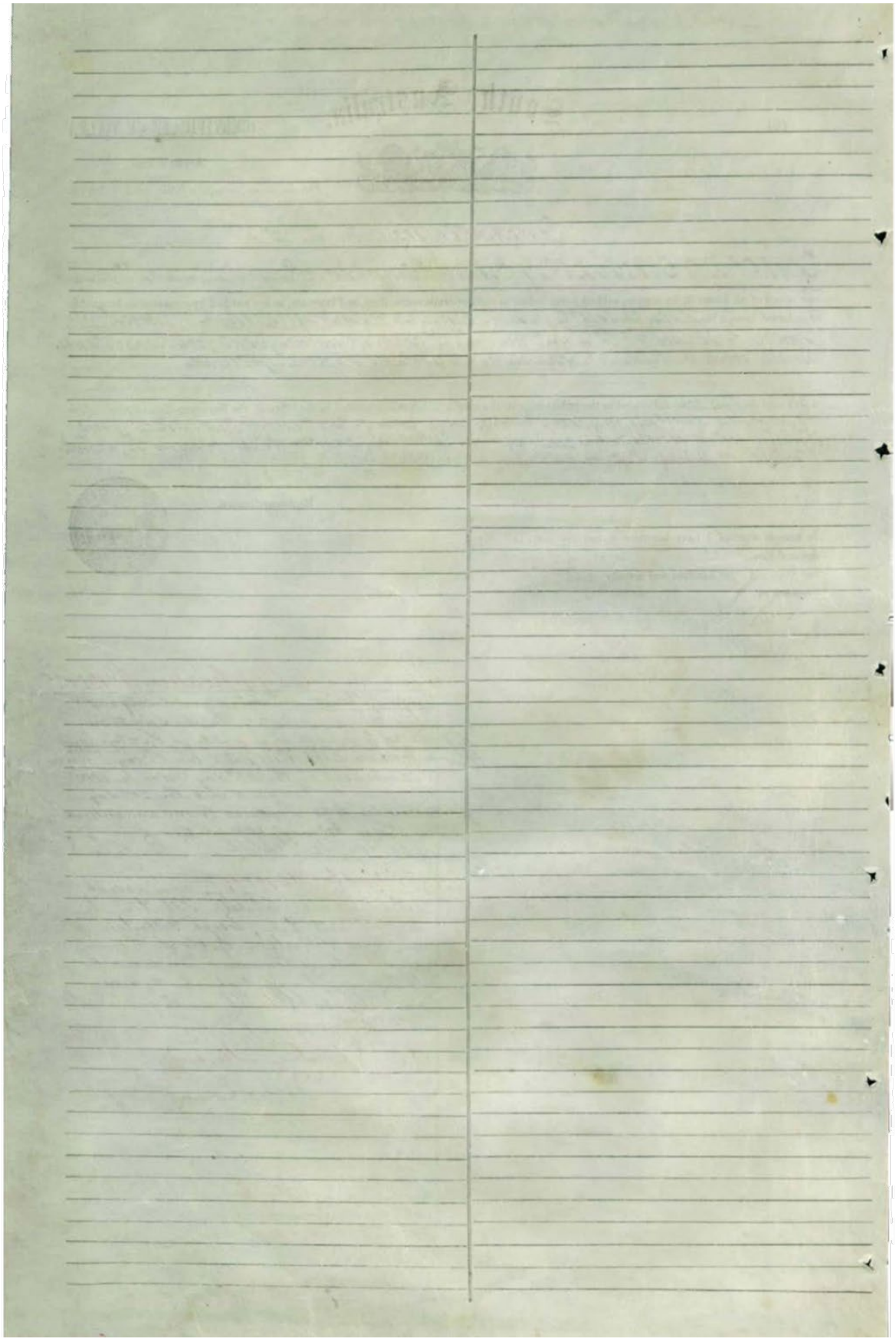
Cancelled

Dep Reg Genl

A New Certificate of Title issued

Vol CCCLIV Folio 92

Dep Reg Genl



Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

South Australia.

(C) (CERTIFICATE OF TITLE.)

Register Book, Vol. CCCLIV Folio 92

Pursuant to Memorandum of Transfer No 121739.

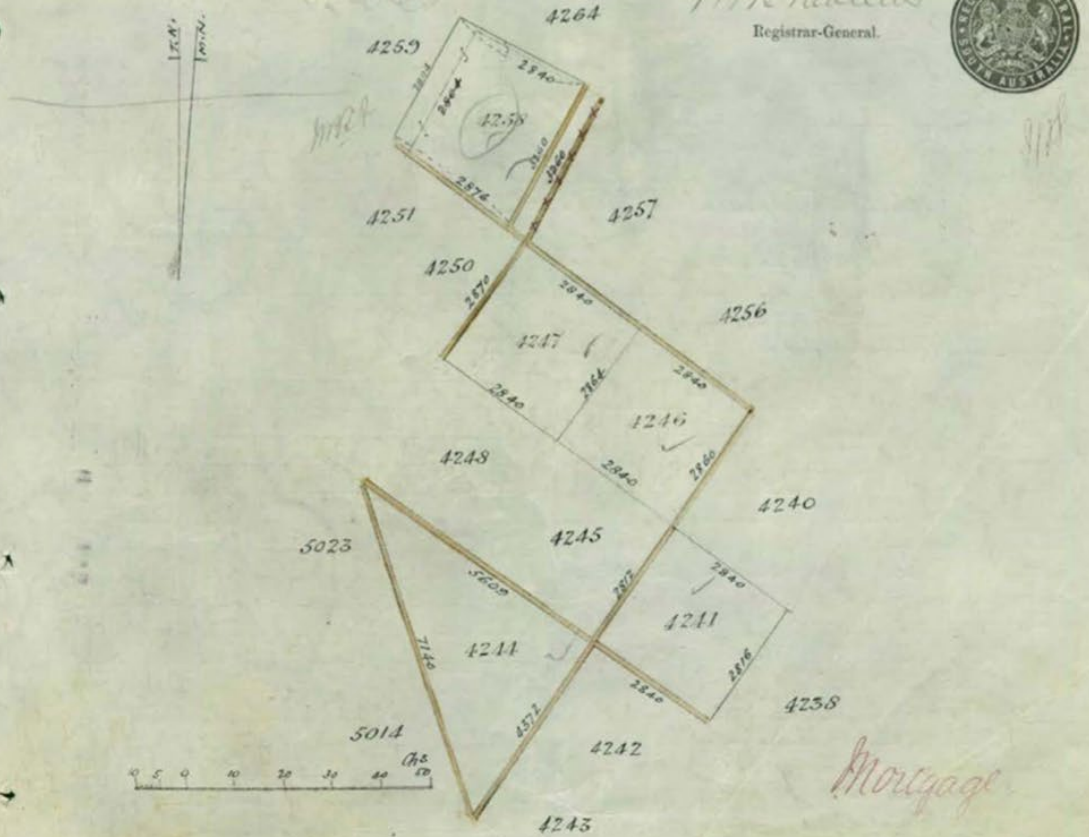
William Gilbertson of Augusta Palmer, Joseph Gilbertson of near Salisbury Farmers and James Gilbertson of Hackney Farmer are tenants in common

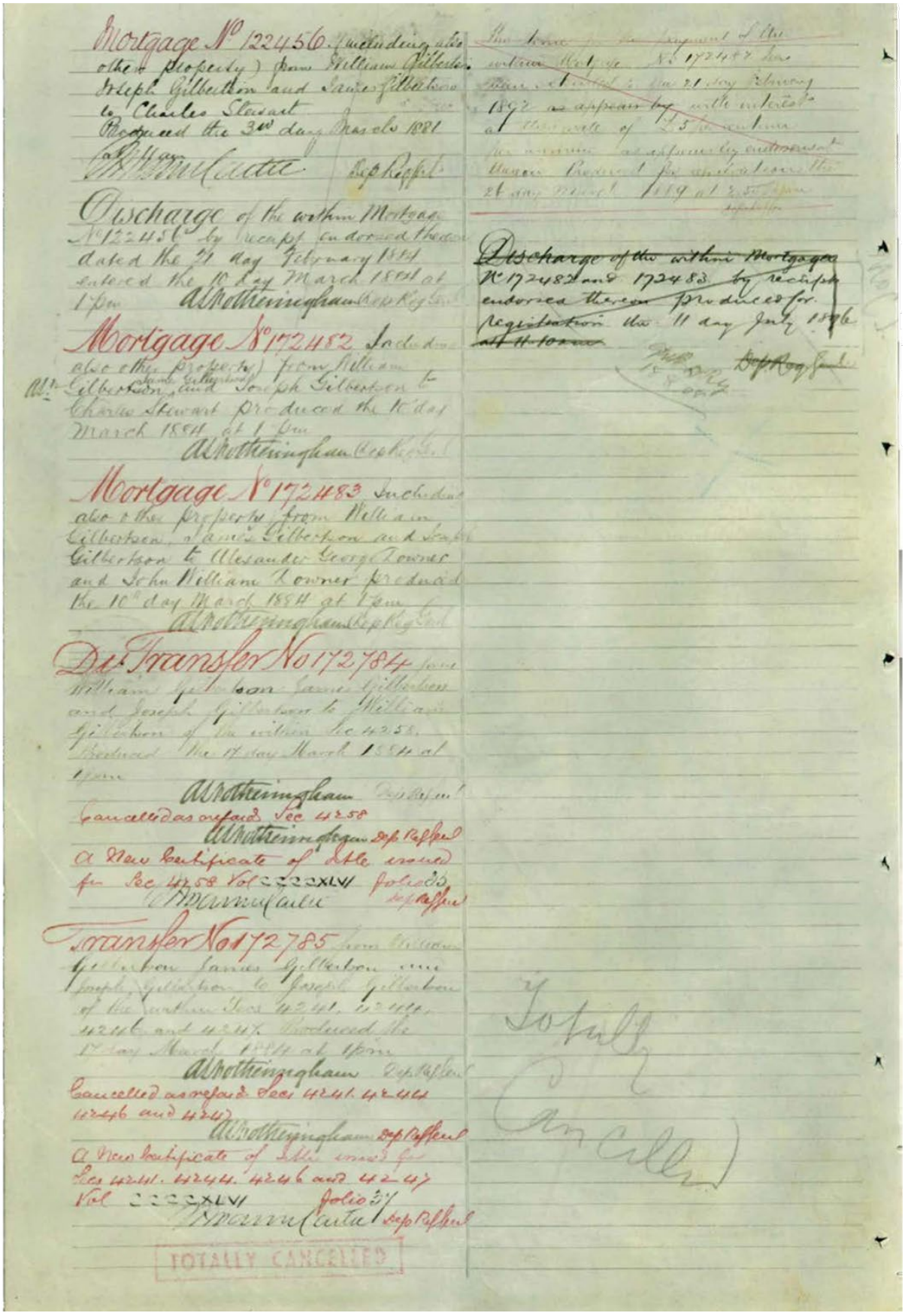
now seised of an estate in fee simple, subject nevertheless to such encumbrances, liens, and interests, as are notified by memorial underwritten or endorsed hereon in Hope Section of land situated in the Hundred of Munno Para County of Adelaide No 4241 containing eighty acres or thereabouts 4246 and 4247 each containing eighty one acres or thereabouts 4244 containing one hundred and twenty two acres or thereabouts and 4258 containing eighty six acres or thereabouts and bounded as appears on the plan in the margin hereof

which said Section Hope delineated in the public map of the said Hundred deposited in the office of the Surveyor-General.

In witness whereof, I have hereunto signed my name and affixed my seal this Twenty eighth day of February one thousand eight hundred and ~~seventy~~ eighty-one in presence of

Registrar-General.





Mortgage No 122456 (including also other property) from William Gilbertson Joseph Gilbertson and James Gilbertson to Charles Stewart
Produced the 3rd day March 1881
[illegible] Dep Regist

Discharge of the within Mortgage No 122456 by receipt endorsed thereon dated the 21 day February 1884 entered the 10 day March 1884 at 1 pm
A S Wotheringham Dep Reg Genl

Mortgage No 172482 (including also other property) from William Gilbertson, James Gilbertson and Joseph Gilbertson to Charles Stewart produced the 10 day March 1884 at 1 pm
A S Wotheringham Dep Reg Genl

Mortgage No 172483 (including also other property) from William Gilbertson, James Gilbertson and Joseph Gilbertson to Alexander George Downer and John William Downer produced the 10th day March 1884 at 1 pm
A S Wotheringham Dep Reg Genl

Dis Transfer No 172784 from William Gilbertson James Gilbertson and Joseph Gilbertson to William Gilbertson of the within Sec 4258. Produced the 17 day March 1884 at 1 pm
A S Wotheringham Dep Reg Genl
Cancelled as regards Sec 4258
A S Wotheringham Dep Reg Genl
A New Certificate of Title issued for Sec 4258 Vol CCCCXLVI folio 35
[illegible] Dep Reg Genl

Transfer No 172785 from William Gilbertson James Gilbertson and Joseph Gilbertson to Joseph Gilbertson of the within Secs 4241, 4244, 4246 and 4247. Produced the 17 day March 1884 at 1 pm
A S Wotheringham Dep Reg Genl
Cancelled as regards Secs 4241, 4244, 4246 and 4247
A S Wotheringham Dep Reg Genl
A New Certificate of Title issued for Secs 4241, 4244, 4246 and 4247 Vol CCCCXLVI folio 37
[illegible] Dep Reg Genl

TOTALLY CANCELLED

~~The time for the payment of the within Mortgage No 172482 has been extended to the 21 day February 1892 as appears by with interest at the rate of £5 per annum for arrears as appears by endorsement thereon Produced for registration the 21 day March 1889 at 2.50 pm~~
~~Dep Reg Genl~~

~~Discharge of the within Mortgages No 172482 and 172483 by receipts endorsed thereon produced for registration the 11 day July 1896 at 11.10 am~~
~~Dep Reg Genl~~

Totally Cancelled

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

(C) South Australia. (CERTIFICATE OF TITLE.)

Register Book. Vol. CCCCXLVI Folio 37

Pursuant to Memorandum of Transfer No. 172785

Joseph Gilbertson of near Salisbury Farmer is now seized of an estate in fee simple

subject nevertheless to such incumbrances, liens, and interests, as are notified by memorial underwritten or endorsed hereon, in

Those Sections of land situated in the Hundred of Munno Para County of Adelaide No. 4241 containing eighty acres or thereabouts 4244 containing one hundred and twenty two acres or thereabouts 4246 and 4247 each containing eighty one acres or thereabouts and bounded as appears in the plan in the margin hereof

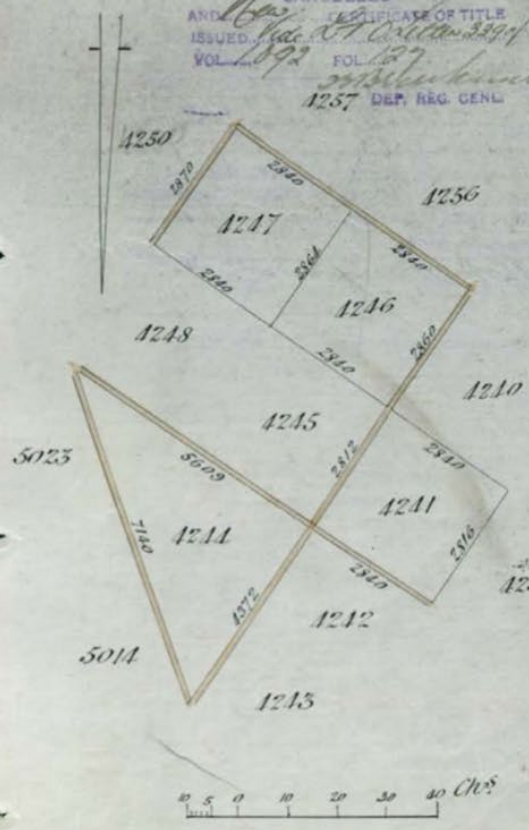
which said Section Sare delineated in the public map of the said Hundred, deposited in the office of the Surveyor-General.

In witness whereof, I have hereunto signed my name and affixed my seal this twenty eighth day of March one thousand eight hundred and eighty-four in presence of

R. Earl

CANCELLED AND Rec. CERTIFICATE OF TITLE ISSUED Vide Lt Ordtn 339 of 1918 VOL. 1892 FOL. 127 DEP. REG. GENL.

Registrar-General.



Mortgage No. 172482 (including also other property) from William Gilbertson James Gilbertson and Joseph Gilbertson to Charles Stewart Produced the 10 day March 1884 at 1 p.m.

Dep Reg Genl

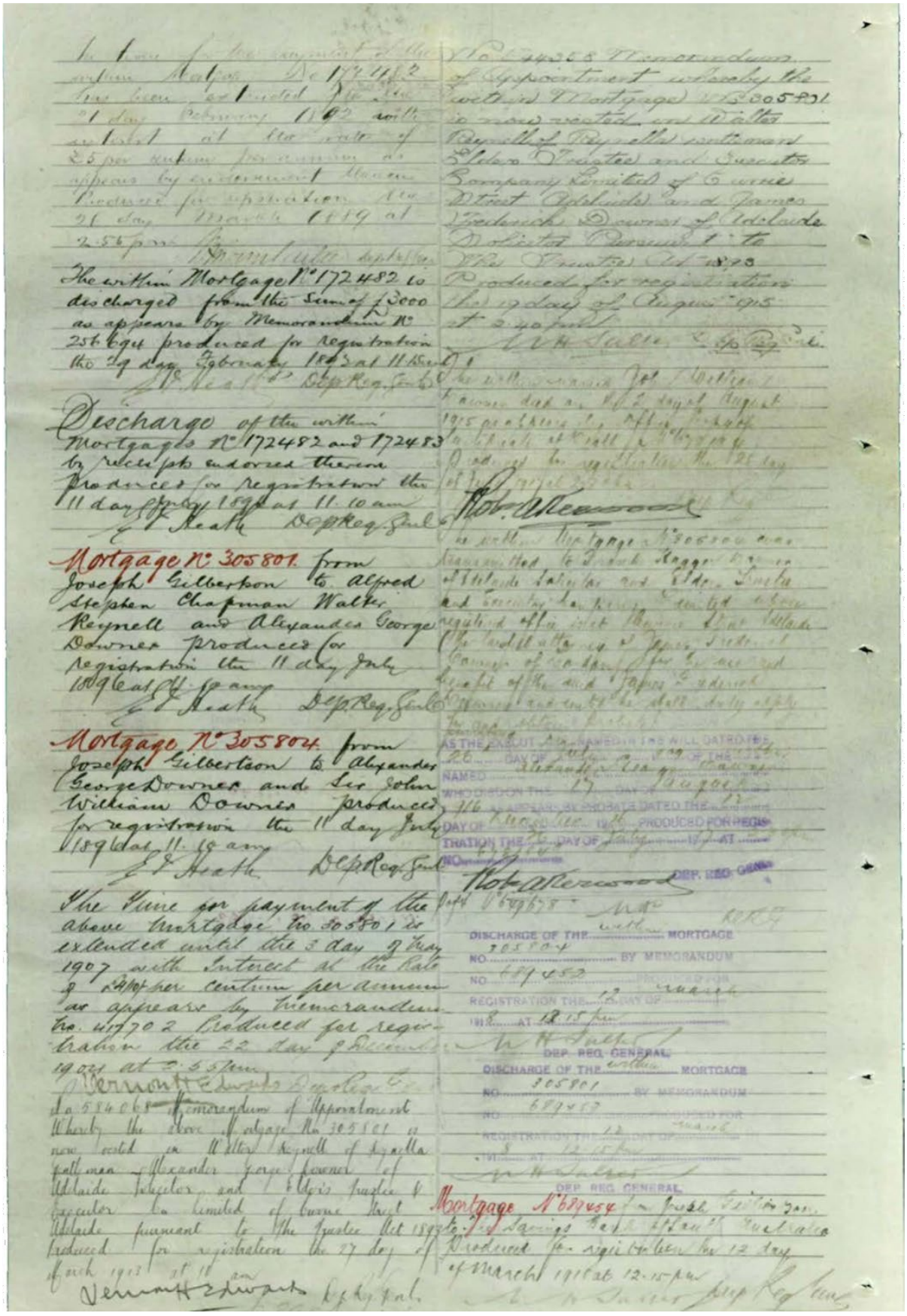
Mortgage No. 172483 (including also other property) from William Gilbertson James Gilbertson and Joseph Gilbertson to Alexander George Downer and John William Downer Produced the 10 day March 1884 at 1 p.m.

Dep Reg Genl

The within Mortgage No. 172482 has been transmitted to Mary Ann Stewart of Payneham widow as the executrix named in the will dated the 10 day March 1880 of the within named Charles Stewart who died on the 15 day January 1885 as appears by Probate dated the 21 day March 1885 produced for registration the 15 day March 1889 at noon (No. 228259)

Dep Reg Genl

Over



The time for the payment of the within Mortgage No 172482 has been extended to the 21 day February 1892 with interest at the rate of £5 per centum per annum as appears by endorsement thereon Produced for registration the 21 day March 1889 at 2.56 pm

The within Mortgage No 172482 is discharged from the sum of £3000 as appears by Memorandum No 256694 produced for registration the 29 day February 1892 at 11.15 am

Discharge of the within Mortgages No 172482 and 172483 by receipts endorsed thereon produced for registration the 11 day July 1896 at 11.10 am

Mortgage No 305801 from Joseph Gilbertson to Alfred Stephen Chapman Walter Reynell and Alexander George Downer produced for registration the 11 day July 1896 at 11.10 am

Mortgage No 305804 from Joseph Gilbertson to Alexander George Downer and Sir John William Downer produced for registration the 11 day July 1896 at 11.10 am

The time for payment of the above Mortgage No 305801 is extended until the 3 day of May 1907 with Interest at the Rate of £4 per centum per annum as appears by Memorandum No 417702 Produced for registration the 22 day of December 1904 at 2.55 pm

Vernon H Edwards Dep Reg Genl

No 584068 Memorandum of Appointment whereby the above Mortgage No 305801 is now vested in Walter Reynell of Reynella Gentleman Alexander George Downer of Adelaide Solicitor and Eldon's Trustee & Executor Co Limited of Currie Street Adelaide pursuant to the Trustee Act 1893 produced for registration the 27 day of March 1913 at 10 am

Vernon H Edwards Dep Reg Genl

No 644358 Memorandum of Appointment whereby the within Mortgage No 305801 is now vested in Walter Reynell of Reynella Gentleman Eldon's Trustee and Executor Company Limited of Currie Street Adelaide and James Frederick Downer of Adelaide Solicitor Pursuant to the Trustee Act 1893 Produced for registration the 19 day of August 1915 at 2.40 pm

The within named John William Downer died on the 2 day of August 1915 as appears by Office Copy of Certificate of Death [illegible] Produced for registration the 25 day of [illegible]

Rob A Kerwood

The within Mortgage No 305804 was transmitted to Frank Hagger Owner of Adelaide Solicitor and Eldon's Trustee and Executor Company Limited whose registered office is at Currie Street Adelaide the [illegible] attorney of James Frederick Downer of Company for the use and benefit of the said James Frederick Downer and until he shall duly apply for and obtain probate

AS THE EXECUTOR NAMED IN THE WILL DATED THE 26 DAY OF July 1896 OF THE [illegible] NAMED Alexander George Downer WHO DIED ON THE 17 DAY OF August 1916 AS APPEARS BY PROBATE DATED THE 12 DAY OF December 1916 PRODUCED FOR REGISTRATION THE 26 DAY OF July 1917 AT [illegible] NO [illegible]

Rob A Kerwood DEP. REG. GENL

Dept No 649678

DISCHARGE OF THE within MORTGAGE NO 305804 BY MEMORANDUM NO 689452 PRODUCED FOR REGISTRATION THE 12 DAY OF March 1918 AT 12.15 pm

DEP. REG. GENERAL

DISCHARGE OF THE within MORTGAGE NO 305801 BY MEMORANDUM NO 689453 PRODUCED FOR REGISTRATION THE 12 DAY OF March 1918 AT 12.15 pm

DEP. REG. GENERAL

Mortgage No 689454 from Joseph Gilbertson to The Savings Bank of South Australia Produced for registration the 12 day of March 1918 at 12.15 pm

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

South Australia.

(CERTIFICATE OF TITLE.)

Register Book,
Vol. 1092 Folio 127

New Certificate of Title from Vol and Folio 27

Joseph Gilbertson of Virginia Farmer is

the proprietor of an estate in fee simple

subject nevertheless to such incumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in those SECTIONS of land situated in the Hundred of Munno Para COUNTY of Adelaide and Lod 4241 containing eighty acres or thereabouts 4244 containing one hundred and twenty five acres or thereabouts and 4246 and 4247 each containing eighty one acres or thereabouts

and bounded as appears in the plan in the margin hereof

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

In witness whereof I have hereunto signed my name and affixed my seal this First day of May 1915

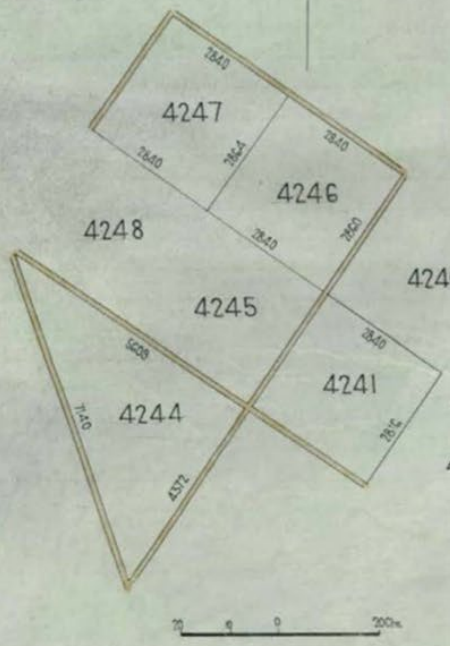
Signed the 18th day of May 1915, in the presence of Muriel Barratt

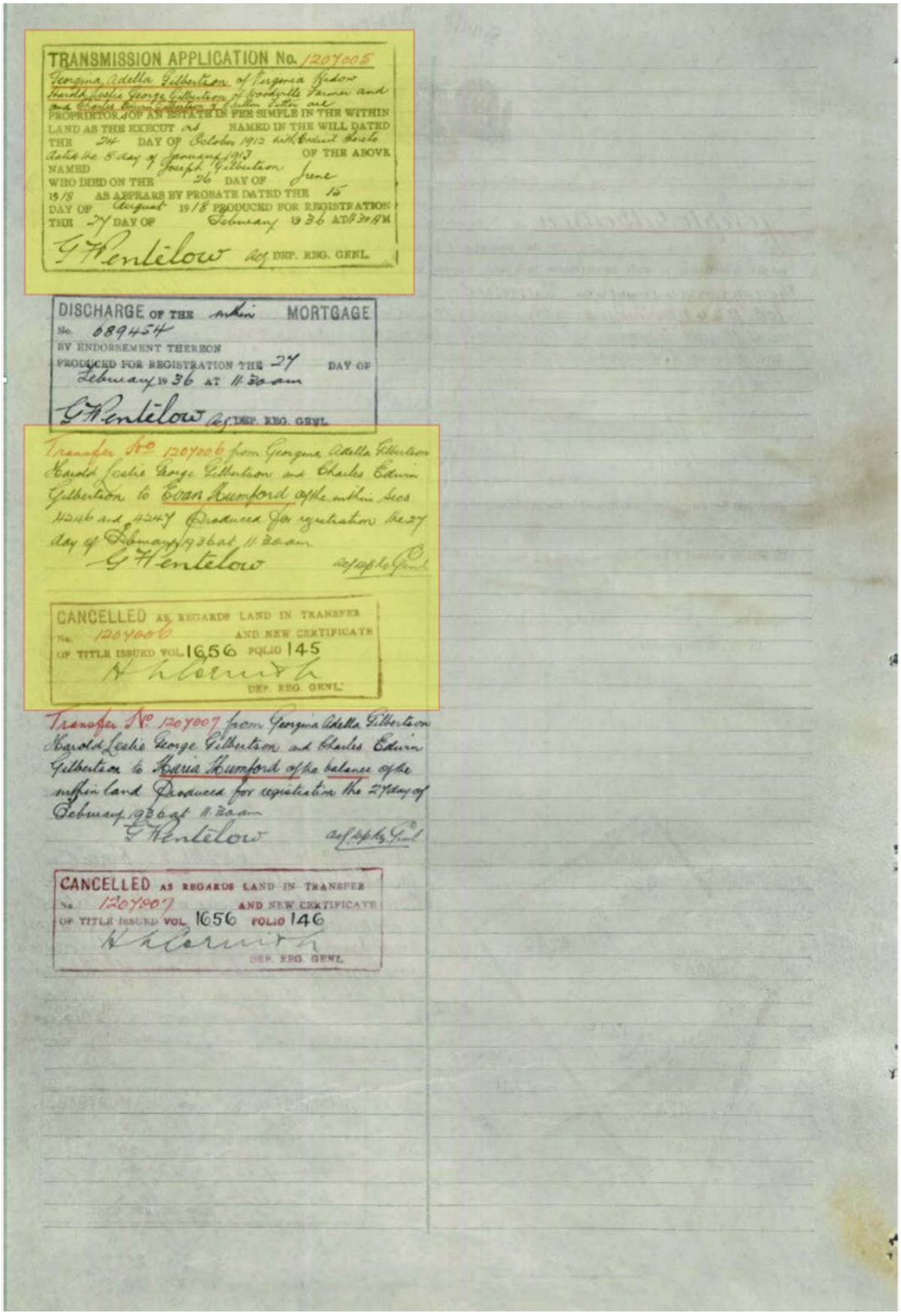
F. Wilfred Anthony
Registrar-General.

Mortgage No. 689454 from Joseph Gilbertson to The Savings Bank of South Australia Produced for registration the 12 day of March 1918 at 12.15 p.m.
F. Wilfred Anthony Reg. Genl.

Mortgage No. 689865 from Joseph Gilbertson to Frank Dagger Downer, Elder's Trustee and Executor Company Limited Una Stella Downer and James Frederick Downer Produced for registration the 18 day of March 1918 at 2.45 p.m.
[illegible] Dy Reg Genl

DISCHARGE OF THE within MORTGAGE
No. 689865
BY ENDORSEMENT THEREON
PRODUCED FOR REGISTRATION THE 27 DAY OF
February 1936 AT 11.30 a.m.
[illegible] DEP. REG. GENL.


4247
4246
4248
4245
4240
4241
4244
4238
7640
7640
7640



TRANSMISSION APPLICATION No. 1207005
Georgina Adella Gilbertson of Virginia Widow Harold Leslie George Gilbertson of Woodville Farmer and and Charles Edwin Gilbertson of Carlton Fitter are PROPRIETORS OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUT ors NAMED IN THE WILL DATED THE 24 DAY OF October 1912 with Codicil thereto dated the 8 day of January 1913 OF THE ABOVE NAMED Joseph Gilbertson WHO DIED ON THE 26 DAY OF June 1918 AS APPEARS BY PROBATE DATED THE 15 DAY OF August 1918 PRODUCED FOR REGISTRATION THE 27 DAY OF February 1936 AT 11.30 AM
G Hentelow Acf DEP. REG. GENL.

DISCHARGE OF THE within MORTGAGE No. 689454 BY ENDORSEMENT THEREON PRODUCED FOR REGISTRATION THE 27 DAY OF February 1936 AT 11.30 am
G Hentelow Acf DEP. REG. GENL.

Transfer No 1207006 from Georgina Adella Gilbertson Harold Leslie George Gilbertson and Charles Edwin Gilbertson to Evan Humford of the within Secs 4246 and 4247 Produced for registration the 27 day of February 1936 at 11.30 am
G Hentelow Acf Dep Reg Genl

CANCELLED AS REGARDS LAND IN TRANSFER No. 1207006 AND NEW CERTIFICATE OF TITLE ISSUED VOL. 1656 FOLIO 145
H L Cornish
DEP. REG. GENL.

Transfer No 1207007 from Georgina Adella Gilbertson Harold Leslie George Gilbertson and Charles Edwin Gilbertson to Maria Humford of the balance of the within land Produced for registration the 27 day of February 1936 at 11.30 am
G Hentelow Acf Dep Reg Genl

CANCELLED AS REGARDS LAND IN TRANSFER No. 1207007 AND NEW CERTIFICATE OF TITLE ISSUED VOL. 1656 FOLIO 146
H L Cornish
DEP. REG. GENL.

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

South Australia.

(CERTIFICATE OF TITLE.)

Register Book,
Vol. 1656 Folio 145

Pursuant to Memorandum of Transfer No.1207006 registered on Vol.1092 Folio 127

EVAN MUMFORD of Prospect Farmer

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in

THOSESECTIONS of land situated in the HUNDRED of MUNNO PARA COUNTY of ADELAIDE

Nod.4246 and 4247 each containing eighty one acres or thereabouts

and bounded as appears in the plan in the margin hereof which said Sections are delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this Eighteenth day of March 1936

Signed the 18th day of March 1936, in the presence of L P Eagleton

Registrar-General.

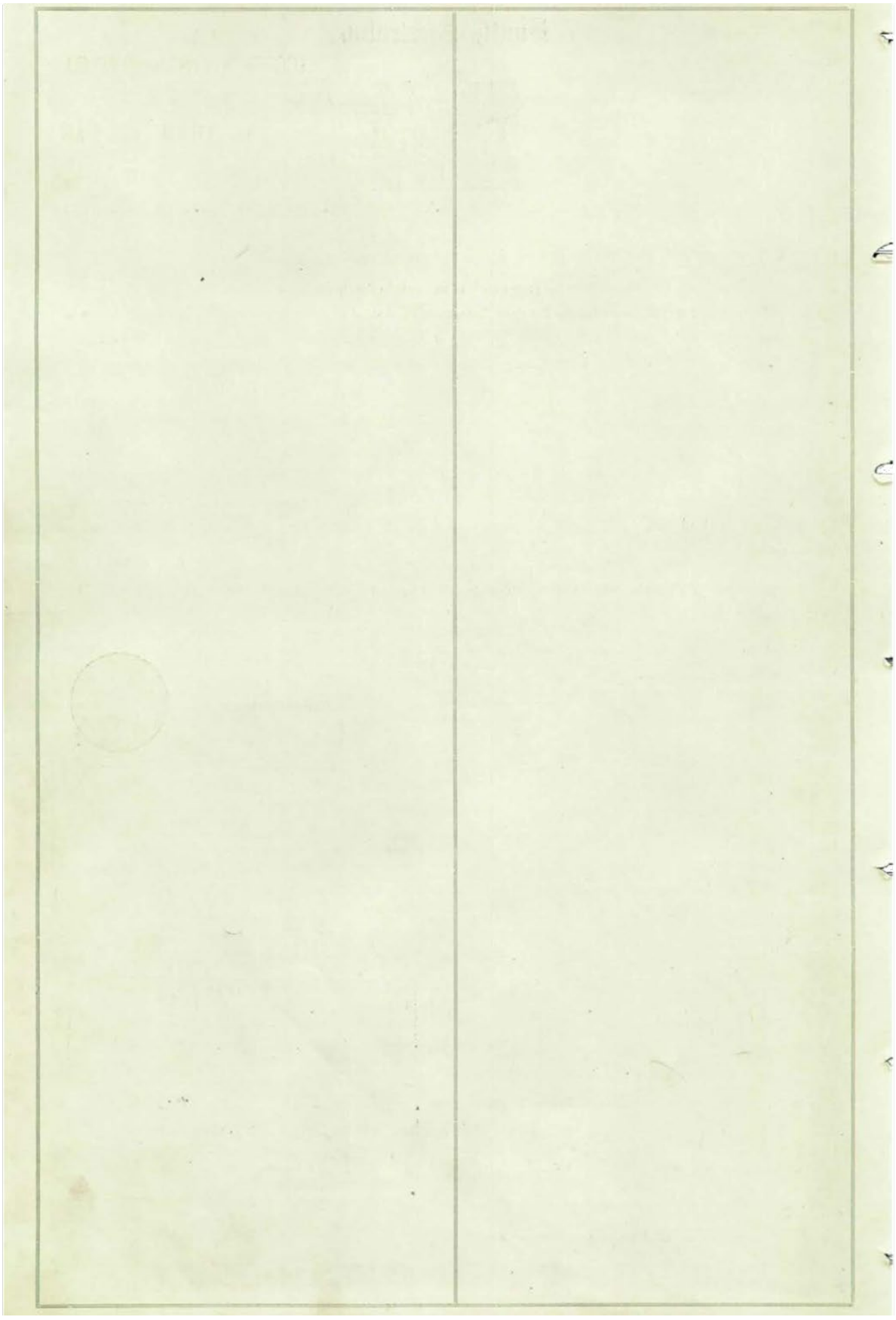


TRANSFER No. 1820328 FROM
Evan Mumford. to
Allan Mumford of
Waterloo Corner Farmer
OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND
PRODUCED FOR REGISTRATION THE 17 DAY OF
February 1954 AT 12 30pm
DEP. REG. GENL.

TRANSFER No. 2077629 FROM
Allan Mumford to
HER MAJESTY QUEEN ELIZABETH THE SECOND
Portion Section 4246
OF THE WITHIN LAND. PRODUCED 31/8/ 1955 AT 11.50
DEP. REG. GEN.

CANCELLED AS REGARDS LAND IN TRANSFER
No. 2077629 THE SAID LAND HAVING BEEN
ACQUIRED BY THE CROWN FOR ROAD PURPOSES.
DEP. REG. GEN.

CANCELLED
AND Balance
ISSUED VIDE CERTIFICATE OF TITLE
VOL. 2610 FOL. 71
DEP. REG. GEN.



Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

South Australia.

(CERTIFICATE OF TITLE.)

Register Book,
Vol. 2610 Folio 71

Balance Certificate of Title from Vol.1656 Folio 145

ALLAN MUMFORD of Waterloo Corner Farmer

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THAT PIECE of land situated in the HUNDRED OF MUNNO PARA COUNTY OF ADELAIDE being the SECTION 4247 containing eighty one acres or thereabouts and PORTION OF SECTION 4246 containing eighty acres two roods and seventeen perches or thereabouts and more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green

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

In witness whereof I have hereunto signed my name and affixed my seal this fifteenth day of September 1955

Signed the 15th day of September 1958, in the presence of

Registrar-General.

REGISTRAR-GENERAL SOUTH AUSTRALIA

~~No 2719502~~

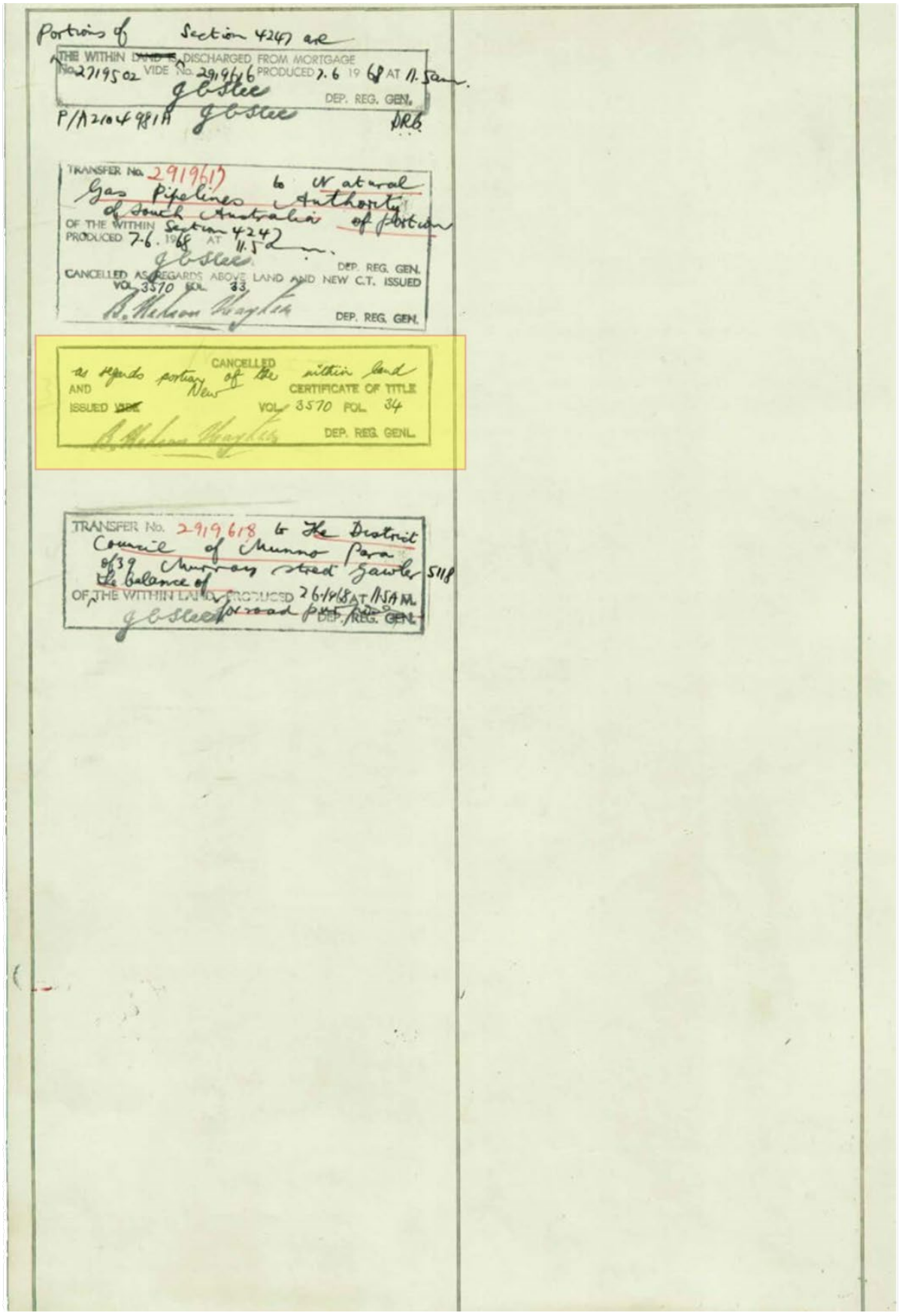
MORTGAGE No. 2719507

TO THE NATIONAL BANK OF AUSTRALASIA LIMITED.
PRODUCED 27-4-1966 AT 11.42 a.m.
DEP. REG. GEN.

~~No 2719616 2719617 2719618~~



OVER


Portions of Section 4247 are
THE WITHIN LAND IS DISCHARGED FROM MORTGAGE
No. 2719502 VIDE No. 2919616 PRODUCED 7.6 19 68 AT 11.5 a.m.
DEP. REG. GEN.
P/A 2104981A
TRANSFER No. 2919617 to Natural Gas Pipelines Authority of South Australia of portion
OF THE WITHIN Section 4247
PRODUCED 7.6. 1968 AT 11.5 a.m.
DEP. REG. GEN.
CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
VOL 3570 FOL 33
DEP. REG. GEN.
CANCELLED
as regards portion of the within land
AND
CERTIFICATE OF TITLE
ISSUED
VOL 3570 FOL 34
DEP. REG. GENL.
TRANSFER No. 2919618 to The District Council of Munno Para
of 39 Murray Street Gawler
the balance of
OF THE WITHIN LAND PRODUCED 26/4/68 AT 11.5 A.M.
for road purposes
DEP. REG. GEN.
5118

South Australia

(CERTIFICATE OF TITLE)

Register Book,
Vol. 3570 *Folio* 34

New Certificate of Title for portion of the Land in Vol.2610 Folio 71

ALLAN MUMFORD of Waterloo Corner 5110 Farmer

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THAT PIECE of land containing one hundred and sixty one acres one rood and nineteen perches or thereabouts situated in the HUNDRED OF MUNNO PARA COUNTY OF ADELAIDE being PORTION OF SECTIONS 4246 and 4247 more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green

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

In witness whereof I have hereunto signed my name and affixed my seal this 16 day of July 1968

Signed the 16 day of July 1968, in the presence of

Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA

Mortgage No.2719502 to The National Bank of Australasia Limited Produced 27.4.1966 at 11.40 a.m.

Reg.Genl.



A D2974048 T 2974049

a right of way and easement over portion of the within Part Section 4247

THE WITHIN LAND IS DISCHARGED FROM MORTGAGE No. 2719502 VIDE No. 2974049 PRODUCED 30/1 1969 AT 11.25 a.m.

DEP. REG. GEN.

8/A2104981A

TRANSFER No. 2974049 to Water and Gas Pipelines Authority of South Australia of a Right of way and easement over portion of the within Part Section 4247 PRODUCED 20/1 1969 AT 11.25 a.m.

DEP. REG. GEN.

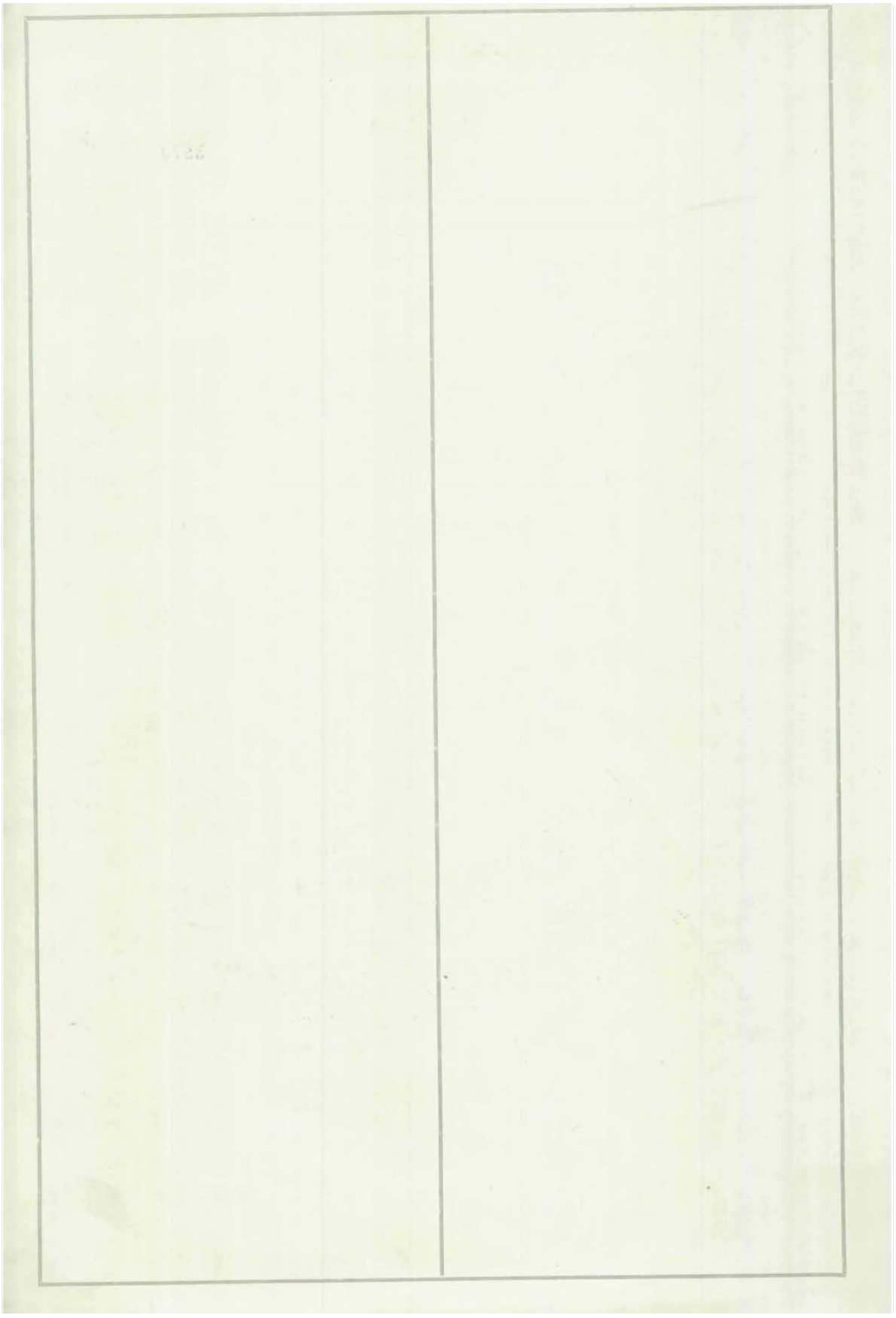
CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED VOL 3887 FOL 181

DEP. REG. GEN.

CANCELLED

AND Balance CERTIFICATE OF TITLE ISSUED VOL 3615 FOL 134

DEP. REG. GENL.



Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

South Australia

(CERTIFICATE OF TITLE)

Register Book,
Vol. 3615 Folio 134

Balance Certificate of Title from Vol.3570 Folio 34

ALLAN MUMFORD of Waterloo Corner 5110 Farmer

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THAT PIECE of land containing one hundred and sixty one acres one rood and nineteen perches or thereabouts situated in the HUNDRED OF MUNNO PARA COUNTY OF ADELAIDE being PORTION OF SECTIONS 4246 and 4247 more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green SUBJECT nevertheless to the right of way and easement more particularly described and set forth in Memorandum of Transfer No.2974049 for the Natural Gas Pipelines Authority of South Australia in and over portion of the said land as delineated in the said plan and therein marked Easement

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

In witness whereof I have hereunto signed my name and affixed my seal this 23rd day of March 1969.

Signed the 23rd day of March 1969, in the presence of

Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA

Mortgage No.2719502 to The National Bank of Australasia Limited Produced 27.4.1966 at 11.40 a.m.

Reg.Genl.

D 2719502(3.12.73)

PA8497409 D.G. Randell DRS.

DISCHARGE OF MORTGAGE No.2719502. BY ENDORSEMENT THEREON. PRODUCED 3.12.1973 AT 10.55am

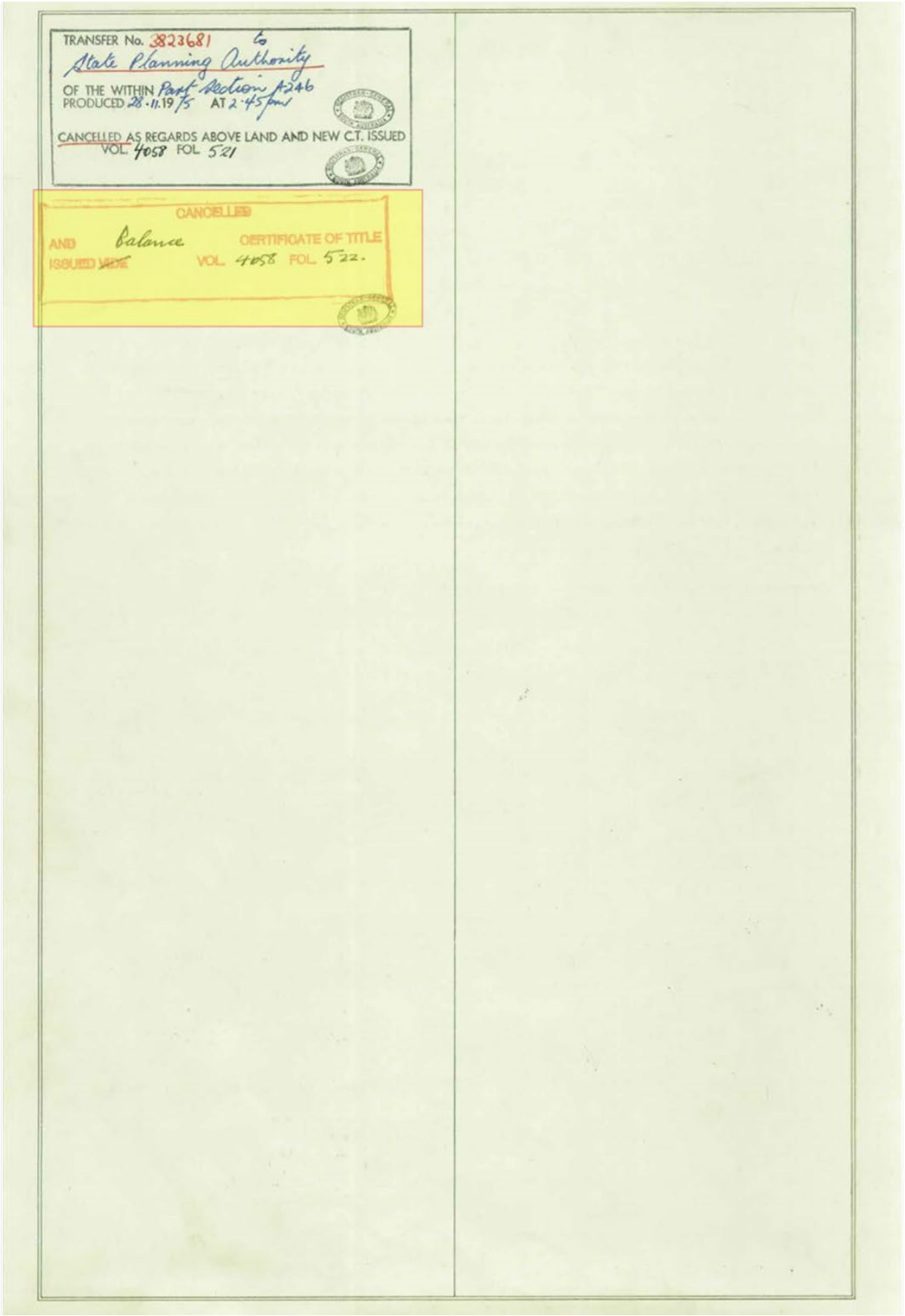
DEP. REG. GEN.

See Correction Memorandum re Street Names

REGISTRAR-GENERAL'S CAVEAT No. 3814535
Portion of
OVER THE WITHIN LAND (INCLUDING OTHER LAND)
ENTERED 6.11.1975 AT 3.10pm

Caveat No. 3814535 is withdrawn this 24.12.1975.





Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

ORIGINAL

South Australia

CERTIFICATE OF TITLE

Register Book,
Volume 4058 Folio 522

New Certificate for the balance of the Land in Vol.3615 Folio 134

ALLAN MUMFORD of Waterloo Corner 5110 Farmer is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in PORTION OF SECTION 4247 HUNDRED OF MUNNO PARA delineated by bold black lines on the plan hereon SUBJECT to the easement to the Pipelines Authority of South Australia more particularly set forth in Transfer 2974049 in and over that portion marked Easement hereon

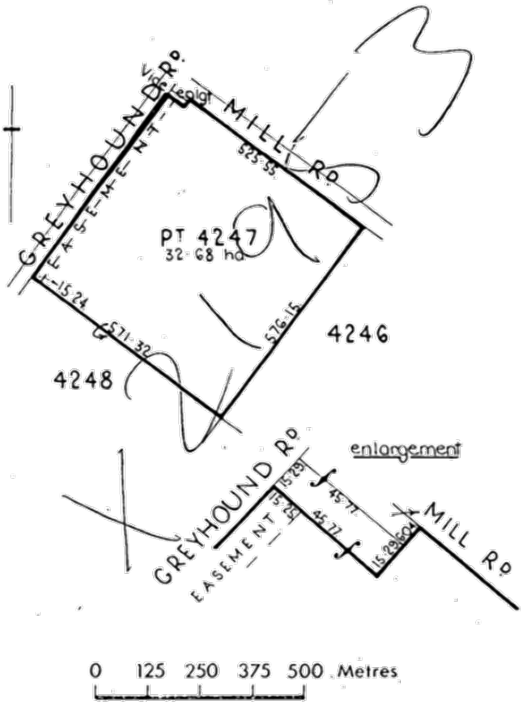
In witness whereof I have signed my name and affixed my seal this 6th day of February 1976

Signed the 6th day of February)
1976, in the presence of) B. L. Nairn

ROAD PLAN 7916
AFFECTS THIS C T
ENQUIRIES ON 4TH FLOOR
(S.A. ROAD SECTION)
CHANNEL LIGHT CENTRE
24.3.1982

Deputy Registrar-General

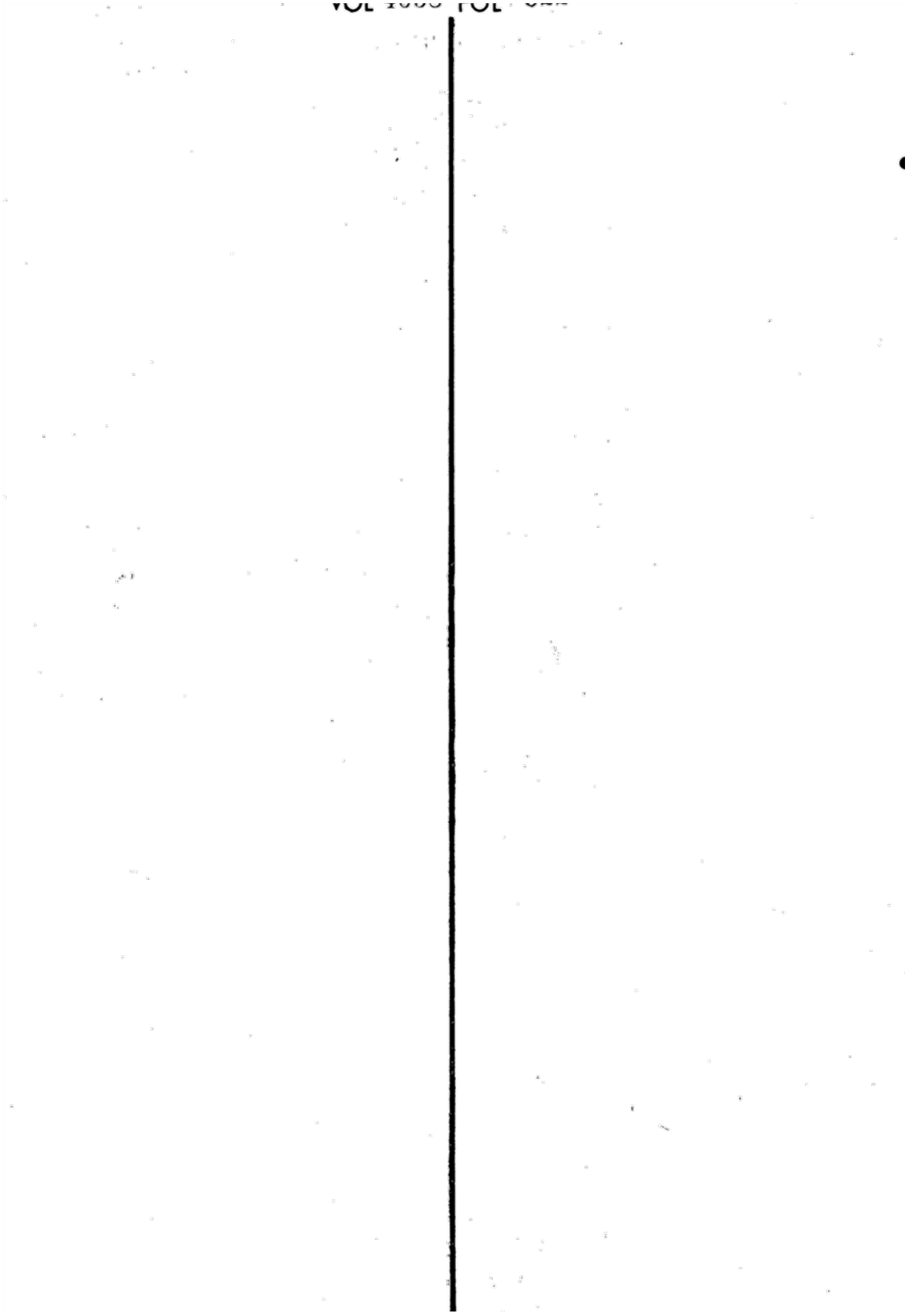
REGISTRAR-GENERAL SOUTH AUSTRALIA



APPLICATION 6708849 the within land is transmitted to EXECUTOR TRUSTEE AND AGENCY COMPANY OF SOUTH AUSTRALIA LIMITED of 22 Grenfell Street Adelaide 5000 and LEON REGINALD MUMFORD of Mumford Road Waterloo Corner 5110 Farmer as the Executors named in the Will Dated 1.6.1977 of Allan Mumford who died 5.9.1988 vide probate dated 27.1.1989 Produced 29.3.1989 at 14:35

TRANSFER 6800514 to THE WITHIN NAMED LEON REGINALD MUMFORD of the within land Produced 20.9.1989 at 11:10

CANCELLED
CONVERTED TO A COMPUTERISED TITLE



Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	20/05/2024 03:51PM
Customer Reference	LS056209_EP
Order ID	20240520008919

Certificate of Title

Title Reference:	CT 5625/891
Status:	CANCELLED
Parent Title(s):	CT 4058/522
Dealing(s) Creating Title:	CONVERTED TITLE
Title Issued:	18/02/1999
Title Cancelled:	17/12/2002
Child Title(s):	CT 5885/638
Edition:	2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
27/08/2002	19/12/2002	9411769	RECTIFICATION OF TITLE	REGISTERED	
29/01/1999	11/03/1999	8624451	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
29/01/1999	11/03/1999	8624450	TRANSFER	REGISTERED	PATRICK CATANZARITI, GIUSEPPE CATANZARITI
30/06/1995	11/07/2003	7952118	GENERAL APPLICATION	REGISTERED	NATURAL GAS AUTHORITY OF SOUTH AUSTRALIA

LAND SERVICES SA

Product Historical Search (Cancelled Title)
Date/Time 21/05/2024 01:01PM

Certificate of Title

Title Reference: CT 5885/638
Status: CANCELLED
Parent Title(s): CT 5625/891
Dealing(s) Creating Title: DDA 9411769
Title Issued: 17/12/2002
Title Cancelled: 26/07/2007
Child Title(s): CT 5990/713
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
22/09/2006	30/07/2007	10550183	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
22/09/2006	30/07/2007	10550179	DISCHARGE OF MORTGAGE	REGISTERED	9610427
22/09/2006	30/07/2007	10550178	CERTIFIED APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION	REGISTERED	PASQUALE CATANZARITI, GIUSEPPE CATANZARITI
10/06/2003	25/06/2003	9610427	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
10/06/2003	25/06/2003	9610425	CHANGE OF NAME	REGISTERED	PASQUALE CATANZARITI
10/06/2003	25/06/2003	9610423	DISCHARGE OF MORTGAGE	REGISTERED	8624451
29/01/1999	11/03/1999	8624451	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.

Land Services SA Page 1 of 1

LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	21/05/2024 09:57AM
Customer Reference	LS056209_EP
Order ID	20240521002182

Certificate of Title

Title Reference: CT 5907/638

Status: CANCELLED

Parent Title(s): CT 5426/151 5885-638

Dealing(s) Creating Title: TG 9646861

Title Issued: 28/11/2003

Title Cancelled: 26/07/2007

Child Title(s): CT 5990/710, CT 5990/711

Edition: 1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
22/09/2006	30/07/2007	10550184	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
22/09/2006	30/07/2007	10550181	TRANSFER	REGISTERED	PASQUALE CATANZARITI
22/09/2006	30/07/2007	10550180	DISCHARGE OF MORTGAGE	REGISTERED	9610427
10/06/2003	25/06/2003	9610427	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)

LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	21/05/2024 09:33AM
Customer Reference	LS056209_EP
Order ID	20240521001700

Certificate of Title

Title Reference: CT 5990/710

Status: CANCELLED

Parent Title(s): ~~CT 5904/947,~~ CT 5907/638

Dealing(s) Creating Title: RTC 10550178

Title Issued: 26/07/2007

Title Cancelled: 11/11/2013

Child Title(s): CT 6123/583

Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
14/10/2013	13/11/2013	12018692	RECTIFICATION OF TITLE	REGISTERED	
22/04/2013	07/05/2013	11925852	WITHDRAWAL OF CAVEAT	REGISTERED	11826386
28/09/2012	05/10/2012	11826386	CAVEAT	REGISTERED	COMMISSIONER OF STATE TAXATION
30/04/2010	10/05/2010	11384805	DISCHARGE OF MORTGAGE	REGISTERED	9610429
09/01/2006	15/02/2006	10378426	TRANSFER OF ENCUMBRANCE/AGREEMENT	REGISTERED	PETER J. CANALA PTY. LTD. (ACN: 008 093 034) 6774291
10/06/2003	25/06/2003	9610429	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
25/07/1989	12/12/1989	6774291	ENCUMBRANCE	REGISTERED	

Land Services SA Page 1 of 1

LAND SERVICES SA

Product	Historical Search
Date/Time	21/05/2024 09:33AM
Customer Reference	LS056209_EP
Order ID	20240521001692

Certificate of Title

Title Reference:	CT 6123/583
Status:	CURRENT
Parent Title(s):	CT 5990/710
Dealing(s) Creating Title:	DDA 12018692
Title Issued:	11/11/2013
Edition:	2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
25/07/1989	12/12/1989	6774291	ENCUMBRANCE	REGISTERED	

LAND SERVICES SA

Product	Register Search (CT 6123/583)
Date/Time	21/05/2024 09:33AM
Customer Reference	LS056209_EP
Order ID	20240521001692

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 6123 Folio 583

Parent Title(s) CT 5990/710

Creating Dealing(s) DDA 12018692

Title Issued 11/11/2013 **Edition** 2 **Edition Issued** 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

PASQUALE CATANZARITI
OF 14 TAYLOR ROAD WATERLOO CORNER SA 5110

Description of Land

ALLOTMENT 641 DEPOSITED PLAN 72473
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO THE EASEMENT(S) AS PROVIDED FOR BY SECTION 9 OF THE NATURAL GAS AUTHORITY ACT 1967

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED Q (TG 9646883)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C TO THE NATURAL GAS AUTHORITY OF SOUTH AUSTRALIA (T 2974049)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A FOR WATER SUPPLY PURPOSES (T 6774290)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (T 6774290)

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

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B APPURTENANT ONLY TO THE LAND MARKED Z

Schedule of Dealings

Dealing Number	Description
6774291	ENCUMBRANCE TO PETER J. CANALA PTY. LTD.

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 02/06/2011

Administrative Interests NIL

LAND SERVICES SA

Product	Historical Search (Cancelled Title)
Date/Time	21/05/2024 09:57AM
Customer Reference	LS056209_EP
Order ID	20240521002182

Certificate of Title

Title Reference:	CT 5907/638
Status:	CANCELLED
Parent Title(s):	~~CT 5426/151~~ 5885-638
Dealing(s) Creating Title:	TG 9646861
Title Issued:	28/11/2003
Title Cancelled:	26/07/2007
Child Title(s):	CT 5990/710, CT 5990/711
Edition:	1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
22/09/2006	30/07/2007	10550184	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
22/09/2006	30/07/2007	10550181	TRANSFER	REGISTERED	PASQUALE CATANZARITI
22/09/2006	30/07/2007	10550180	DISCHARGE OF MORTGAGE	REGISTERED	9610427
10/06/2003	25/06/2003	9610427	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)

LAND SERVICES SA

Product	Historical Search
Date/Time	21/05/2024 09:56AM
Customer Reference	LS056209_EP
Order ID	20240521002158

Certificate of Title

Title Reference:	CT 5990/711
Status:	CURRENT
Parent Title(s):	CT 5907/638
Dealing(s) Creating Title:	RTC 10550178
Title Issued:	26/07/2007
Edition:	3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
02/10/2013	22/10/2013	12017179	VESTING (GLOBAL UPDATE)	REGISTERED	WESTPAC BANKING CORPORATION 10550183
23/01/2008	29/01/2008	10884573	CHANGE OF ADDRESS	REGISTERED	GIUSEPPE CATANZARITI
22/09/2006	30/07/2007	10550183	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)

LAND SERVICES SA

Product	Register Search (CT 5990/711)
Date/Time	21/05/2024 09:56AM
Customer Reference	LS056209_EP
Order ID	20240521002158

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5990 Folio 711

Parent Title(s) CT 5907/638

Creating Dealing(s) RTC 10550178

Title Issued 26/07/2007 **Edition** 3 **Edition Issued** 14/03/2019

Estate Type

FEE SIMPLE

Registered Proprietor

GIUSEPPE CATANZARITI
OF 87 TAYLOR ROAD WATERLOO CORNER SA 5110

Description of Land

ALLOTMENT 642 DEPOSITED PLAN 72473
IN THE AREA NAMED WATERLOO CORNER
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO THE EASEMENT(S) AS PROVIDED FOR BY SECTION 9 OF THE NATURAL GAS AUTHORITY ACT 1967

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C TO THE NATURAL GAS AUTHORITY OF SOUTH AUSTRALIA (T 2974049)

Schedule of Dealings

Dealing Number	Description
10550183	MORTGAGE TO WESTPAC BANKING CORPORATION (SINGLE COPY ONLY)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 02/06/2011

Administrative Interests NIL

APPENDIX E – SA EPA SECTION 7 SEARCH

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

Receipt No :
Admin No : 102799 (85938)

RFE Consulting
PO BOX 89
ALDGATE SA 5154

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

12 June, 2024

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

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

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

Title Reference CT Volume 5990 Folio 711
Address Allotment 642, Mill Road, WATERLOO CORNER SA 5110

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

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

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

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

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

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

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

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

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

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

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

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

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

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

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

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

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

Records identified in this EPA Statement to Form 1: **SC62531**

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

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

NOTE

Section 103S of the Environment Protection Act 1993 - GROUNDWATER PROHIBITION AREA - PORTIONS OF EDINBURGH, PENFIELD, DIREK, BURTON, SALISBURY NORTH, PARALOWIE, WATERLOO CORNER. Date of Notice: 03/02/2022. Date of Gazette in which notice published: 03/02/2022. Description of the groundwater to which the notice relates: The prohibition relates to groundwater in: (i) The Pooraka Formation (Quaternary) aquifer and the underlying first Hindmarsh Clay (Quaternary) aquifer, being the body of groundwater 0 to approximately 30 metres below ground surface within the specified area (ii) The Pooraka Formation (Quaternary) aquifer and the underlying two Hindmarsh Clay (Quaternary) aquifers, being the body of groundwater 0 to approximately 45 metres below the ground surface within the specified (iii) The Pooraka Formation (Quaternary) aquifer and the underlying two Hindmarsh Clay (Quaternary) aquifers and the underlying Carisbrooke Sand aquifer, being the body of groundwater 0 to approximately 60 metres below the ground surface within the specified area. Particulars in the notice of the site contamination affecting the groundwater: The site contamination affecting the groundwater is in the form of per- and polyfluoroalkyl substances (PFAS) which represent actual or potential harm to human health or safety.

NOTE

General

Resources regarding this site can be found on the EPA website, https://www.epa.sa.gov.au/environmental_info/site_contamination/gpa

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

Receipt No :
Admin No : 102502 (85939)

RFE Consulting
PO BOX 89
ALDGATE SA 5154

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

12 June, 2024

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

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

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

Title Reference CT Volume 6123 Folio 583
Address Allotment 641 (DP 72473), Heaslip Road, WATERLOO CORNER SA 5110

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

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

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

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

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

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

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

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

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

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

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

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

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

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

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

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

Records identified in this EPA Statement to Form 1: **SC62531**

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

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Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

NOTE

Section 103S of the Environment Protection Act 1993 - GROUNDWATER PROHIBITION AREA - PORTIONS OF EDINBURGH, PENFIELD, DIREK, BURTON, SALISBURY NORTH, PARALOWIE, WATERLOO CORNER. Date of Notice: 03/02/2022. Date of Gazette in which notice published: 03/02/2022. Description of the groundwater to which the notice relates: The prohibition relates to groundwater in: (i) The Pooraka Formation (Quaternary) aquifer and the underlying first Hindmarsh Clay (Quaternary) aquifer, being the body of groundwater 0 to approximately 30 metres below ground surface within the specified area (ii) The Pooraka Formation (Quaternary) aquifer and the underlying two Hindmarsh Clay (Quaternary) aquifers, being the body of groundwater 0 to approximately 45 metres below the ground surface within the specified (iii) The Pooraka Formation (Quaternary) aquifer and the underlying two Hindmarsh Clay (Quaternary) aquifers and the underlying Carisbrooke Sand aquifer, being the body of groundwater 0 to approximately 60 metres below the ground surface within the specified area. Particulars in the notice of the site contamination affecting the groundwater: The site contamination affecting the groundwater is in the form of per- and polyfluoroalkyl substances (PFAS) which represent actual or potential harm to human health or safety.

NOTE

General

Resources regarding this site can be found on the EPA website, https://www.epa.sa.gov.au/environmental_info/site_contamination/gpa

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

Receipt No :
Admin No : 101142 (85940)

RFE Consulting
PO BOX 89
ALDGATE SA 5154

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

12 June, 2024

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

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

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

Title Reference CT Volume 6123 Folio 582
Address Allotment 15, Mill Road, WATERLOO CORNER SA 5110

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

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

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

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

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

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

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

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

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

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

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

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

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

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

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

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

Records identified in this EPA Statement to Form 1: **SC62531**

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

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

NOTE

Section 103S of the Environment Protection Act 1993 - GROUNDWATER PROHIBITION AREA - PORTIONS OF EDINBURGH, PENFIELD, DIREK, BURTON, SALISBURY NORTH, PARALOWIE, WATERLOO CORNER. Date of Notice: 03/02/2022. Date of Gazette in which notice published: 03/02/2022. Description of the groundwater to which the notice relates: The prohibition relates to groundwater in: (i) The Pooraka Formation (Quaternary) aquifer and the underlying first Hindmarsh Clay (Quaternary) aquifer, being the body of groundwater 0 to approximately 30 metres below ground surface within the specified area (ii) The Pooraka Formation (Quaternary) aquifer and the underlying two Hindmarsh Clay (Quaternary) aquifers, being the body of groundwater 0 to approximately 45 metres below the ground surface within the specified (iii) The Pooraka Formation (Quaternary) aquifer and the underlying two Hindmarsh Clay (Quaternary) aquifers and the underlying Carisbrooke Sand aquifer, being the body of groundwater 0 to approximately 60 metres below the ground surface within the specified area. Particulars in the notice of the site contamination affecting the groundwater: The site contamination affecting the groundwater is in the form of per- and polyfluoroalkyl substances (PFAS) which represent actual or potential harm to human health or safety.

NOTE

General

Resources regarding this site can be found on the EPA website, https://www.epa.sa.gov.au/environmental_info/site_contamination/gpa

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Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

12 June, 2024

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

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

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

Title Reference CT Volume 5990 Folio 712
Address Allotment 6, Heaslip Road, WATERLOO CORNER SA 5110

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

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

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

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

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

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

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

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

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

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

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

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

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

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

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

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

Records identified in this EPA Statement to Form 1: **SC62531**

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

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Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

NOTE

Section 103S of the Environment Protection Act 1993 - GROUNDWATER PROHIBITION AREA - PORTIONS OF EDINBURGH, PENFIELD, DIREK, BURTON, SALISBURY NORTH, PARALOWIE, WATERLOO CORNER. Date of Notice: 03/02/2022. Date of Gazette in which notice published: 03/02/2022. Description of the groundwater to which the notice relates: The prohibition relates to groundwater in: (i) The Pooraka Formation (Quaternary) aquifer and the underlying first Hindmarsh Clay (Quaternary) aquifer, being the body of groundwater 0 to approximately 30 metres below ground surface within the specified area (ii) The Pooraka Formation (Quaternary) aquifer and the underlying two Hindmarsh Clay (Quaternary) aquifers, being the body of groundwater 0 to approximately 45 metres below the ground surface within the specified (iii) The Pooraka Formation (Quaternary) aquifer and the underlying two Hindmarsh Clay (Quaternary) aquifers and the underlying Carisbrooke Sand aquifer, being the body of groundwater 0 to approximately 60 metres below the ground surface within the specified area. Particulars in the notice of the site contamination affecting the groundwater: The site contamination affecting the groundwater is in the form of per- and polyfluoroalkyl substances (PFAS) which represent actual or potential harm to human health or safety.

NOTE

General

Resources regarding this site can be found on the EPA website, https://www.epa.sa.gov.au/environmental_info/site_contamination/gpa

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Contact: Public Register
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12 June, 2024

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

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

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

Title Reference CT Volume 5990 Folio 713
Address Allotment 7, Heaslip Road, WATERLOO CORNER SA 5110

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

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

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

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

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

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

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

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

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

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

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

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

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

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

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

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

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

Records identified in this EPA Statement to Form 1: **SC62531**

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NOTE

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General

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12 June, 2024

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

Title Reference CT Volume 5990 Folio 714
Address Allotment 8 (DP 19001), Heaslip Road, WATERLOO CORNER SA 5110

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

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

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

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

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

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

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

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

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

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

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

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

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

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

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

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

Records identified in this EPA Statement to Form 1: **SC62531**

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

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Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

NOTE

Section 103S of the Environment Protection Act 1993 - GROUNDWATER PROHIBITION AREA - PORTIONS OF EDINBURGH, PENFIELD, DIREK, BURTON, SALISBURY NORTH, PARALOWIE, WATERLOO CORNER. Date of Notice: 03/02/2022. Date of Gazette in which notice published: 03/02/2022. Description of the groundwater to which the notice relates: The prohibition relates to groundwater in: (i) The Pooraka Formation (Quaternary) aquifer and the underlying first Hindmarsh Clay (Quaternary) aquifer, being the body of groundwater 0 to approximately 30 metres below ground surface within the specified area (ii) The Pooraka Formation (Quaternary) aquifer and the underlying two Hindmarsh Clay (Quaternary) aquifers, being the body of groundwater 0 to approximately 45 metres below the ground surface within the specified (iii) The Pooraka Formation (Quaternary) aquifer and the underlying two Hindmarsh Clay (Quaternary) aquifers and the underlying Carisbrooke Sand aquifer, being the body of groundwater 0 to approximately 60 metres below the ground surface within the specified area. Particulars in the notice of the site contamination affecting the groundwater: The site contamination affecting the groundwater is in the form of per- and polyfluoroalkyl substances (PFAS) which represent actual or potential harm to human health or safety.

NOTE

General

Resources regarding this site can be found on the EPA website, https://www.epa.sa.gov.au/environmental_info/site_contamination/gpa

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12 June, 2024

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

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

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

Title Reference CT Volume 5892 Folio 931
Address Allotment 9, Heaslip Road, WATERLOO CORNER SA 5110

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

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

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

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

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

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

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

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

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

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

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

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

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

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

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

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

Records identified in this EPA Statement to Form 1: **SC62531**

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

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

NOTE

Section 103S of the Environment Protection Act 1993 - GROUNDWATER PROHIBITION AREA - PORTIONS OF EDINBURGH, PENFIELD, DIREK, BURTON, SALISBURY NORTH, PARALOWIE, WATERLOO CORNER. Date of Notice: 03/02/2022. Date of Gazette in which notice published: 03/02/2022. Description of the groundwater to which the notice relates: The prohibition relates to groundwater in: (i) The Pooraka Formation (Quaternary) aquifer and the underlying first Hindmarsh Clay (Quaternary) aquifer, being the body of groundwater 0 to approximately 30 metres below ground surface within the specified area (ii) The Pooraka Formation (Quaternary) aquifer and the underlying two Hindmarsh Clay (Quaternary) aquifers, being the body of groundwater 0 to approximately 45 metres below the ground surface within the specified (iii) The Pooraka Formation (Quaternary) aquifer and the underlying two Hindmarsh Clay (Quaternary) aquifers and the underlying Carisbrooke Sand aquifer, being the body of groundwater 0 to approximately 60 metres below the ground surface within the specified area. Particulars in the notice of the site contamination affecting the groundwater: The site contamination affecting the groundwater is in the form of per- and polyfluoroalkyl substances (PFAS) which represent actual or potential harm to human health or safety.

NOTE

General

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12 June, 2024

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

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

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

Title Reference CT Volume 5892 Folio 932
Address Allotment 10, Heaslip Road, WATERLOO CORNER SA 5110

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

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

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

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

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

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

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

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

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

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

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

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

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

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

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

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

Records identified in this EPA Statement to Form 1: **SC62531**

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Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

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12 June, 2024

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

Title Reference CT Volume 5892 Folio 933
Address Allotment 11, Heaslip Road, WATERLOO CORNER SA 5110

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

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

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

Item 1.1.2 - Attachment 13 - Appendix 10 - Preliminary Site Investigation

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

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

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

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

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

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

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

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

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