



**ATTACHMENTS CIRCULATED UNDER SEPARATE COVER
FOR POLICY AND PLANNING COMMITTEE MEETING TO BE HELD ON
21 JULY 2025 AT 6.30PM**

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

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Mumford Road Code Amendment

F. Agostino Nominees Pty Ltd, John Buttrose, Gurinder Pal Singh,
Stamatis Choimes (the Proponents)

June 2025

For Consultation

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Have Your Say

This Code Amendment is on consultation from Monday 2 June to Sunday 13 July 2025.

During this time, you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions on the Code Amendment can be made online, via email or post:

- **Online:**

via a public feedback form available through the SA Planning Portal:

https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation

- **Email:**

plan@masterplan.com.au

Attention: Mumford Road Code Amendment

- **In writing:**

c/- MasterPlan SA Pty Ltd

33 Carrington Street,

Adelaide SA 5000

Attention: Mumford Road Code Amendment

If you wish to discuss the Code Amendment or ask questions during the engagement period you can contact Kirsten Falt or Charlie Dubois, Consultant Planners, MasterPlan SA Pty Ltd by telephone on (08) 8193 5600.



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 PlanSA 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 trumps 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 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.

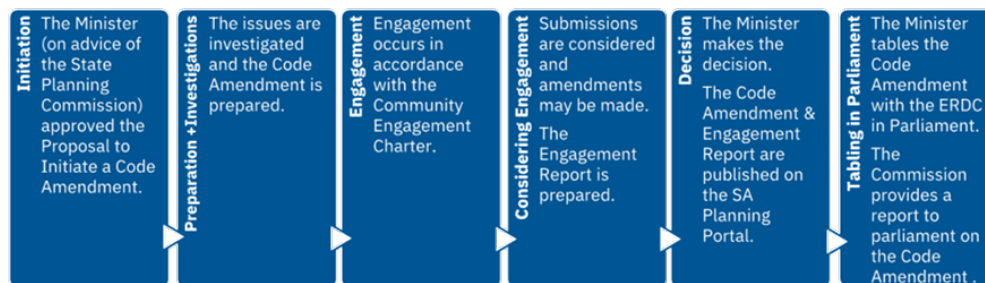


Figure 1: Code Amendment Phases



2 What is Proposed in this Code Amendment?

2.1 Need for the Amendment

The objective of the Code Amendment is to rezone the Affected Area for employment generating land uses, catering to growing commercial and industrial demand in Adelaide's northern region.

The Affected Area is located adjacent to the Burton / Direk employment area, which has been identified as a key employment precinct in the 'Inner North' region (Land Supply Report for Greater Adelaide: Part 3 – Employment Land, PlanSA 2021). The Burton / Direk precinct is well serviced by a range of distribution and freight networks, including the Port Wakefield Road / Northern Connector corridor and has one of the highest concentrations of employment in freight and logistic activities in Greater Adelaide.

The Affected Area is currently underutilised Rural zoned land which has been identified as 'future employment land' by both the Attorney-General's Department (Land Supply Report for Greater Adelaide: Part 3 – Employment Land, PlanSA 2021) and the City of Salisbury. Furthermore, the proposal strongly aligns with the spatial distribution of employment lands envisaged by the Greater Adelaide Regional Plan, which designates the area for Future Employment and also as a part of a National Employment (Economic) Cluster – land identified as having alignment with national economic policy and priorities, including defence.

The proposed Code Amendment caters for a strong demand for the supply of employment land in the Inner North region, over the medium term. The Code Amendment proposes rezoning the Affected Area to Strategic Employment Zone, allowing for a range of higher-impacting land uses such as industry, warehousing and logistics, and waste processing and recovery.

2.2 Affected Area

The Affected Area by the Code Amendment is shown in the map at **Attachment A**, being the land described in **Table 1** below.

Table 1: Area Affected

Street Address	Certificate of Title	Plan Parcel	Owner
44-54 Heaslip Road Waterloo Corner	Volume 5891 Folio 751	D19002 A5	44 Heaslip Road Pty Ltd (John Buttrose)



Street Address	Certificate of Title	Plan Parcel	Owner
60-74 Mumford Road Waterloo Corner	Volume 5898 Folio 631	D16692 A4	Heaslip Road Pty Ltd (Gurinder Pal Singh)
60-74 Mumford Road Waterloo Corner	Volume 5898 Folio 630	D16689 A3	F. Agostino Nominees Pty Ltd
60-74 Mumford Road Waterloo Corner	Volume 5898 Folio 629	D16689 A2	F. Agostino Nominees Pty Ltd
6-10 Heaslip Road Waterloo Corner	Volume 5932 Folio 514	D16689 A1	Stamatis Choimes
60-74 Mumford Road Waterloo Corner	Volume 5898 Folio 632	D16689 A12	Heaslip Road Pty Ltd (Gurinder Pal Singh)
60-74 Mumford Road Waterloo Corner	Volume 5898 Folio 633	D16689 A13	Heaslip Road Pty Ltd (Gurinder Pal Singh)

The Affected Area is wholly contained within the City of Salisbury and is directly adjacent to the boundary with the City of Playford.

The Affected Area comprises an area of 30.249 hectares, is relatively flat and is presently used for broadacre cropping and horticultural operations. No dwellings are located within the Affected Area, with the nearest being located 550 metres to the west.

The area is bound by Heaslip Road (State maintained) and Mumford Road (Council owned) to the east and south respectively. The remaining sides are bound by broadacre cropping and horticultural operations that are substantively similar in nature to the existing uses of the Affected Area.



The proposed Code Amendment is one of four (4) Code Amendments being pursued in Waterloo Corner, all of which seek to rezone land to either the Strategic Employment or Employment Zone.

Figure 2 shows the location of the four Code Amendments.

There has been regular liaison between the proponent's consultants for each Code Amendment, State Government and Local Government to ensure all four Code Amendments are aligned, particularly in relation to traffic and stormwater infrastructure requirements.

Each of the Code Amendments will undertake separate consultation processes.



Figure 2: Adjacent Code Amendments at Waterloo Corner.

2.3 Summary of Proposed Policy Changes

2.3.1 Current Code Policy

The Affected Area is currently located in the Rural Zone in the Planning and Design Code (the Code).

The Desired Outcomes for the Rural Zone are:

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



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

Envisaged development in the Rural Zone is listed as:

- Advertisement.
- Agricultural building.
- Brewery.
- Carport.
- Cidery.
- Commercial Forestry.
- Dairy.
- Dam.
- Distillery.
- Dwelling.
- Dwelling addition.
- Farming.
- Horse keeping.
- Horticulture.
- Industry.
- Intensive animal husbandry.
- Low intensity animal husbandry.
- Outbuilding.
- Renewable energy facility.
- Shop.
- Small-scale ground mounted solar power facility.
- Stock slaughter works.
- Tourist accommodation.
- Transport distribution.
- Verandah.
- Warehouse.
- Winery.
- Workers' accommodation.

A number of Overlays currently apply to the Affected Area and these are described in **Table 2** below. Some of the Overlays apply to the entire Affected Area, and others to only part.



Table 2: Summary of Overlays Relating to the Area Affected (Overlays with an asterisk apply to the entire Affected Area)

Overlay	Desired Outcomes
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.
Defence Aviation Area – All Structures over 45 metres*	Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.
Gas and Liquid Petroleum Pipelines	<p>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.</p> <p>Triggers a referral to the Chief Executive of the Department of the Minister responsible for administering the <i>Petroleum and Geothermal Energy Act 2000</i> for certain development scenarios.</p>
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.
Hazards (Bushfire – Urban Interface)	<p>Urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk:</p> <ul style="list-style-type: none"> (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
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.
Limited Land Division*	The long term use of land for primary production is maintained by minimising fragmentation through division of land.



Overlay	Desired Outcomes
Major Urban Transport Routes*	<p>Safe and efficient operation of Major Urban Transport Routes for all road users.</p> <p>Provision of safe and efficient access to and from Major Urban Transport Routes.</p> <p>Triggers a referral to the Commissioner of Highways for certain development scenarios.</p>
Prescribed Wells Area*	<p>Sustainable water use in prescribed wells areas.</p> <p>Triggers a referral to the Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i> for certain development scenarios.</p>
Regulated and Significant Tree*	<p>Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.</p>
Traffic Generating Development	<p>Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.</p> <p>Provision of safe and efficient access to and from urban transport routes and major urban transport routes.</p> <p>Triggers a referral to the Commissioner of Highways for certain development scenarios.</p>
Water Resources	<p>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.</p> <p>Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.</p>

These Overlays remain relevant to addressing matters for future development and should continue to apply, with the exception of the Limited Land Division Overlay. The Limited Land Division Overlay seeks to protect land used for primary production purposes – it is proposed that the Overlay will be removed as it will no longer be relevant under the Strategic Employment Zone.

One Local Variation (Technical and Numerical Variation) currently applies to the Affected Area:

- Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints.

Concept Plan 81 places restrictions and controls on the amount of upward light that can be emitted in order to ensure the safe operation of the RAAF Base Edinburgh. The Concept Plan remains relevant to addressing matters for future development and should continue to apply.



The current Code policies for the Affected Area are shown in **Attachment B**.

2.3.2 Proposed Code Policy

The Code Amendment seeks to apply the Strategic Employment Zone to the Affected Area allowing for a range of higher-impacting land uses such as industry, warehousing and logistics and waste processing recovery catering for growing demand in Adelaide's Inner North Region.

The Desired Outcomes of the Strategic Employment Zone are:

- 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 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.

Envisaged development in the Strategic Employment Zone is listed as:

- Advertisement.
- Automotive collision repair.
- Electricity substation.
- Energy generation facility.
- Energy storage facility.
- Fuel depot.
- General industry.
- Intermodal facility.
- Light industry.
- Motor repair station.
- Public service depot.
- Rail marshalling yard.
- Renewable energy facility (other than a wind farm).
- Retail fuel outlet.
- Service trade premises.
- Shop.
- Store.
- Telecommunications facility.



- Training facility.
- Warehouse.

The following Overlays will be retained as they currently apply:

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

As described earlier the Limited Land Division Overlay that currently applies to the Affected Area will be removed as it will no longer be relevant.

The one Local Variation (Technical and Numerical Variation) that currently applies will be retained:

- Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints.

No additional Local Variations are proposed.

A Concept Plan is also proposed to guide future development across the Affected Area. The Concept Plan is shown in **Figure 3** and provides guidance relating to road upgrades and closures, vehicle access and stormwater management.

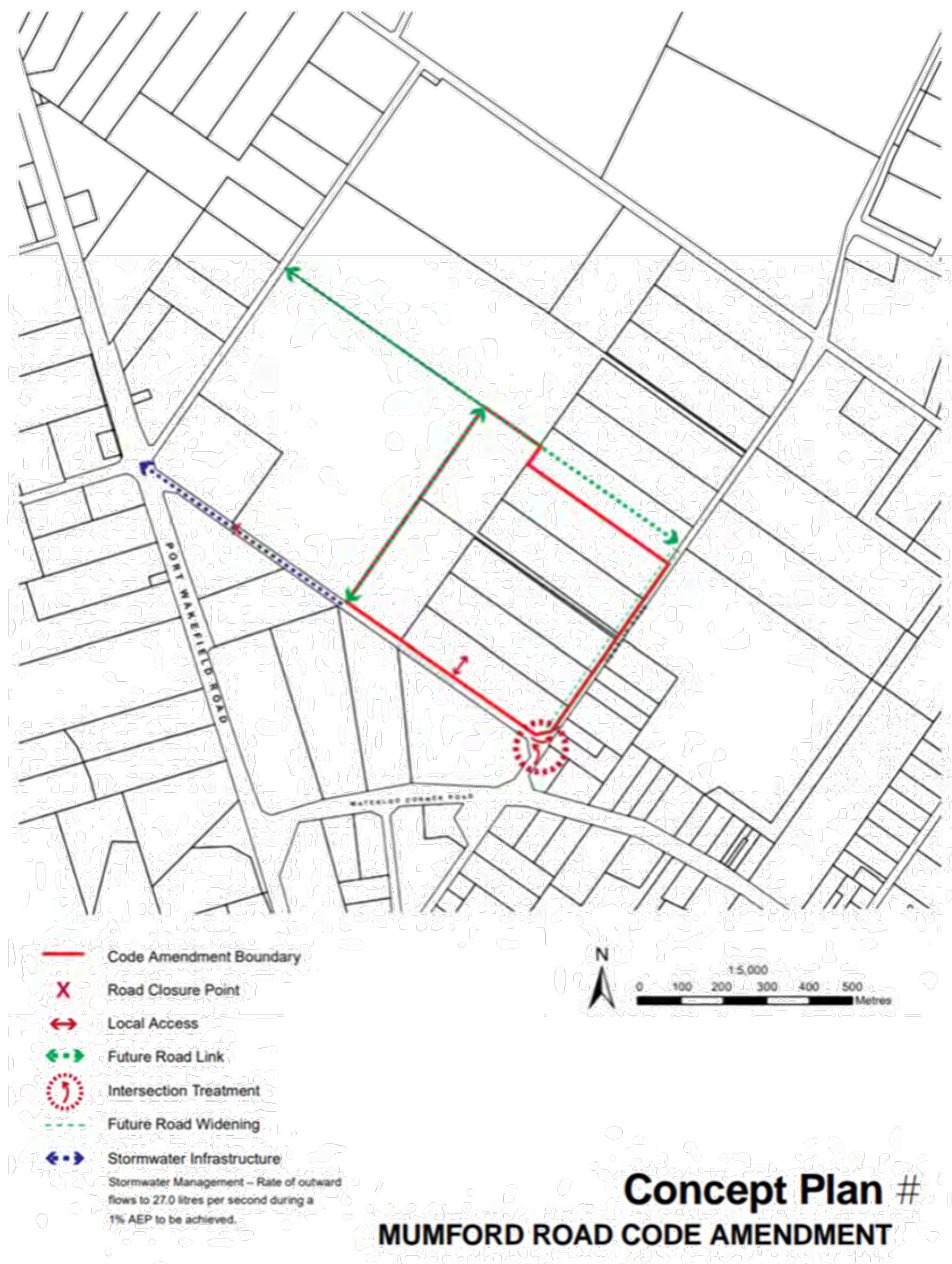


Figure 3: Proposed Concept Plan.

The proposed policy, including the Concept Plan, is shown in **Attachment C**.



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 PlanSA portal at (plan.sa.gov.au/en/charter).

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

- A six week consultation process.
- Public notice on the PlanSA Portal.
- Website update (PlanSA Portal).
- On-line form to collect feedback on the Code Amendment (PlanSA Portal).
- Letter to the Local Member of Parliament – Hon Nick Champion, Member for Taylor.
- Letter to the Federal Member for Spence – Mr Matt Burnell MP.
- Letter to surrounding property owners.
- Letters to the City of Salisbury, City of Playford and the Local Government Association of South Australia.
- Hard copies of the Code Amendment available for viewing at the City of Salisbury and City of Playford offices (subject to Council agreement).
- Letters to State agencies and utility providers.
- Opportunity to discuss the Code Amendment and ask questions with a consultant planner from MasterPlan SA Pty Ltd.

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. Submissions on the Code Amendment can be made online, via email or post:

- **Online:**
via a public feedback form available through the SA Planning Portal:
https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation



- **Email:**
plan@masterplan.com.au
 Attention: Mumford Road Code Amendment
- **In writing:**
 c/- MasterPlan SA Pty Ltd
 33 Carrington Street,
 Adelaide SA 5000.
 Attention: Mumford Road Code Amendment

If you wish to discuss the Code Amendment or ask questions during the engagement period you can contact Kirsten Falt or Charlie Dubois, Consultant Planners, MasterPlan SA Pty Ltd by telephone on (08) 8193 5600.

3.3 What Changes to the Code Amendment Can My Feedback Influence?

Aspects of the project which stakeholders and the community can influence are:

- Whether the Code Amendment ultimately proceeds, i.e. whether the Affected Area is rezoned to the Strategic Employment Zone.
- The application of policies that address specific issues, for example traffic management and stormwater management.
- The need for any Technical and Numeric Variations (for example minimum site area).
- The application of any Overlays to the Affected Area.

Aspects of the project which stakeholders and the community cannot influence area

- Zone boundary – the proponent is only able to propose a Code Amendment for properties that they have a legal interest in.
- The standard wording of the policy established by the Planning and Design Code for the Strategic Employment Zone selected.
- The standard wording of the policy established by the Planning and Design Code for relevant Overlays and General Development modules.

3.4 What Will Happen with My Feedback?

F. Agostino Nominees Pty Ltd, John Buttrose, Gurinder Pal Singh and Stamatis Choimes (the proponents) are committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and are genuinely open to considering the issues raised by people in the community.



All formal submissions will be considered by F. Agostino Nominees Pty Ltd, John Buttrose, Gurinder Pal Singh and Stamatis Choimes 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 PlanSA portal. Personal addresses, email and phone numbers will not be published; however, company details will be.

F. Agostino Nominees Pty Ltd, John Buttrose, Gurinder Pal Singh and Stamatis Choimes 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 PlanSA 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.

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 PlanSA 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 key strategic planning considerations are summarised as follows:

- Connection to and coordination with strategic freight routes and trade gateways.
- Connection to stormwater and electricity infrastructure.
- Coordination with development of wider future employment precinct.
- Provision of accessible employment lands which contribute to the growth of the State's economy and drive economic growth and wealth creation.

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 **Attachment D**.

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 PlanSA 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.



As of 17 March 2025, the Greater Adelaide Regional Plan (GARP) is the relevant Regional Plan for this Code Amendment. Prior to that the *2017 Update to the 30-Year Plan for Greater Adelaide* volume of the Planning Strategy was the relevant Regional Plan.

This Code Amendment is considered to be consistent with the Regional Plan (and previous Regional Plan) as shown in **Attachment D**.

4.1.4 Consistency with Other Key Strategic Policy Documents

In addition, The City of Salisbury and PlanSA have prepared other strategic documents which are relevant to the Code Amendment:

- City of Salisbury – *Strategic Growth Framework Waterloo Corner and Bolivar Corridor* July 2022.
- City of Salisbury – *Economic Vision for the City of Salisbury* 2019.
- City of Salisbury – *City Plan 2040* October 2024.
- Attorney General's Department – *Growth Management Program Land Supply Report for Greater Adelaide Part 3: Employment Land* June 2021.

The Code Amendment aligns with these strategic documents, and this is also summarised in **Attachment D**.

4.2 Infrastructure Planning

The following infrastructure planning is relevant to this Code Amendment:

Council Infrastructure Planning	Response/Comment
Roads	<p>Existing road infrastructure in Waterloo Corner will require upgrading in order to cater for the additional vehicle volumes anticipated to be generated by both this Code Amendment and those on surrounding sites.</p> <p>In relation to local roads, the following alterations to existing conditions have been identified as required:</p> <ul style="list-style-type: none"> • Increase in width of Mumford Road, Mill Road and Greyhound Road carriageways to 10.2 metres to cater for heavy vehicle movements • Closure of Mumford Road at western extent, creating a cul-de-sac. Sealing of Mumford Road and Mill Road. <p>Negotiations with City of Salisbury are underway to put in place appropriate agreements and funding arrangements to ensure the required upgrades are provided in a timely manner.</p>
Stormwater Management	<p>Existing stormwater infrastructure in the greater area is minimal and limited to road side drains and channels. The fall of the land across the greater area is from the north-east to south-west, facilitating a degree of natural overland flows.</p>



Council Infrastructure Planning	Response/Comment
	<p>Regional stormwater investigations prepared by Tonkin Consulting include a series of open channel drains located adjacent existing road reserves and detention basins on private land. The investigations cover area within both the City of Salisbury and the City of Playford. Further investigations prepared in direct relation to the Code Amendments being undertaken has identified an interim solution with a greater reliance on on-site detention to minimise the rate of outgoing flows.</p> <p>Further investigations are presently being undertaken by Arup to inform a coordinated regional approach to the long-term provision of stormwater infrastructure. The outcomes of this are expected in June 2025 and may influence the adoption of an Infrastructure Scheme for the delivery of the identified long term infrastructure.</p> <p>Negotiations with City of Salisbury will be required to put in place appropriate agreements and funding arrangements to ensure the required upgrades are provided in a timely manner.</p>

Government Agency Infrastructure Planning	Response/Comment
Roads	<p>An upgrade to Heaslip Road by the Department of Infrastructure and Transport (DIT) is proposed in the medium term, resulting in its duplication to a four lane divided road. A portion of the land required for this is to come from an area of the Affected Area abutting the existing road reserve.</p> <p>Further works to the State Maintained road network have been recommended to cater for the additional demand to be created by the development. These include:</p> <ul style="list-style-type: none"> • Restriction of movements at Heaslip Road/Mumford Road intersection to left in/left out • Roundabout at Mill Road/Heaslip Road intersection • Closure of Mumford Road/Port Wakefield Road intersection • Creation of new signalised intersection on Port Wakefield at Greyhound Road/Dunn Road. <p>Negotiations with DIT will be required to put in place appropriate agreements and funding arrangements to ensure the required upgrades are provided in a timely manner.</p> <p>Further investigations are presently being undertaken by Arup to inform a coordinated regional approach to the long-term infrastructure upgrades to the road network affecting areas beyond the scope of this Code Amendment.</p> <p>The outcomes of the investigations presently being undertaken by Arup are expected in June 2025 and may influence the adoption of an Infrastructure Scheme for the delivery of the identified long term road network infrastructure.</p>
Water	<p>The Affected Area is connected to potable water via a 200mm AC pipeline from Heaslip Road and a 300mm DI/CL pipeline from Mumford Road. A services review prepared by Tonkin Consulting identifies that augmentation of these pipelines is</p>



Government Agency Infrastructure Planning	Response/Comment
	<p>likely to be required to facilitate the development of the Affected Area and surrounding sites.</p> <p>SA Water may take the opportunity to undertake augmentation for the greater area, if required and feasible based on commercial merits. The extent of augmentation works would be dependent on the final scope and layout of the developments. Negotiations with SA Water will be required to put in place appropriate agreements and funding arrangements to ensure the required upgrades are provided in a timely manner.</p> <p>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.</p>
Electricity	<p>The existing high voltage network has sufficient capacity to service the potential future development in the area. Suitable redundancy exists both along the nearest transmission line (Parafield Gardens West to Paralowie) and at the nearest substation (Paralowie) to in the event of a single line failure.</p> <p>New local transformers and a low voltage network will need to be designed to accommodate the proposed development. Existing lines for distribution are located along Port Wakefield Road, Greyhound Road, Mill Road and Mumford Road.</p> <p>Provision of infrastructure for electricity supply can be addressed as part of detailed design at the development application stage.</p>
Gas	<p>Two gas pipelines are located in close proximity to the Affected Area and have the ability for connections to be established. Despite this, due to the nature of the proposed developments to be facilitated by the Code Amendment, it is unlikely gas will be utilised.</p>
Wastewater	<p>The locality is not currently serviced by mains wastewater infrastructure, and while capacity exists at the Bolivar Wastewater Treatment Plant, connection is not currently planned.</p> <p>Due to the nature of proposed development and the large allotments sizes required, the on-site disposal of wastewater is a suitable option in the short to medium term.</p> <p>Provision of infrastructure for wastewater can be addressed as part of the detailed design at the development application stage.</p>



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 Minister in the Proposal to Initiate.

The following investigations have been undertaken to inform this Code Amendment:

Investigation	Key Outcomes/Recommendation
Traffic Impact Assessment	An assessment has been undertaken to determine the potential impact of anticipated vehicle generation from the Affected Area on the broader road network. This includes a review of the potential road networks required to facilitate development of the Affected Area for employment land uses and any off-site road upgrades that may be required.
Stormwater Management Strategy	<p>A strategy for the management of stormwater has been developed in a manner that meets the requirements of the City of Salisbury, including but not limited to runoff volume and flow management, stormwater quality techniques to manage environmental aspects of receiving environments.</p> <p>The strategy has been coordinated with adjacent landowners and Code Amendment proponents. This strategy is an interim solution that will facilitate the development of the land within the respective Code Amendments being considered by the Minister. The interim solutions proposed have been considered in the context of the development of a long-term regional stormwater strategy in order to avoid redundant works and ensure that any infrastructure developed for the interim solution does not prevent the attainment of the long-term storm water drainage strategy.</p>
Utility Infrastructure Investigation	<p>Investigations were undertaken to understand the level of utility infrastructure that exist, and the augmentation required for future development of the Affected Area for employment land uses.</p> <p>Networks investigated include:</p> <ul style="list-style-type: none"> • water; • electricity; • gas; • communications; and • any other services as relevant.
Preliminary Site Investigation Prepared	A Preliminary Site Investigation has been undertaken in accordance with Practice Direction 14, to identify potentially contaminating activities which may have occurred at the site and any constraints to future use of the Affected Area for employment land uses.
Land Supply and Demand Analysis	A land supply and demand analysis which builds upon the available data within the PlanSA Land Supply Report – Employment Lands for Greater Adelaide has been undertaken.



Investigation	Key Outcomes/Recommendation
Interface Assessment	<p>An investigation has been undertaken with regard to potential interface issues relating to noise, odour, dust, chemical spray drift and consider policy responses to minimise such risks.</p> <p>The Affected Area is in the vicinity of the RAAF Edinburgh base - a policy response to the RAAF Base Edinburgh Defence Aviation Area has also been considered.</p>

In addition to this, the Commission has also specified certain investigations or information requirements to be undertaken to support the Code Amendment.

- 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. Consideration should be given to understanding any potential consolidated infrastructure impacts associated with the proposed Code Amendments being undertaken directly adjacent to the affected area (being overseen by Ekistics, URPS and Future Urban). Investigations should also consider any recommendations from network planning currently underway by the Department for Infrastructure and Transport.
- Demonstrate integration and coordination of infrastructure between the Code Amendments being undertaken directly adjacent to the affected area (being overseen by Ekistics, URPS and Future Urban).
- 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, Designated Entity, and the affected landowners).
- 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.
- Explore the use of a Concept Plan that outlines a layout that ensures connectivity and integration with existing and future adjacent uses, for example, through the identification of interface buffers, stormwater treatments, transport linkages, and so forth.

In accordance with the requirements specified by the Commission, the stormwater management strategy, utility infrastructure investigation and traffic impact assessment consider potential consolidated infrastructure associated with the proposed Code Amendments being undertaken directly adjacent to the Affected Area (being overseen by Ekistics, URPS and Future Urban).

This includes preparation of a Concept Plan that provides guidance for future development and infrastructure provision in an integrated manner across all the proposed Code Amendment areas.



4.3.2 *Aboriginal Heritage*

A search of the Register of Aboriginal Sites and Objects (Taa wika) has been undertaken for each of the properties within the Affected Area. For each of the properties the Heritage Information Team of the Department of Aboriginal Affairs and Reconciliation has advised that the Register has no entries for Aboriginal sites for each property.

Notwithstanding, all Aboriginal sites and objects are protected under the *Aboriginal Heritage Act 1988* and although properties within the Affected Area are not identified in the Register, any objects or remains discovered during development of the Affected Area in the future are protected and will need to be reported to the Minister for Aboriginal Affairs and Reconciliation.

Copies of the advice for each property received from the Department of Aboriginal Affairs and Reconciliation are included in **Attachment E**.

Policy Implications – given the results of the searches of the Register of Aboriginal Sites and Objects, no additional policy response is required as part of this Code Amendment.

4.3.3 *Site Contamination*

Tonkin Consulting Pty Ltd have undertaken an investigation to determine if there are any site contamination issues that may affect future development of the Affected Area.

Tonkin have prepared a Preliminary Site Investigation (PSI) report pursuant to State Planning Commission Practice Direction 14 (Site Contamination Assessment). The PSI describes the investigations, historical searches and site inspections undertaken by Tonkin, and is presented in **Attachment F**.

Historical information indicates that the majority of the Affected Area has been primarily used for agricultural purposes (olive grove cultivation) from the late 1990's to the current day. The exceptions to this are part of Allotment 1 (6-10 Heaslip Road) which was cleared between 2010 and 2014 and has been used as a transit yard, and the Allotment 5 (44-54 Heaslip Road) which has remained as vacant farmland since early settlement.

Prior to use of the majority of the Affected Area for olive grove cultivation the site was used for broad acre farming purposes.

Based on the findings of the PSI some minor potentially contaminating activities have been identified on the Affected Area, including the following:

- Agricultural/ horticultural activities (entire site area).
- Storage, use and disposal of fuels, oils, lubricants and degreasers (southern portion of allotment No.2).



- Transit/logistics yard (allotment No. 1).
- Stockpiled soil containing C&D waste and stockpiled inert (agricultural) waste (central and rear portions of allotment No.1).

The following off-site potentially contaminating activities have been identified adjacent to the site in the surrounding area:

- Current and historical agricultural/horticultural activities.
- Steel fabrication – Bargain Steel Centre (located southwest of the site beyond Heaslip Road).
- Concrete manufacturing (Silvercrete Precast located southwest of the site beyond Heaslip Road).
- Metal Recycling (Ferris Metal Recyclers located south of the site beyond the corner of Heaslip Road and Mumford Road).

The PSI makes the following conclusion:

While some potentially contaminating activities were identified on site and in the surrounding area predominantly to the south and southeast, these are generally considered to present a low risk of resulting in significant contamination based on the available information and site inspection findings.

Prior to any land clearance and/or demolition works as part of any proposed future commercial/industrial development Tonkin considers it prudent to undertake an intrusive assessment of soils across the entire site (particularly targeting areas of the site used for the storage and use of agricultural chemicals and fuel related products) and an assessment of stockpiled soil and waste within the central and rear portions of allotment No.1. Any such assessment would provide an indication of any risks to human health or the environment and also help inform reuse requirements/waste classification of any surplus material generated as part of construction and associated disposal fees.

In summary, the assessment has revealed little evidence to suggest the existence of any significant site contamination that would preclude a proposed commercial/industrial development under the planned Code Amendment. Should Masterplan wish to deviate from the proposed code amendment rezoning to a more 232200R001RevA Preliminary Site Investigation | 60 Mumford Road, Waterloo Corner, SA 36 sensitive land use then further site assessment would be warranted including the requirement for a statement of suitability by an SA EPA Accredited Site Contamination Auditor.

Policy Implications – The Site Contamination module of the General Development Policy section of the Code includes specific policies designed to address matters relating to site contamination. Noting the findings of the PSI, it is considered that this module is sufficient to ensure this matter is addressed when redevelopment of the Affected Area is proposed, following rezoning. No additional policy response is required as part of this Code Amendment.



4.3.4 Utility Infrastructure Investigation

Tonkin Consulting have prepared a Services Review that considers the availability of utilities infrastructure in the vicinity of the Affected Area in the context of future commercial and industrial development.

The review considers the provision of gas, electricity, potable water and wastewater services, as well as stormwater management measures which are discussed separately in Section 4.3.5.

The review considers both future development on the Affected Area and those of the broader network in the context of future development on surrounding allotments subject to concurrent Code Amendments. A copy of the review is provided within **Attachment G**.

4.3.4.1 Electrical

The services review identified that the Affected Area is served by the SAPN Northern Suburbs Region and the Paralowie substation. The review found that the relevant transmission line, being the Parafield Gardens West to Paralowie line, operates at 50% capacity, providing suitable redundancy for the proposed development.

There was no need for upgrades identified.

4.3.4.2 Wastewater

The Affected Area was found not to be connected to SA Water's mains sewer network. Furthermore, SA Water identified that the locality broadly is unlikely to be connected in the short to medium term, despite capacity being available at the Bolivar Wastewater Treatment Plant.

Alternative means of wastewater disposal, such as on-site disposal, are to be utilised in the event development occurs prior to the establishment of an SA Water connection.

4.3.4.3 Gas

The SEA Gas pipeline runs adjacent Heaslip Road to the immediate east of the Affected Area, with the Epic Energy pipeline being located approximately 900 metres to the west.

It is unlikely future development will be serviced by gas, and this is a matter that can be addressed by individual land owners at the relevant time.

It is noted that restrictions on development in proximity to the pipelines will remain relevant and require ongoing controls.



4.3.4.4 Potable Water

The Affected Area is connected to potable water via a 200mm AC pipeline from Heaslip Road and a 300mm DICL pipeline from Mumford Road. The services review identifies that augmentation of these pipelines is likely to be required to facilitate the development of the Affected Area and surrounding sites.

SA Water may take the opportunity to undertake augmentation for the greater area, if required and feasible based on commercial merits. 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 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.

Policy Implications – The Services Report did not identify impediments to the supply of gas, electricity or potable water. Furthermore, wastewater is able to be disposed of on-site, with the Strategic Employment Zone able to ensure adequate allotment sizes are maintained for this purpose.

The Gas and Liquid Petroleum Pipelines Overlay which applies to the eastern edge of the Affected Area will be maintained and will ensure development is sufficiently setback from strategic pipeline infrastructure.

No additional policy response is required as part of this Code Amendment.

4.3.5 Stormwater Management Strategy

Tonkin Consulting have prepared a stormwater management strategy for the Affected Area and the surrounding Code Amendments in a coordinated document (as requested by the Minister for Planning). The strategy outlines the expected stormwater run off volumes for each Code Amendment and detention volumes required to minimise the rate of flows into downstream infrastructure and is presented in **Attachment G**.

The strategy recommends the Affected Area minimise the rate of outward flows to 27.0 litres per second during a 1% AEP event. This could be achieved by the provision of a detention basin or a series of detention basins, of a size to be determined at the time of development. However, maintaining a maximum outward flow of 27.0 litres per second ensures the Affected Area is contributing only its commensurate amount (based on its size as part of the broader precinct) to downstream infrastructure.



Stormwater run-off generation has been calculated on the assumption that 80% of the Affected Area is to be impervious (roofed areas, parking, internal roads) once developed.

The strategy further outlines an indicative layout of drainage infrastructure to be installed and/or upgraded to facilitate the drainage of the combined area. Of particular relevance to the Affected Area are a 600 metre gravity drain to run parallel to Mumford Road, and a pump station to be sited at the intersection of Mumford and Greyhound Road's.

It is also noted that the State Government is preparing its own investigations into a number of infrastructure matters, including stormwater, over the Affected Area, adjoining Code Amendments and the wider Greater Edinburgh Parks precinct. These investigations are being undertaken in parallel to the Code Amendment process and do not form part of the consultation documentation, notwithstanding the fact that their recommendations may form part of a final design outcome.

The interim solution prepared by Tonkin Consulting is suitable to facilitate the initial development of the site and its operations on an ongoing basis.

Policy Implications – The Hazards (Flooding) and Hazards (Flooding – General) Overlays of the Code includes specific policies designed to prevent flooding and inundation. Furthermore, controls on site coverage and pervious areas within the Strategic Employment Zone provide a means to control stormwater run-off generation.

The locations of the future infrastructure required for the management of stormwater have been included within a Concept Plan to guide future development.

Noting the recommendations of the Stormwater Management Strategy, it is considered that these policies, along with the Concept Plan, are sufficient to ensure this matter is addressed when redevelopment of the Affected Area is proposed, following rezoning.

No additional policy response is required as part of this Code Amendment.

4.3.6 Traffic Impact Assessment

MFY Pty Ltd (MFY) have undertaken a traffic study of both the proposed and surrounding Code Amendments located north of Mumford Road. Their report sets out an assessment of the anticipated transport implications for the expected future development including consideration of the following:

- Forecast traffic generation
- Expected traffic distribution
- Required road network upgrades

The study considered the fragmented nature of the land holdings, the need to maintain access to each individual allotment whilst allowing for the highest and best use to be established. A copy of the Traffic Study is available in **Attachment H**.



The study has assumed that Heaslip Road will be duplicated to a four lane divided road by the Department of Infrastructure and Transport (DIT) in the medium term. This assumption has been made on the basis that the current capacity of Heaslip Road will be exceeded by expected development and previous DIT communications.

MFY's study also utilised existing investigations prepared by both the City of Salisbury and City of Playford respectively. The study based its forecasts on the 'business park' development type, which makes the following assumptions:

- 25% of site is developable as gross leasable floor area
- AM peak hour: 0.52 trips per 100m²
- PM peak hour: 0.56 trips per 100m²; and
- Daily traffic generation rate: 4.6 trips per 100m²

Applying these rates to the Affected Area and relevant Code Amendments, a total of 13,100 daily trips are anticipated post development. The distribution of these trips is anticipated to be as follows:

- 20% of the traffic will occur to/from the north;
- 40% of the traffic will occur to/from the east; and
- 50% of the traffic will occur to/from the south

The existing road network and intersections were found to reach a degree of saturation necessitating upgrades and a signalised intersection to Port Wakefield Road as the study area develops. Whilst the duplication of Heaslip Road delayed the saturation and allowed for up to 58% of the site to be developed prior to the establishment of the intersection, it has been deemed to be required in any event.

The proposed signalised intersection would result in the realignment of Greyhound Road to connect to Dunn Road to the west. Both right and left hand movements would be provided to Port Wakefield Road from Greyhound Road, with right hand movements provided for northbound vehicles along Port Wakefield Road. This treatment would result in the closure of Mumford Road at its western extent and the creation of a cul-de-sac.

Further treatment to the condition of the Mill Road/Heaslip Road intersection and Mumford Road/Heaslip Road intersection have been identified as having merit for the overall flow of traffic and will be subject to comment from and negotiation with DIT.

The study also identified the potential for future public roads to be established through the study area linking Mumford, Greyhound and Heaslip Roads. Whilst this would be beneficial, the above recommendations are not dependent on the development of this internal network

The future layout of the road network is exhibited in **Figure 4** below:

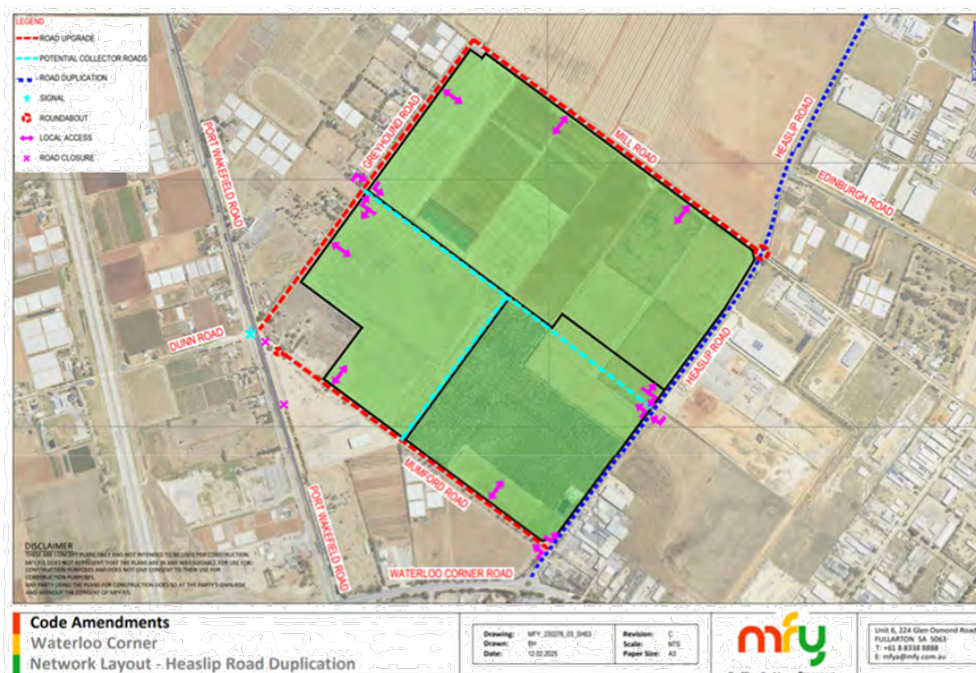


Figure 4: Future Layout of the Road Network.

The upgrades to the road network will require coordination between DIT, Salisbury Council, Playford Council and each Code Amendment to determine the timing of works and equitable sharing of costs. These matters will be dealt with through Infrastructure Agreements to follow at a later stage of the Code Amendment process.

Policy Implications – The Traffic Generating Development and Major Urban Transport Routes Overlays will continue to apply to the Affected Area and require future development to take measures that mitigate impacts on the State Maintained road network.

All other traffic and transport matters will be managed as part of the development of Infrastructure Deeds and agreements between relevant parties.

The location of future road network treatments are outlined within a Concept Plan to guide future development.

No additional policy response is required as part of this Code Amendment.

4.3.7 Land Supply and Demand Analysis

The Affected Area is located adjacent to the Burton/Direk precinct which has been identified as a key employment precinct in the Inner North region within the Land Supply Report for Greater Adelaide:



Part 3 – Employment Land prepared by PlanSA 2021. This precinct specifically is deemed to be well serviced by a range of distribution and freight networks, including the Port Wakefield Road / Northern Connector corridor and has one of the highest concentrations of employment in freight and logistic activities in Greater Adelaide.

In a strategic planning context, the Affected Area (and surrounding precinct) has also been identified in both the 30 Year Plan for Greater Adelaide (both 2011 and 2017 versions) and the Greater Adelaide Regional Plan (GARP) as being future employment lands. The GARP also identifies land to the north of the Affected Area as being suitable for a State Significant Industrial Employment Precinct and a National Employment Cluster.

The GARP identifies that the consumption rate of available employment lands has been highest in the Inner North region, where the Affected Area is located. Current supply of Zoned land (not all of which are developable due to infrastructure constraints, etc) would be exhausted within 15 years under current conditions. This trend is also reflected across the employment and logistics sectors, with leased warehouse space (in square metres) increasing by 18.3% during 2019-2023 compared to the previous four-year period according to a JLL/Asia Australis report commissioned by the Property Council in 2024.

Using data within the GARP, there is forecast to be a 1,313 hectare gap between currently zoned employment land and that required to meet future demand by 2051. The rezoning of the Affected Area would contribute 30 hectares towards meeting this demand.

Given the long lead time in developing land at scale (infrastructure delivery, individual development applications and subsequent build) and the clear demand for well-located supply the rezoning of land in the Inner North for Employment purposes is required to ensure adequate future supply.

Policy Implications – noting the conclusions of the land supply and demand analysis and the need for more land for employment generating purposes in the Inner North region, the Code Amendment seeks to provide additional land to ensure adequate future demand can be met.

No additional policy response is required as part of this Code Amendment.

4.3.8 Interface Assessment

The rezoning of the Affected Area is to facilitate a series of logistical, warehousing and industrial land uses that have the potential to create interface impacts if inappropriately sited. However, the immediately surrounding properties do not contain residential land uses. The surrounding properties are either used for rural/horticultural purposes or they contain existing industrial uses. This greatly minimises the likelihood of amenity issues such as noise, odour and dust arising.

Furthermore, the surrounding properties currently being used for rural/horticultural purposes are also being rezoned to the Strategic Employment Zone and will contain industrial uses in the future.



Again, this minimises the likelihood of amenity issues arising and will reduce the possibility of spray drift due to management of crops impacting on the Affected Area.

The Affected Area is in the vicinity of the RAAF Edinburgh base. Concept Plan 81 limits the use of lighting in the Affected Area and will be maintained to ensure that existing operations of the base are unaffected.

Policy Implications – Noting the uses in the immediately surrounding area and the proposed Code Amendments on adjoining land, potential interface issues are considered to be substantially mitigated.

Existing policy within the Strategic Employment Zone, and the Interface between Land Uses module of the General Development Policy section of the Planning and Design Code will be sufficient to ensure that any interface issues that may arise can be addressed during the assessment of future development applications, following rezoning.

Retention of Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints will ensure that the existing operations at RAAF Edinburgh remain unaffected.

No additional policy response is required as part of this Code Amendment.

4.3.9 Concept Plan

It is proposed that a Concept Plan will be inserted into the Code to guide development within the Affected Area. The Concept Plan provides guidance relating to road upgrades and closures, vehicle access and stormwater management.

The Concept Plan aligns with infrastructure requirements for the adjoining Code Amendments and regional infrastructure planning.

The Concept Plan is shown in **Figure 3** in Section 2.3.2 and in **Figure 5** below. It is also included in **Attachment C** which provides an overview of the Code policy proposed by this Code Amendment.

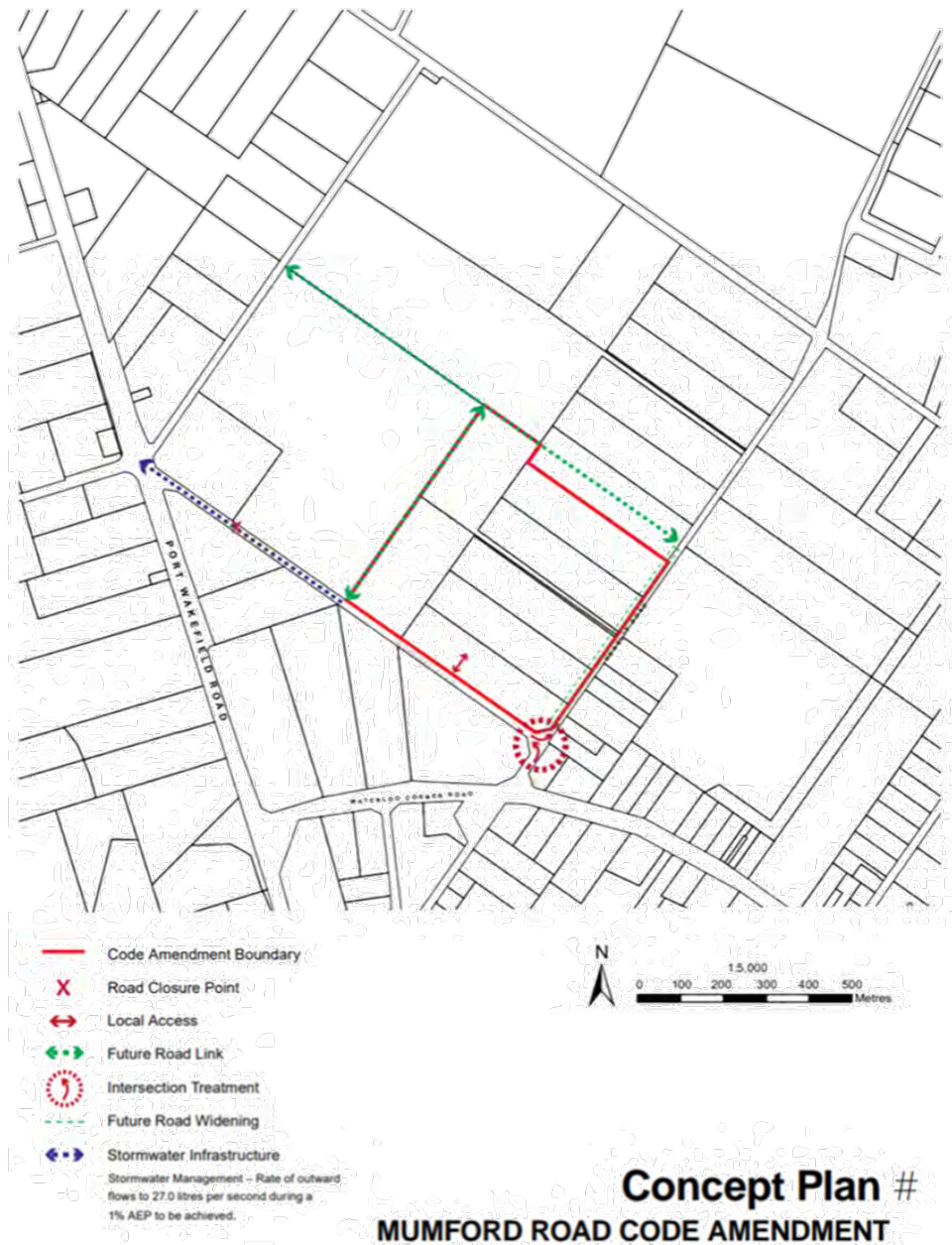


Figure 5: Proposed Concept Plan.



4.3.10 Recommended Policy Changes

Further to the investigations described above, the Designated Entity (F. Agostino Nominees Pty Ltd, John Buttrose, Gurinder Pal Singh and Stamatis Choimes) are proposing a Code Amendment to amend the Planning and Design Code as follows:

- Replace the Rural Zone that applies to the Affected Area with the Strategic Employment Zone.
- Introduce a Concept Plan for the Affected Area that provides guidance relating to road upgrades and closures, vehicle access and stormwater management.
- Retain the following Overlays that currently apply to the Affected Area:
 - Building Near Airfields.
 - Defence Aviation Area – All Structures over 45 metres.
 - Gas and Liquid Petroleum Pipelines.
 - Hazards (Flooding).
 - Hazards (Bushfire – Urban Interface).
 - Hazards (Flooding – General).
 - Major Urban Transport Routes.
 - Prescribed Wells Area.
 - Regulated and Significant Tree.
 - Traffic Generating Development.
 - Water Resources.
- Remove the Limited Land Division Overlay.
- Retain the following Local Variation (Technical and Numerical Variation) that currently applies to the Affected Area:
 - Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints.

The Code includes a range of policies that will apply to development of the Affected Area, which are contained within the General Development Policies Section of the Code (for example Land Division, Transport, Access and Parking). No changes are proposed to these policies.



5 References

Plan SA – Guide to the Planning and Design Code June 2022.

Department of Planning, Transport and Infrastructure – the 30-Year Plan for Greater Adelaide 2017 Update.

State Planning Commission – State Planning Policies for South Australia 2019.

State Planning Commission – Greater Adelaide Regional Plan 2025.

City of Salisbury – Strategic Growth Framework Waterloo Corner and Bolivar Corridor (prepared by Holmes Dyer) July 2022.

City of Salisbury – Economic Vision for the City of Salisbury (prepared by Deloitte) 2019.

City of Salisbury – City Plan 2040 October 2024.

Attorney General's Department – Growth Management Program Land Supply Report for Greater Adelaide Part 3: Employment Land June 2021.

Department of Aboriginal Affairs and Reconciliation – correspondence regarding the Register of Aboriginal Sites and Objects (Taa wika), October 2023.

Tonkin Consulting Pty Ltd – Preliminary Site Investigation 60 Mumford Road, Waterloo Corner SA November 2024.

Tonkin Consulting Pty Ltd – Stormwater and Services Review for Waterloo Corner Code Amendments, February 2025.

MFY Pty Ltd – Waterloo Corner Code Amendments Traffic Study, February 2025.



Attachment A

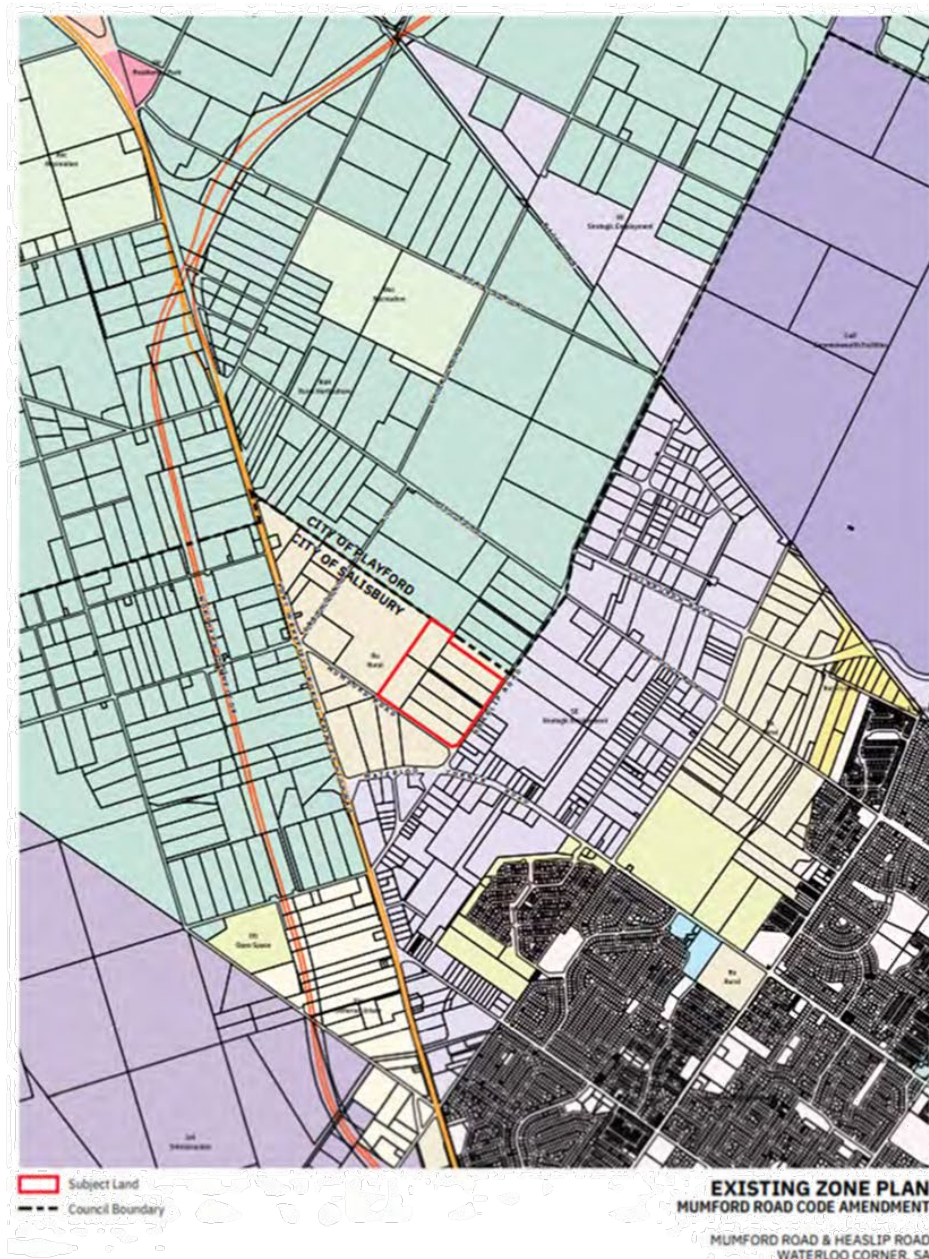
Area Affected Mapping





Attachment B

Current Code Policy



Current Zoning

53308 Attachments



Current Code Policy	
Current Policy	Zone
	Rural Zone
	Subzone
	Nil.
	<ul style="list-style-type: none"> (a) Overlays (b) Building Near Airfields. (c) Defence Aviation Area – All Structures over 45 metres. (d) Gas and Liquid Petroleum Pipelines. (e) Hazards (Flooding). (f) Hazards (Bushfire – Urban Interface). (g) Hazards (Flooding – General). (h) Limited Land Division. (i) Major Urban Transport Routes. (j) Prescribed Wells Area. (k) Regulated and Significant Tree. (l) Traffic Generating Development. (m) Water Resources.
	Local Variation (TNV)
	Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints

53308 Attachments



- No light above the horizontal is permitted
- Runways
- Dept of Defence Property

EXTRANEEOUS LIGHTING (CASA) LEGEND

Restrictions on the amount of upward light emitted to comply with the criteria outlined in paragraphs 703b, 704b and 705b of Part 5, Chapter 7 of Australian Defence Force Publication 602 (ADFP 602)

- Zone A: 0 candelas
- Zone B: 50 candelas
- Zone C: 150 candelas
- Zone D: 450 candelas
- Controlled Light Installation Area (6km buffer from runways)

Maximum intensity of light source measured at 3 degrees above the horizontal

Concept Plan 81 EDINBURGH DEFENCE AIRFIELD LIGHTING CONSTRAINTS

53308 Attachments

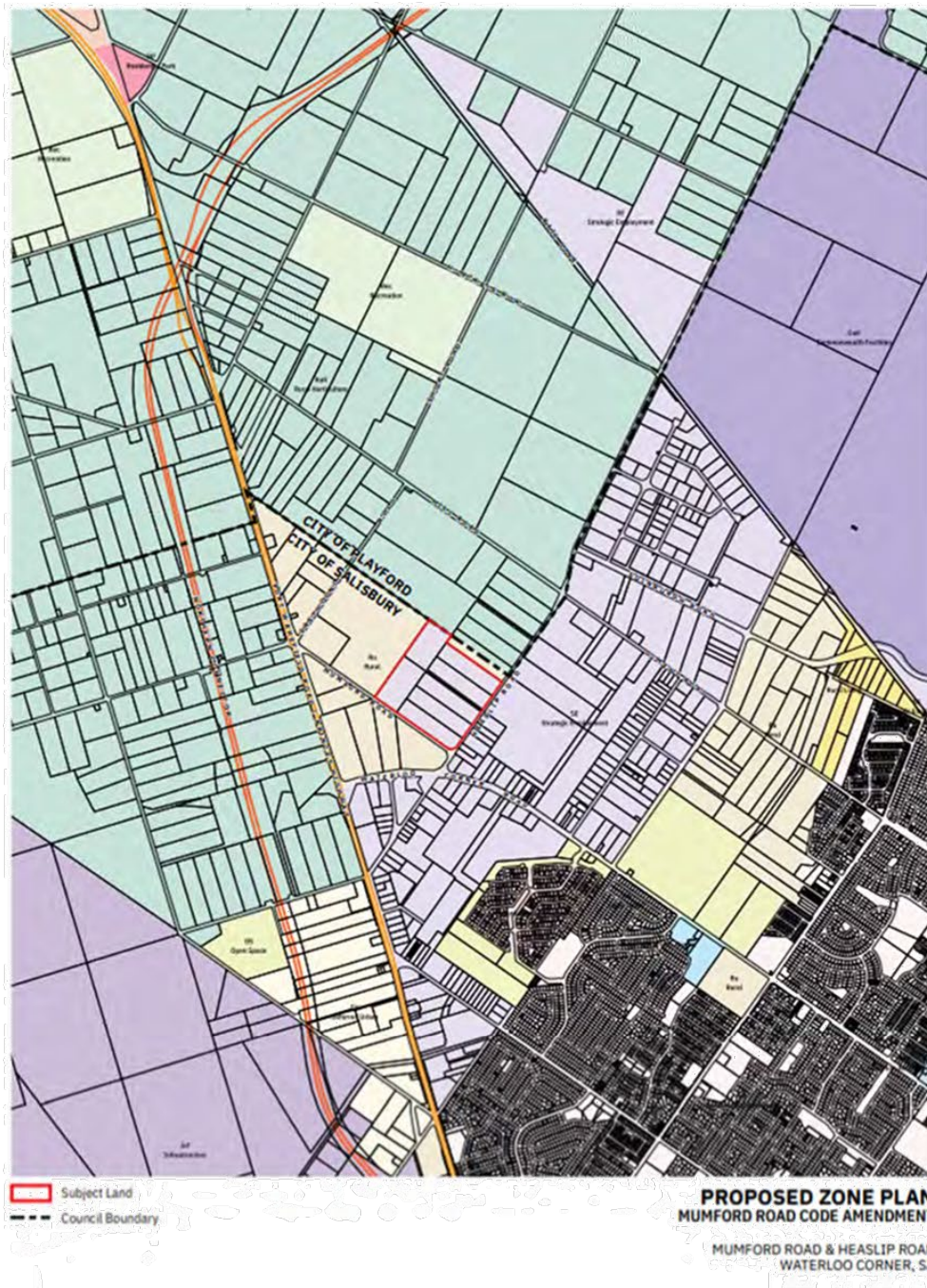


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Attachment C

Proposed Code Policy





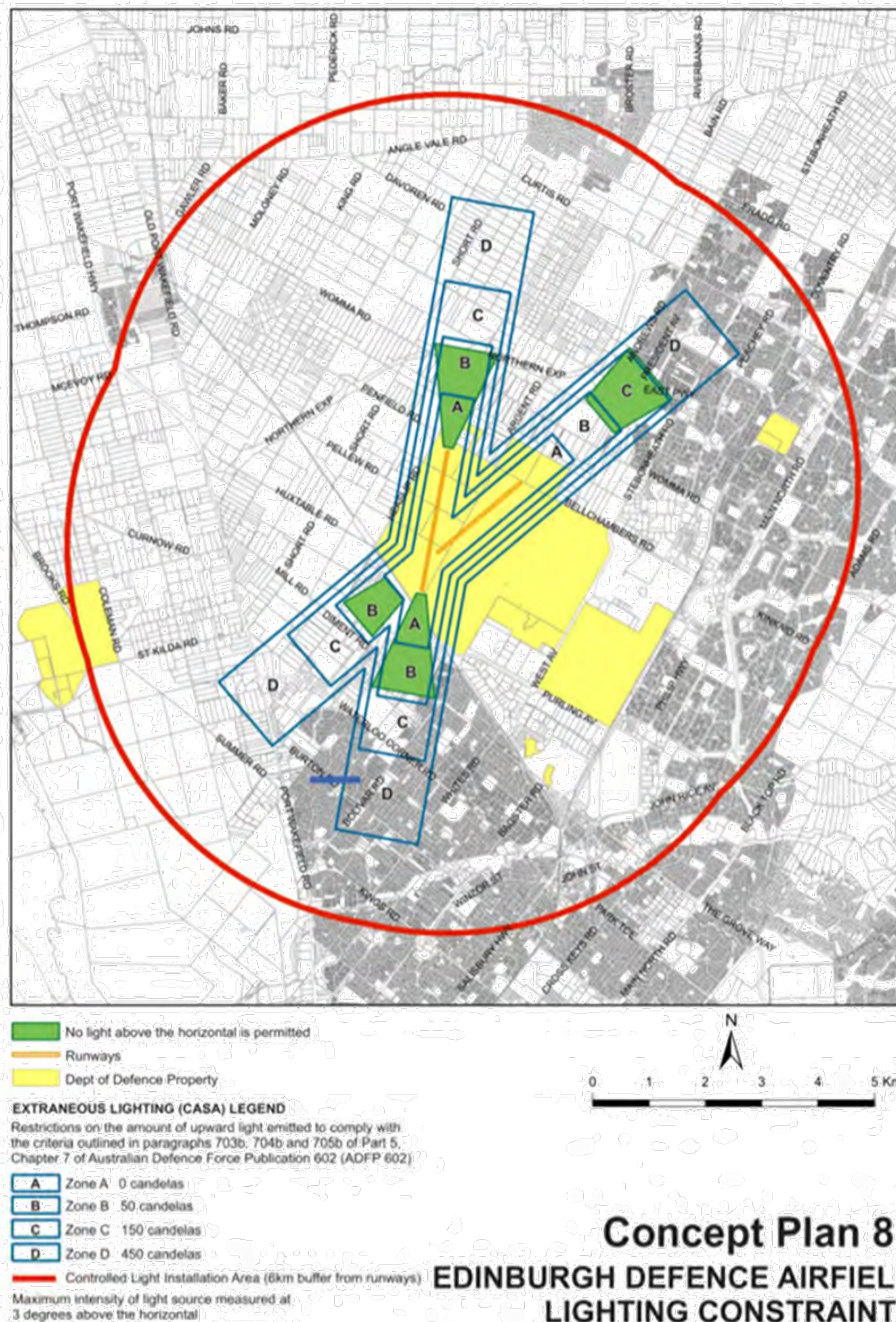
Proposed Zoning

53308 Attachments

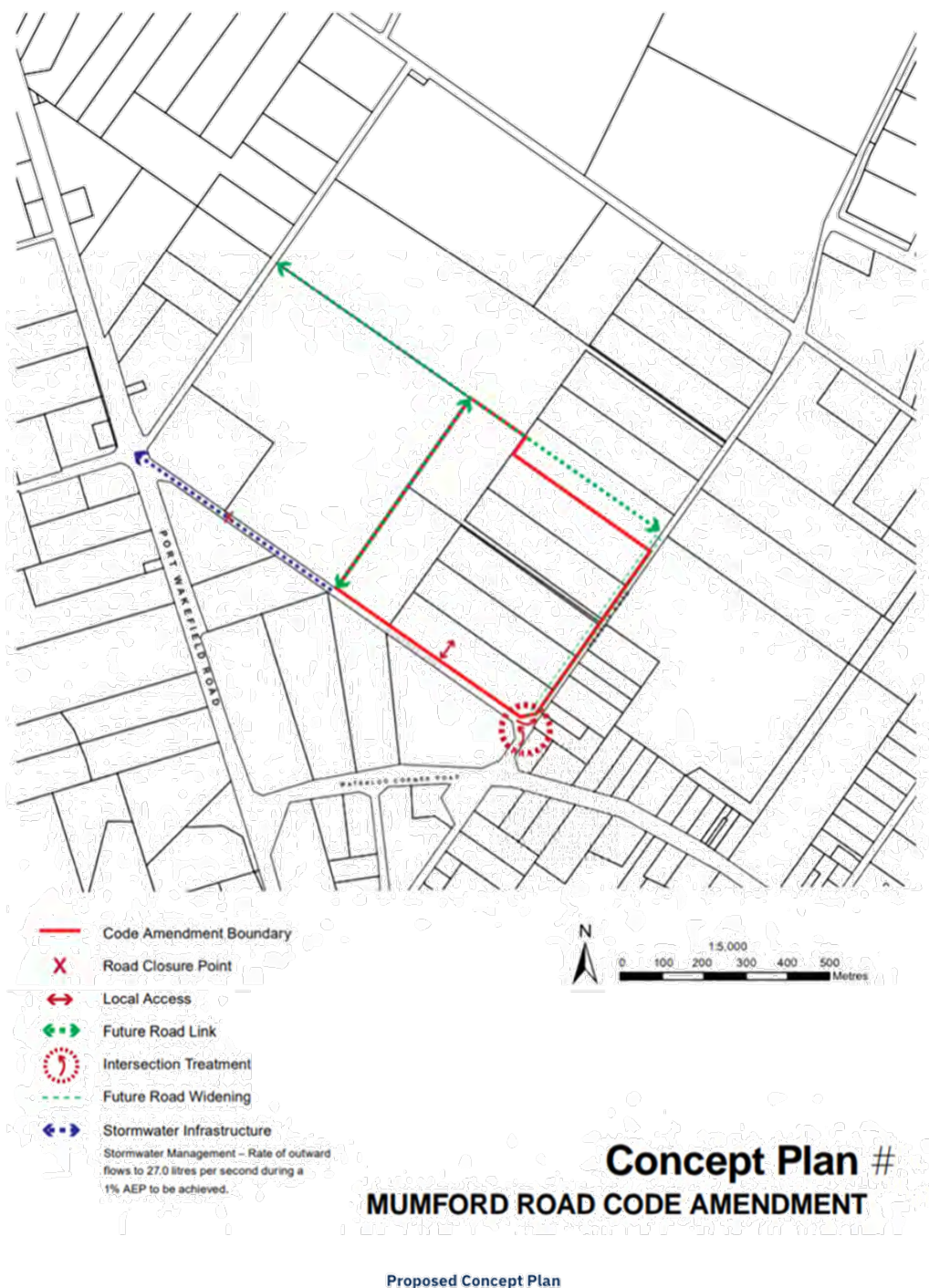


PROPOSED CODE POLICY	
Proposed Policy	Zone
	Strategic Employment Zone
	Subzone
	Nil.
	Overlays
	(a) Building Near Airfields.
	(b) Defence Aviation Area – All Structures over 45 metres.
	(c) Gas and Liquid Petroleum Pipelines.
	(d) Hazards (Flooding).
	(e) Hazards (Bushfire – Urban Interface).
	(f) Hazards (Flooding – General).
	(g) Major Urban Transport Routes.
	(h) Prescribed Wells Area.
	(i) Regulated and Significant Tree.
	(j) Traffic Generating Development.
	(k) Water Resources.
	Local Variation (TNV)
	Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints
	Concept Plan # – Mumford Road

53308 Attachments



53308 Attachments



53308 Attachments



Attachment D

Strategic Planning Outcomes

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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.

1.1 SPP Key Principles

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

Code Amendment and how the Code Amendment aligns:

State Planning Policy (SPP)	Code Amendment Alignment with SPPS
SPP 1: Integrated Planning To apply the principles of integrated planning to shape cities and regions in a way that enhances our livability, 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.	The proposed Code Amendment seeks to rezone the Affected Area to support employment generating land uses. Current supply within the Inner North region is reaching capacity and future supply is required to ensure that demand is catered for in the short to medium term. The proposed policies enable development flexibility to address this need whilst taking advantage of the areas connections to infrastructure.
1.2 Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment with the rate of future population growth.	Investigations regarding road upgrades, stormwater management and electricity infrastructure have been undertaken during the preparation of the Code Amendment, to ascertain the level of works required for the Affected Area. Infrastructure Deeds and appropriate distribution of costs and responsibilities will be negotiated with the City of Salisbury, state agencies and utility providers as required.
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 Code Amendment is proposed for an area of the State that is proximate to the State Maintained Port Wakefield Road/Northern Connector corridor, NEXY, ARTC Rail Corridor and Intermodal facility, existing employment lands, and the RAAF Edinburgh base. Further, there is a significant network of service infrastructure in the district to facilitate connection and augmentation as required. The Affected Area identifies a location that can connect with these attributes of the region and has the capability to meet the demand for additional employment lands in the region.
SPP 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.	The Affected Area is proximate to other logistics, manufacturing and defence-oriented land uses. The expansion of employment lands facilitated by the Code Amendment allows for a greater intensity of these industries and creates further opportunities for clustering.

53308 Attachments



State Planning Policy (SPP)	Code Amendment Alignment with SPPS
9.2 Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with housing, infrastructure, transport and essential services.	<p>The Affected Area is presently underutilised when consideration is given to its proximity to transport and infrastructure connections and other employment generating land uses.</p> <p>The Code Amendment provides opportunities for land uses that are of a greater intensity and employment generating capacity and leverages off the Affected Area's location in a manner that the existing unused Rural zoned land does not.</p>
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.	<p>The Affected Area will be prime employment and industrial land (post rezoning), due to its position adjacent transport infrastructure including the rail freight intermodal, the RAAF Edinburgh base, similar employment generating land uses and service infrastructure. In addition, the land is not constrained by adjoining land uses. There is significant potential for industrial expansion and the land is proximate to a well-established labour force.</p> <p>The Code Amendment seeks to protect the Affected Area's viability for employment use by amending Code policies to prevent future development that would prejudice the ability of the Affected Area to provide employment generating uses.</p>
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.	<p>The Affected Area is considered prime employment and industrial land due to its position adjacent transport infrastructure, the RAAF Edinburgh base, similar employment generating land uses and unconstrained nature by adjoining land uses.</p> <p>It is considered the clustering of similar land uses in this area can add to productivity and enhance the strategic function of the entire precinct.</p>
9.13 Provide an appropriate supply of land for waste and resource recovery infrastructure and other related green industries to maximise resource use, support economic growth and service our communities.	<p>The use of the Affected Area for waste and resource recovery (subject to future development applications and associated environmental impact assessments) will be supported by the policies of the Strategic Employment Zone and is well located to service the northern suburbs, which are anticipated to be an area of significant population growth.</p>
<p align="center">SPP 11: Strategic Transport Infrastructure</p> <p align="center">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.</p>	
11.2 Development that maximises the use of current and planned investment in transport infrastructure, corridors, nodes and services.	<p>The Affected Area is located in close proximity to the State Maintained Port Wakefield Road/Northern Connector corridor and NEXY, ARTC Rail Corridor.</p> <p>The Code Amendment seeks to maximise the use of this infrastructure by creating the opportunity for land uses that require the transport and distribution of goods.</p>
11.7 Identify and protect the operations of key transport infrastructure, corridors and nodes (passenger and freight).	<p>A traffic impact assessment has been undertaken by traffic consultants MFY into the suitability and required upgrades to the surrounding road network.</p> <p>Infrastructure Deeds and appropriate distribution of costs and responsibilities will be negotiated with the City of Salisbury. Further, the Department of Infrastructure and Transport has been consulted regarding transport infrastructure as part of preparation of the Code Amendment.</p>

53308 Attachments



2 Regional Plans

2.1 The Regional Plan

Up until 17 March 2025 the *2017 Update to the 30-Year Plan for Greater Adelaide* volume of the Planning Strategy has been the relevant Regional Plan for this Code Amendment.

The key policies and targets of the *2017 Update to the 30-Year Plan for Greater Adelaide* volume of the Planning Strategy, most relevant to this Code Amendment, are summarised in the table below, along with how the Code Amendment aligns.

Previous Regional Plan	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.	<p>The Affected Area will provide an ongoing supply of land over the medium term to cater to demand for employment and industrial lands in the region.</p> <p>The proposed policy settings that will apply allow for a flexible range of land uses and provide certainty that land is developable for its intended purpose.</p>
P56 Ensure there are suitable land supplies for the retail, commercial and industrial sectors.	<p>The Code Amendment seeks to provide land suitable for the industrial sector and is in direct response to current supply and demand issues.</p> <p>Current supply within the region is reaching capacity and future supply is required to ensure that demand is catered for in the short to medium term.</p>
P67 Support and promote defence, science and technology clusters ensuring they are linked by high quality road, rail and telecommunications infrastructure and connect to universities.	<p>The Affected Area is identified within the 30 Year Plan for Greater Adelaide (2017 Update) as being for future strategic employment uses. High quality linkages to defence and technology are available due to the proximity of the RAAF Edinburgh base.</p> <p>The Affected Area proximate to high quality road and rail transportation infrastructure.</p>
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.	<p>The Affected Area is located adjacent to high quality infrastructure and an existing cluster of manufacturing/employment generating land uses.</p> <p>The Code Amendment will allow for an expansion of this cluster and greater maximisation of the existing infrastructure servicing the region.</p>

53308 Attachments



Previous Regional Plan	Code Amendment Alignment with Regional Plan
P69 Create sufficient buffer activities and design guidelines to prevent manufacturing and defence lands being lost to encroachment by residential activities and to prevent land-use conflicts between these activities.	<p>The Code Amendment will ensure that the Affected Area is not used for an incompatible land use in the future.</p> <p>The change in policy settings in the Code will prevent a non-compatible land use from being introduced in close proximity to existing manufacturing and defence lands.</p> <p>Land use conflicts will not result from the Code Amendment, as the nearest sensitive receiver is sited 550 metres to the north-west.</p>
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 Affected Area is directly accessible by several freight routes and is adequately separated from sensitive land uses to prevent interface issues from arising.
Infrastructure	
P83 Define and protect strategic infrastructure sites and corridors from inappropriate development to ensure the continued functionality of the services they provide.	<p>The Affected Area is directly accessible by several freight routes and is adequately separated from sensitive land uses to prevent interface issues arising. It has therefore been identified as an area for the future expansion of strategic employment land uses within The 30-Year Plan for Greater Adelaide (2017 Update).</p> <p>The Code Amendment protects the Affected Area from inappropriate development by updating policy settings to limit the envisaged land uses to those related to strategic employment.</p> <p>Furthermore, the existing policy settings surrounding the RAAF Edinburgh base will continue to apply. These include height restrictions in relation to buildings, structures and objects, limitations on the use of lighting and noise mitigation measures that are to be considered during the assessment of any future development application.</p>
P84 4 Protect major economic infrastructure such as airports, ports and intermodals from encroachment by incompatible development and facilitate further economic activity in these locations.	<p>The Affected Area is in the vicinity of the RAAF Edinburgh base. Height restrictions apply in relation to buildings, structures and objects (including trees and other natural obstacles) within the RAAF Base Edinburgh Defence Aviation Area.</p> <p>Part 11A Defence Regulations 2016 prohibits structures over 45 metres above natural ground level within the Affected Area. This is reflected by the Defence Aviation Overlay provisions within the Planning and Design Code which will not be altered by the Code Amendment.</p>

As of 17 March 2025 the Greater Adelaide Regional Plan (GARP) is the relevant Regional Plan for this Code Amendment. The Code Amendment is aligned with the GARP as described in the table below.

53308 Attachments



Current Regional Plan	Code Amendment Alignment
State Planning Commission - <i>Greater Adelaide Regional Plan</i>	<p>The Affected Area lies within the Outer North Land Supply Region.</p> <p>Consistent with the 30 Year Plan for Greater Adelaide (2017 Update), the GARP designates the Affected Area for 'Future Employment' – land identified for future employment.</p> <p>The Affected Area is also designated as a National Employment (Economic) Cluster – land identified as having alignment with national economic policy and priorities, including defence.</p> <p>The Affected Area is part of a larger area designated as Future Employment and National Employment (Economic) Cluster which includes the land subject to adjacent Code Amendments being overseen by Ekistics, URPS and Future Urban, and extends to the western side of Port Wakefield Road and to the north of RAAF Base Edinburgh.</p> <p>The GARP acknowledges there are known infrastructure constraints that limit the ability to develop Future Employment land in the Outer North region, but states that it is critical that there is enough development ready land to support growth in defence related industries, manufacturing, freight and logistics with a renewed focus on sovereign manufacturing capabilities and defence.</p>

53308 Attachments



3 Other Strategic Plans

Other strategic documents relevant to the Code Amendment are:

- City of Salisbury - Strategic Growth Framework Waterloo Corner and Bolivar Corridor July 2022.
- City of Salisbury - Economic Vision for the City of Salisbury 2019.
- City of Salisbury - City Plan 2040 October 2024
- Attorney General's Department - Growth Management Program Land Supply Report for Greater Adelaide Part 3: Employment Land June 2021

How the Code Amendment aligns with each of these strategic documents is summarised in the table below.

Other Strategic Document	Code Amendment Alignment
City of Salisbury – <i>Strategic Growth Framework Waterloo Corner and Bolivar Corridor</i> July 2022.	<p>Council's Strategic Growth Framework ('the Framework') identifies significant portions of land alongside the Port Wakefield Road/Northern Connector Corridor that can support development over the medium to long term.</p> <p>The Affected Area is identified as Precinct 7 and is highlighted as being suitable for strategic employment land uses in a manner consistent with development in the surrounding area.</p> <p>The Framework highlights several infrastructure upgrades and investigations that will need to occur prior to any rezoning or development of land, including the Affected Area. These include traffic upgrades to Mumford Road and the Waterloo Corner/Heaslip Road intersection, stormwater detention and disposal infrastructure and the implications on site suitability from PFAS contamination of groundwater.</p> <p>The Code Amendment has considered these factors, and consultation will be undertaken with the City of Salisbury on any matters that require an Infrastructure Deed of Agreement.</p>
City of Salisbury – <i>Economic Vision for the City of Salisbury</i> 2019.	<p>The Economic Vision for Salisbury prepared by Deloitte in 2019, identified the key economic opportunities for the Council area.</p> <p>The Vision concludes that the Council area has several strategic assets, including connections to road and rail infrastructure, proximity to the RAAF Edinburgh base and an industrially skilled workforce, that render it suitable for further industrial development.</p> <p>The Affected Area is identified as being adjacent to the Direk / Burton industry precinct and as being suitable for future expansion. The Code Amendment seeks to facilitate this expansion and cater to the economic development of this portion of the Council area, in a manner consistent with the goals of the Vision.</p>

53308 Attachments



Other Strategic Document	Code Amendment Alignment
City of Salisbury – <i>City Plan 2040</i> October 2024	<p>The City Plan sets out important strategic goals to manage growth and change in the community, whilst identifying specific opportunities and objectives. Council has identified a specific action to proactively facilitate coordinated growth, in particular by supporting private and government led Code Amendments that are consistent with Council's Strategic Growth Framework Waterloo Corner and Bolivar Corridor, referred to above.</p> <p>The Code Amendment utilises an area of high strategic value in the City of Salisbury for employment generating purposes and has a high level of alignment with Council's strategic goals.</p>
Attorney General's Department – <i>Growth Management Program Land Supply Report for Greater Adelaide Part 3: Employment Land</i> June 2021	<p>In June 2021, PlanSA released Part 3 of their Land Supply Report for Greater Adelaide, with a focus on Employment Land.</p> <p>The Affected Area is categorised as being within the Inner North region of the study, within which there was 3,108 hectares of occupied employment lands and 486 hectares of vacant employment land.</p> <p>The Burton / Direk area was identified as being a key employment precinct, supporting 3,100 jobs. The Study also identified:</p> <ul style="list-style-type: none"> • a significant proportion of vacant land within the area, but no supply of future employment lands; and • that the area has excellent access to freight corridors and will serve a concentration of traditional, high-intensity industries. <p>Ongoing demand is anticipated to be high, due to the completion of the Northern Connector and with the Affected Area identified as being future employment land.</p> <p>The Code Amendment seeks to provide additional land within the region for employment.</p> <p>Due to the long lead time associated with creating the policy and infrastructure conditions that can support development, it is considered that the Code Amendment is timely to ensure adequate supply of land in the medium term.</p>

53308 Attachments



Attachment E

Advice from the Department of
Aboriginal Affairs and
Reconciliation

www.masterplan.com.au



ABORIGINAL HERITAGE SITES



Kirsten Falt
MasterPlan
33 Carrington Street
Adelaide 5000 South Australia

Dear Kirsten

Thank you for the search request dated 09 Oct 2023. The search was based on the title details - Title Type: CT, Volume: 5891, Folio: 751. The address for this parcel is: 44 HEASLIP RD WATERLOO CORNER SA 5110. Your reference is 5762.

I advise that the central archive, which includes the Register of Aboriginal Sites and Objects (the Register), administered by Aboriginal Affairs and Reconciliation (AAR), has no entries for Aboriginal sites at this location.

The applicant is advised that sites or objects may exist in the proposed development area, even though the Register does not identify them. All Aboriginal sites and objects are protected under the *Aboriginal Heritage Act 1988* (the Act), whether they are listed in the central archive or not. Land within 200 metres of a watercourse (for example the River Murray and its overflow areas) in particular, may contain Aboriginal sites and objects.

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Please be aware in this area there are Aboriginal groups/organisations/traditional owners that may have an interest. These may include:

Kurna Yerta Aboriginal Corporation

Chairperson: Tim Agius

Address: C/- South Australian Native Title Services Level 4 345 King William Street ADELAIDE SA 5000

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Telephone: 08 81102800

Email: tomj@nativetitlesa.org info@nativetitlesa.org

If you require further information, please contact the Aboriginal Heritage Team on telephone (08) 7133 8855 or send to our generic email address AAR.HeritageSites@sa.gov.au

Yours sincerely,

**HERITAGE INFORMATION TEAM
ABORIGINAL AFFAIRS & RECONCILIATION**

17 October 2023

Aboriginal Affairs and Reconciliation | Date: Tue Oct 17 2023 13:42:23 GMT+1030 (ACDT)
Level 16, 30 Wakefield Street | GPO Box 464 Adelaide SA 5001

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Yours sincerely,

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Yours sincerely,

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Yours sincerely,

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Yours sincerely,

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Yours sincerely,

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ABORIGINAL AFFAIRS & RECONCILIATION**

17 October 2023

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Attachment F

Site Contamination Investigations

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Preliminary Site Investigation

60 Mumford Road, Waterloo Corner, SA

MasterPlan

04 November 2024

Ref: 232200R001RevA



Document History and Status

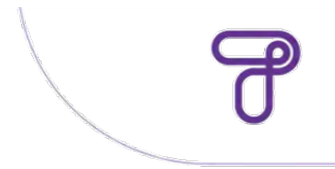
Rev	Description	Author	Reviewed	Approved	Date
A	Issued to Client	LSC/AR	DAN	DAN	04/11/2024
					

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232200R001RevA Preliminary Site Investigation | 60 Mumford Road, Waterloo Corner, SA

2



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Project: Preliminary Site Investigation | 60 Mumford Road, Waterloo Corner, SA
Client: MasterPlan
Ref: 232200R001RevA

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Appendices

- Appendix A – Precinct Plan and South Australian Planning & Property Reports
- Appendix B – Site Inspection Photos
- Appendix C – Lotsearch Report
- Appendix D – Certificates of Title



1 Introduction

1.1 Background Information

Tonkin was commissioned by MasterPlan (the client) to undertake a services, stormwater and site contamination review for a parcel of land located at 60 Mumford Road, Burton, South Australia (herein referred to as the site). Tonkin notes this report herein pertains to the site contamination review only and findings from the stormwater review are provided in a separate standalone document.

The site is referred to as Parcel 2 as shown on MasterPlan Figure 53308 PR-3E as shown in Appendix A. The area is currently zoned as Rural, with a Code Amendment proposed to rezone Parcel 2 to be used for industrial and logistics purposes. The site contamination review consisting of a preliminary site investigation (PSI) involving a detailed site history review and site inspection was commissioned primarily to inform the feasibility of the site for supporting a proposed commercial/industrial development under the code amendment.

A copy of the site precinct plan provided by MasterPlan and copies of South Australian Planning and Property Atlas (SAPPA) reports are provided in Appendix A. A site plan is included in Figure 1.1.

1.2 Objectives

A Preliminary Site Investigation (PSI) represents the first stage of the site assessment process, as defined in Schedule B2 of the National Environment Protection (*Assessment of Site Contamination*) Measure (NEPM 1999). The main objectives of the PSI are as follows:

- Identify potential sources of contamination and determine potential contaminants of concern;
- Identify areas of potential contamination;
- Identify potential human and ecological receptors;
- Identify potentially affected media (soil, sediment, groundwater, surface water, indoor and ambient air) and
- Determine the nature and extent of any previously identified areas of contamination.

1.3 Methodology

The methodology implemented for the works is based on guidance within the following documents:

- National Environment Protection (*Assessment of Site Contamination*) Measure, 1999;
- Guidelines for the Assessment and Remediation of Site Contamination (2018), and
- Practice Direction 14 – Site Contamination Assessment (2021).







2 Site Characteristics

2.1 Site Identification

Site identification details are provided following in Table 2.1.

Table 2.1 Site Details

Site Address	<ul style="list-style-type: none"> Lot 1, 6-10 Heaslip Road, Waterloo Corner, SA Lot 4, 12, 13, 60-74 Mumford Road, Waterloo Corner, SA Lot 5, 44-54 Heaslip Road, Waterloo Corner, SA Lot 2, 3, 60-74 Mumford Road, Waterloo Corner
Current Owner(s)	<ul style="list-style-type: none"> Steve Choimes (Lot 1) Gurinder Singh (Lot 4, 12, 13) John Buttrose (Lot 5) Frank Agostino (Lot 2, 3)
Current Certificate of Title(s)	<ul style="list-style-type: none"> CT5932/514 (Lot 1) CT5898/631 (Lot 4); CT5898/632 (Lot 12); CT5898/633 (Lot 13) CT5891/751 (Lot 5) CT5898/629 (Lot 2); CT5898/630 (Lot 3)
Parcel / Plan	<ul style="list-style-type: none"> D16689A1 (Lot 1) D16692A4 (Lot 4); D16692A12 (Lot 12); D16692A13 (Lot 13) D19002A5 (Lot 5) D16689A2 (Lot 2); D16689A3 (Lot 3)
Local Government Authority	City of Salisbury
Council Zoning	Rural
Current Land Use	Agriculture; Vacant
Proposed Land Use	Commercial/Industrial
Land Area	30.0592 ha

2.2 Site Inspection

A site inspection was conducted on 9 October 2024 by a suitably qualified Environmental Scientist from Tonkin, to visually inspect the site conditions and to identify potential sources of contamination at (or near) the site. Frank Agostino (Lots 2 and 3) and Steve Choimes (Lot 1) accompanied the Tonkin representative on the site inspection to assist with the provision of relevant information about the site and surrounds. During the inspection, land uses and activities in the vicinity of the site were recorded as were other observations of topography, ground cover and surface hydrology. Photographs were taken during the site inspection, a selection of which are provided at the rear of this report in Appendix B. A summary of the site inspection findings is provided in Table 2.2 below:

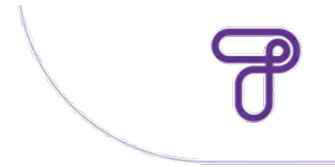


Table 2.2 Site Inspection Findings

Item	Land Use
Site Description	The site "Parcel 2" encompasses seven separate allotments and is situated at the corner of Mumford Road and Heaslip Road. Currently Lot 1 is used for a commercial/industrial use (Adelaide Truck and Car Removal & Sales), Lots 2, 3, 4, 12 and 13 are utilised for olive horticulture purposes (olive groves) and Lot 5 is vacant. The main access to all seven allotments is from Heaslip Road.
Site Topography and surface water drainage	The site was observed as being relatively flat. There were minor ruts observed between olive grove. Minimal surface water pooling was observed during the inspection, isolated to the ruts between the tree rows within allotments 3 and 4. Note surface water collected during high rainfall events as well as surplus irrigation water is likely to pool within the ruts between orchards on the orchard floor.
Observations	<ul style="list-style-type: none"> An artificial detention basin/dam exists within the southern portion of the site (within allotment No.2) and is used for olive orchard irrigation purposes. A pumphouse is located immediately east of the detention basin/dam. Some potential oil staining (localised to the pump infrastructure) was observed atop the concrete slab within the pumphouse. The concrete slab was observed to be in good condition with no evidence of cracking or dilapidation. Adjoining the pump house to the east was a main building (warehouse) used for olive processing. Two overhead canopies were observed adjoining the southern side of the warehouse. The warehouse floor was sealed with hardstand concrete which was observed to be in good condition. Beneath the two overhead canopies the ground was unsealed. Several Intermediate Bulk Containers (IBC's) used to store chemicals (including herbicides and insecticides) were observed within the warehouse and outside of the warehouse abutting south and north. No evidence of any leaks or significant associated staining was observed. Adjacent the warehouse to the north and south were two shipping containers. The southern shipping container was used for the storage of miscellaneous items including 20L drums of herbicides. Anecdotal evidence suggests that insecticides and pesticides have not been used on the site for more than 10-15 years and that the herbicides are only used for the grass once a year in accordance with manufacturer's recommendations. The shipping container located north of the main warehouse was used to store 205L drums of diesel, 20L oil drums, degreaser and lubricant cans, car batteries, herbicide containers, pallets and miscellaneous items. An old diesel above ground storage tank was observed atop the northern shipping container. Some hydrocarbon impacts (dark staining) were observed on surface soils in a localised area at the entrance of the shipping container. Aside from the above-mentioned surface staining, no other potential indicators of contamination such as disturbed, coloured or stained soils or unusual odours were noted during the site inspection. No evidence of asbestos was observed across the site surface or in the built form. Allotment No.1 was occupied by Adelaide Truck and Car Removal & Sales for use as a transit yard with evidence of car, truck and trailer parking and storage of miscellaneous items. Soil disturbance and several stockpiles of site won natural soil were observed in the central and rear portion of allotment No.1. Several stockpiles of soil containing construction and demolition waste (with inclusions of plastic concrete and bitumen) and stockpiled agricultural waste



Item	Land Use
	<p>items (disused plastic, styrofoam, organic matter, timbers etc) were also observed in the central and rear portions of allotment No.1.</p> <ul style="list-style-type: none"> No evidence of any asbestos or staining (or similar) or unusual odours were noted during a detailed walkover within the transit yard or within the central and rear portion of the allotment. Allotment No.5 was observed as vacant, covered with low-lying grass.
Surrounding Land Use	<p>North: Immediately north, northeast and northwest of the site lies agricultural land, used for broadacre farming purposes.</p> <p>East: Immediately east of the site is Heaslip Road followed by commercial/industrial land use (Civil Train Burton)</p> <p>South:</p> <ul style="list-style-type: none"> Heaslip Road (southeast) and Mumford Road (southwest). Beyond Heaslip road to the southeast of the site are commercial/industrial properties: (Packcentre Marketing Services, Bargain Steel Centre, Adelaide Fencing & Steel Supplies, Silvercrete Precast). Directly south of the site is the corner of Heaslip Road and Mumford Road, followed by Ferris Metal Recyclers. Beyond Mumford Road to the southwest is agricultural land and greenhouses. <p>West: Immediately west of the site is Mumford Road followed by commercial/industrial properties followed by Port Wakefield Road.</p>

2.3 Physical Site Setting

The local and site-specific geological and hydrogeological settings influence the fate and transport of potential contaminants, in the vicinity of and at the subject site.

The distributions of any contaminants across a site are influenced by the local geology and natural or humanmade/alterd drainage features in the area or at the site. Their distribution within the sub-surface is influenced by natural preferential pathways including geological structures, variations in the permeability of soil and rock, geochemical, biological and mineralogical variations. Preferential pathways may additionally exist due to the presence of human-made structures and infrastructure such as underground services utilities, human-made lake lagoons and wetlands and the presence of subsurface basements.

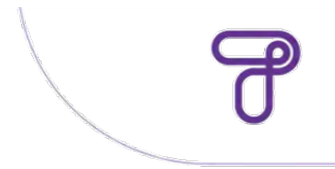
Certain sites may be in areas that are naturally enriched with mineral resources and can appear to contain elevated levels of metals and metalloids in soil, surface water or groundwater.

Consequently, it is essential to understand the background quality of these media and to evaluate potential contamination of this type in terms of the beneficial uses of the site and its water resources.

The regional geology, hydrology and hydrogeological conditions are summarised in Table 2.3.

Table 2.3 Summary of Regional Conditions

Geology	<p>The natural soils underlying the site area are typified by Quaternary rocks consisting of quaternary alluvial/fluviat sediments (Qa) of the Pleistocene-Holocene period.</p> <p>The soil mapping unit across the site is Calcarosol, consisting of plains with tracts of dunes: plains of dark highly calcareous loamy earths with shallow forms of hard alkaline red soils and small areas of cracking brown clays interspersed with dune</p>
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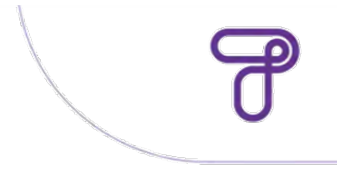
	tracts of brown calcareous earths and brown sands. The soil mapping type for the site is described as hard loamy sand over red clay. Local geology maps are presented in Appendix C.
Acid Sulfate Soils	According to the Atlas of Australian Acid Sulfate Soil, the site area is classified as Class C with an extremely low probability of occurrence (namely a 1-5% chance of occurrence with occurrences in small, localised areas).
Hydrology	An artificial detention basin exists within the southern portion of the site (within allotment No.2) and used for olive grove irrigation purposes. The closest natural surface water body to the site is a network of interconnected creeks and channels forming part of the Barker Inlet wetlands/mangrove system located approximately 3.5 kilometre (km) west to southwest of the site. The Little Para River is located approximately 4.7 km south of the site. The Gulf of St Vincent is located approximately 12km west of the site.
Hydrogeology	In total, one aquifer has been identified beneath the site. It occurs within the sedimentary rocks, consisting of basins which include limestone, often cavernous, sandstone, sand shale and clay. The aquifer on site is described as a porous extensive aquifer of high productivity.
Topography	The site is located at an elevation of approximately 10 m AHD. The site is relatively flat.
Ecological Constraints	There are no ecological constraints within the proposed development area.

2.3.1 Local Groundwater Use

A summary of the Department of Environment, Water and Natural Resources (DEWNR) registered bore database for the area (Appendix C) indicates that there are 10 registered bores within 100m of the site and 435 registered bores within a 2 km radius of the site. Information provided for the registered bores includes the following:

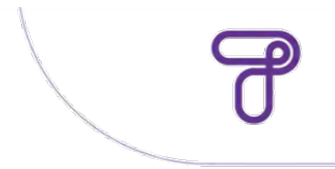
- One registered bore exists for the site (Drillhole No. 167659) and is listed as operational and used for irrigation purposes. The bore was drilled in November 1997 to a maximum depth of 122 m bgl (metres below ground level). The salinity (Total Dissolved Solids) of the groundwater at the time of drilling was recorded as 1490 mg/L and standing water level recorded as 18 m bgl.
- Drilled depths ranged from 2.8 to 203 m below ground level (bgl).
- In terms of their primary purpose, wells were installed for the following:

Anode Protection (one)
Construction Materials (two)
Domestic (one)
Domestic; Irrigation (20)
Domestic; Irrigation; Observation (three)
Domestic; Irrigation; Stock (22)
Drainage (one)
Environmental (four)
Industrial (two)
Investigation (105)
Investigation/Monitoring (three)
Investigation/Observation (three)
Irrigation (136)
Irrigation; Observation (six)
Irrigation; Observation; Stock (four)
Irrigation; Stock (22)
Managed Aquifer Recharge (two)
Stock (11)



The remaining 72 bores had no purposes listed.

- Of the 435 bores registered, 148 listed as operational, 104 were listed as backfilled, 29 were listed as unknown, 23 were listed as abandoned, 16 were listed as not located, four were listed as rehabilitated, three were listed as not in use, two were listed as non-operational, two were listed as operational as required, one was listed as controlled-shut in, one was listed as dry, and the remaining 102 wells had no identified status listed.
- Standing water levels (SWL) were listed for 197 wells and found to range from 0.1 to 33.53 m bgl.
- Groundwater yield was listed for 235 wells and found to range from 0.01 to 37.5 L/s.
- Groundwater salinity data was supplied for 268 wells and indicated variable salinity of groundwater, with readings of between 299 and 24,700 mg/L TDS.
- Groundwater beneath the site is expected to be encountered between 10-20 m bgl. Based on knowledge of the site area and the elevation contours, groundwater beneath the site is anticipated to flow in a westerly direction towards the Gulf of St Vincent.



3 Historical Review

3.1 Historical Ownership

The site is currently described by several Certificates of Title as listed in Section 2.1 and as per below:

- CT5932/514 (Lot 1);
- CT5898/629 (Lot 2); CT5898/630 (Lot 3); CT5898/631 (Lot 4);
- CT5891/751 (Lot 5);
- CT5898/632 (Lot 12); CT5898/633 (Lot 13)

Copies of the historical Certificates of Title are included in Appendix D.

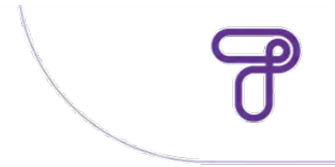
The historical ownerships of the allotments are presented in the tables following.

Table 3.1 Summary of Owners (Vol. 5932 Fol. 514).

Date of Acquisition	Registered Proprietor (s) & Occupations	Reference to Title at Acquisition and sale
16/07/1985	Ambro Proprietary Limited of care of W.R. Nicholls & Associates 65 Greenhill Road Wayville 5034 and Prinhton Investments Proprietary Limited of 184 Hutt Street Adelaide 5000 (tenants in common)	Volume 4249 Folio 414
18/03/1986	Ambro Proprietary Limited of care of W.R. Nicholls & Associates 65 Greenhill Road Wayville 5034 and Prinhton Investments Proprietary Limited of 184 Hutt Street Adelaide 5000 (tenants in common)	Volume 4268 Folio 710
29/06/1987	Prinhton Investments Pty. Limited	Transfer No. 5374215
3/02/1989	Lacinata Pty. Ltd. of 1294 North East Road Tea Tree Gully 5091	Transfer No. 6680004
17/04/1990	Giuseppe Agostino and Catherine Agostino both of 2A Basten Avenue Seaview Downs 5049 Shop Proprietors	Transfer No. 6901322
20/12/2004	Steve Choimes	Current Owner

Table 3.2 Summary of Owners (Vol. 5898 Fol. 629).

Date of Acquisition	Registered Proprietor (s) & Occupations	Reference to Title at Acquisition and sale
16/07/1985	Ambro Proprietary Limited of care of W.R. Nicholls & Associates 65 Greenhill Road Wayville 5034 and Prinhton Investments Proprietary Limited of 184 Hutt Street Adelaide 5000 (tenants in common)	Volume 4249 Folio 414
18/03/1986	Ambro Proprietary Limited of care of W.R. Nicholls & Associates 65 Greenhill Road Wayville 5034 and Prinhton Investments Proprietary Limited of 184 Hutt Street Adelaide 5000 (tenants in common)	Volume 4268 Folio 711



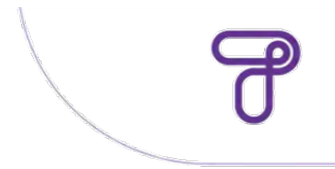
Date of Acquisition	Registered Proprietor (s) & Occupations	Reference to Title at Acquisition and sale
29/06/1987	Prinkton Investments Pty. Limited	Transfer No. 6374215
3/07/1989	F. Agostino Nominees Pty. Ltd. of 10 Greenhill Road Wayville 5034	Transfer No. 6763145
18/07/2003	Frank Agostino	Current Owner

Table 3.3 Summary of Owners (Vol. 5898 Fol. 630).

Date of Acquisition	Registered Proprietor (s) & Occupations	Reference to Title at Acquisition and sale
16/07/1985	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 (tenants in common)	Volume 4249 Folio 414
18/03/1986	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 (tenants in common)	Volume 4268 Folio 712
29/06/1987	Prinkton Investments Pty. Limited	Transfer No. 6374215
3/07/1989	F. Agostino Nominees Pty. Ltd. of 10 Greenhill Road Wayville 5034	Transfer No. 6763145
18/07/2003	Frank Agostino	Current Owner

Table 3.4 Summary of Owners (Vol. 5898 Fol. 631).

Date of Acquisition	Registered Proprietor (s) & Occupations	Reference to Title at Acquisition and sale
16/07/1985	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 (tenants in common)	Volume 4249 Folio 414
18/03/1986	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 (tenants in common)	Volume 4268 Folio 713
29/06/1987	Prinkton Investments Pty. Limited	Transfer No. 6374215
3/07/1989	F. Agostino Nominees Pty. Ltd. of 10 Greenhill Road Wayville 5034	Transfer No. 6763145
18/07/2003	Gurinder Singh	Current Owner

**Table 3.5 Summary of Owners (Vol. 5891 Fol. 751).**

Date of Acquisition	Registered Proprietor (s) & Occupations	Reference to Title at Acquisition and sale
16/07/1985	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 (tenants in common)	Volume 4249 Folio 414
18/03/1986	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 (tenants in common)	Volume 4268 Folio 720
27/10/1986	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 (tenants in common)	Volume 4283 Folio 720
29/06/1987	Prinkton Investments Pty. Limited	Transfer No. 6374215
5/10/1988	Francesco Trimarchi of 1 Malin Street Albert Park 5014 Tool Maker and Rosa Trimarchi his wife of one undivided moiety Giuseppe Sergi of 9 Waddom Road Brooklyn Park 5032 Shop Attendant and Francesca Sergi his wife of one undivided moiety	Transfer No. 6614185
21/11/1991	Bruno Facchin and Anna Facchin both of 1 Tudor Avenue Fulham Gardens 5024 of two undivided fourth parts Sergio Daniele Facchin of 1 Tudor Avenue Fulham Gardens 5024 of one undivided fourth part and Daniela Camozzato of 8 Lancaster Avenue Fulham Gardens 5024 of one undivided fourth part	Transfer No. 7205144
24/03/2003	John Buttrose	Current Owner

Table 3.6 Summary of Owners (Vol. 5898 Fol. 632).

Date of Acquisition	Registered Proprietor (s) & Occupations	Reference to Title at Acquisition and sale
16/07/1985	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 (tenants in common)	Volume 4249 Folio 414
18/03/1986	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 (tenants in common)	Volume 4268 Folio 717
29/06/1987	Prinkton Investments Pty. Limited	Transfer No. 6374215



Date of Acquisition	Registered Proprietor (s) & Occupations	Reference to Title at Acquisition and sale
3/07/1989	F. Agostino Nominees Pty. Ltd. of 10 Greenhill Road Wayville 5034	Transfer No. 6763145
18/07/2003	Gurinder Singh	Current Owner

Table 3.7 Summary of Owners (Vol. 5898 Fol. 633).

Date of Acquisition	Registered Proprietor (s) & Occupations	Reference to Title at Acquisition and sale
16/07/1985	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 (tenants in common)	Volume 4249 Folio 414
18/03/1986	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 (tenants in common)	Volume 4268 Folio 718
29/06/1987	Prinkton Investments Pty. Limited	Transfer No. 6374215
3/07/1989	F. Agostino Nominees Pty. Ltd. of 10 Greenhill Road Wayville 5034	Transfer No. 6763145
18/07/2003	Gurinder Singh	Current Owner

3.2 Aerial Photograph Review

Aerial photographs obtained by Lotsearch pertaining to the site and surrounding area in approximately 10 year intervals from 1949 to present day were reviewed in order to assess land use changes over time in both the subject site and adjacent land and to identify any historically potentially contaminating activities that may have occurred on the site or surrounding land. Copies of the historical aerial photographs are included in Appendix C.

Details of the aerial photographs inspected during this investigation are summarised below in Table 3.8.

Table 3.8 Summary of Aerial Photography

Date	Comments
1949	<p>The aerial photograph is black and white and of poor quality.</p> <p><i>Site:</i> The site appears as vacant land used for broadacre farming purposes. The site is bound by unsealed gravel roads to the southeast (current day Heaslip Road) and southwest (current day Mumford Road).</p> <p><i>Surrounds:</i> The surrounding area appears vacant and used for broadacre farming purposes.</p>



Date	Comments
1959-1961	<p>The aerial photograph is black and white and of poor quality.</p> <p><i>Site:</i> There are no significant changes on the site since the 1949 aerial photograph.</p> <p><i>Surrounds:</i> There are no significant changes in the surrounding area since the 1949 aerial photograph aside from the addition of a small dwelling located approximately 80 metres east of the eastern site boundary.</p>
1968-1969	<p>The aerial photograph is black and white and of good quality.</p> <p><i>Site:</i> There are no significant changes on the site since the 1959-61 aerial photograph.</p> <p><i>Surrounds:</i> There are no significant changes in the surrounding area since the 1959-61 aerial photograph aside from upgrades to the unsealed gravel roads identified in the 1949 aerial photograph which now appear sealed with bitumen surface covering.</p>
1979	<p>The photograph is colour and of good quality.</p> <p><i>Site:</i> The site appears similar to the previous aerial with no significant changes of note.</p> <p><i>Surrounds:</i> The surrounding area appears relatively similar to the previous aerial with no significant changes evident apart from the addition of a building at the property east of the site identified in the 1959-61 aerial photograph.</p>
1986-1989	<p>The photograph is colour and of good quality.</p> <p><i>Site:</i> There appears to be a small, localised area of dark earth in the western corner of the site. It is unclear if the dark appearance is exposed soil or potentially a small localised area of charring from a minor fire event. No other significant changes are evident on the site since the 1979 aerial photograph.</p> <p><i>Surrounds:</i> The surrounding area appears relatively similar to the previous aerial in all directions aside from land southeast beyond current day Heaslip Road which shows the establishment of several small buildings/sheds (likely used for agricultural purposes).</p>
1999	<p>The photograph is colour and of good quality.</p> <p><i>Site:</i> The majority of the site except for a strip of land in the northeastern portion of the site (current day allotment No.5) appears to have been developed for olive cultivation purposes with evidence of olive groves and associated supporting infrastructure. A dam and small shed (likely a pumphouse) is now evident in the southern portion of the site (current day allotment No.2).</p> <p><i>Surrounds:</i> In the surrounding area to the north and northwest there appears to be several small stockpiles of soil (likely virgin soil sourced from land clearance activities in nearby areas). Further development of land for agricultural and/or commercial/industrial purposes is evident south and southeast of the site. Land to the southwest of the site now also appears to be undergoing development for agricultural purposes with the advent of three large greenhouses.</p>
2010	<p>The photograph is colour and of good quality.</p> <p><i>Site:</i> The olive groves identified in the 1999 aerial photograph now appear further established. There also appears to be the addition of a structure (shed/canopy – likely used for olive grove</p>

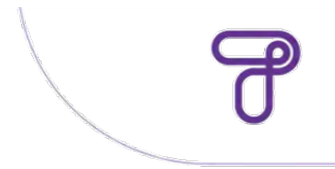


Date	Comments
	<p>processing) adjoining the pumphouse identified in the 1999 aerial photograph. Immediately south of the pumphouse/shed the land appears to be utilised as a storage area. Due to the contrast of the aerial photograph, the exact nature of items stored in this area cannot be confirmed.</p> <p><i>Surrounds:</i> In the surrounding area the major changes are on land southeast and south of the site which appears to be undergoing further commercial/industrial development with the addition of several more buildings now observed. There also appears to be several small stockpiles of soil in this area, again likely virgin soil generated from land clearance activities as part of developments in nearby areas.</p> <p>On land to the west and southwest of the site further development is observed with evidence of land clearance activities and the addition of two more large greenhouses.</p>
2014	<p>The photograph is colour and of good quality.</p> <p><i>Site:</i> The majority of the site appears unchanged from the previous aerial photograph with the exception of a strip of land in the southwestern portion of the site adjacent Mumford Road (current day allotment No.1) which appears to have been stripped of olive groves and now appears as bare earth with localised areas of soil disturbance evident.</p> <p><i>Surrounds:</i> No significant changes are evident in the surrounding area aside from land southeast and south of the site which appears further established for commercial/industrial purposes with several more buildings shown.</p>
2024	<p>The photograph is colour and of good quality.</p> <p><i>Site:</i> The southwestern corner of the site (within current day allotment No.1) now appears to be used as a transit yard with several trucks and miscellaneous equipment/items parked/stored in this portion of the site. Beyond the transit yard at the rear of the allotment there are several stockpiles of soil evident, likely generated during earthworks of the transit yard and/or sourced from land clearance activities associated with developments in nearby areas. No other changes of significance are evident in comparison to the previous aerial photograph.</p> <p><i>Surrounds:</i> On land southeast and south of the site further development for commercial/industrial purposes is apparent with several more buildings shown. A commercial/industrial development is also evident immediately west of the site beyond current day Mumford Road. No other changes of note are observed.</p>

3.2.1 Historical Maps

Historical maps obtained by Lotsearch 1937 and 1982 (produced from by the Australian Section Imperial General Staff and Geoscience Australia, respectively) were reviewed in order to assess land use changes over time in both the subject site and adjacent land. Copies of the historical maps are included in Appendix C.

Details of the historical maps inspected during this investigation are summarised below in Table 3.9.

**Table 3.9 Summary of Historical Maps**

Date	Comments
1937	This map identified major roads, buildings, vegetation, contours, water bodies and landmarks. This map shows the site situated within Waterloo Corner and forming part of a larger allotment (numbering not available). The suburbs of Direk and Bolivar are shown to the north and south of the site respectively. Three groundwater wells are shown at a distance of approximately 500m, 1.5km and 2km west of the site. Several meandering water courses are also shown west and southwest of the site.
1982	This map identified major roads, a railway corridor, surrounding features and landmarks. Landmarks and features of note surrounding the site include the Edinburgh Air Base located approximately 2.5km northeast of the site, the bolivar sewage treatment facility located approximately 2km southwest of the site and a quarry located approximately 1.7km northwest of the site.

3.2.2 Historical Business Directories

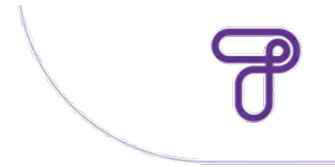
A search of the Universal Business Directory (UBD) and Sands & McDougall Directory was undertaken by Lotsearch to determine historical business and associated potentially contaminating activities on site and within 150 m of the site from years 1910 to 1991. The search found the following:

- There were no business listings mapped to a premise or road intersection.
- There was a total of 5 business listings matched to a road or area within the 150 m buffer area

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, details are provided in Table 3.10 below. Further information on historical business listings is provided in the Lotsearch report (Appendix C).

Table 3.10 Historical Business Listings

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area (m)
1	Motor Wreckers	Burton Auto Parts, Lot 13, Heaslip Road, Burton	29161	1991	Road Match	7m
	Motor Panel Beaters &/or Spray Painters	LF Motors, Lot 1, Heaslip Road, Burton	28225	1991	Road Match	7m
2	Concrete – Ready Mixed	Goliath Concrete Services Pty Ltd., Lot 2, Waterloo Corner Road, Burton	41454	1991	Road Match	141m



Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area (m)
	Abrasive Blasting	Safe Strip Pty Ltd, Lot 1, Waterloo Corner Road, Burton	36794	1991	Road Match	141m
	Motor Car Restorations	Safe Strip Pty Ltd, Lot 1, Waterloo Corner Road, Burton	26739	1991	Road Match	141M

A search of the Universal Business Directory (UBD) and Sands & McDougall Directory was also undertaken by Lotsearch to determine historical Dry Cleaners, Motor Garages & Service Stations within 500 m of the site from years 1930 to 1991. The search found no business listings within the 500m buffer zone.

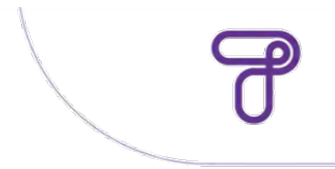
3.3 South Australian Environmental Protection Authority (SA EPA) Records

3.3.1 EPA Site Contamination Index

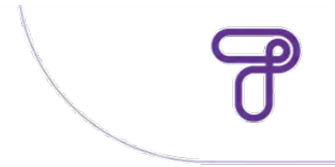
A search of the SA EPA Site Contamination Index website for notifications relevant to the area within 1 km was completed by Lotsearch and indicated 24 sites of potential interest. For the purposes of this assessment Tonkin has summarised sites only within a 100m buffer zone from the site as presented in Table 3.11 below. Further information is provided within the Lotsearch report in Appendix C.

Table 3.11 EPA Site Contamination Index

Notification No	Type	Address	Activity	Status	Location Confidence	Distance (m)	Direction
62510	109 Notification	Various monitoring wells on road verges and Council Reserves EDINBURGH SA 5111	Not recorded	Current EPA list	Premise Match	0	On-site
61355 - 08	S83A Notification	Lot 2 Waterloo Corner Road, Burton; Lot 501 Heaslip Road, Direk and various	Defence works; Fire stations; Fire training areas	Previous EPA List	Premise Match	3	East



Notification No	Type	Address	Activity	Status	Location Confidence	Distance (m)	Direction
road verges EDINBURGH SA 5111							
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	6	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	6	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	6	West



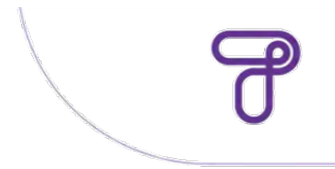
Notification No	Type	Address	Activity	Status	Location Confidence	Distance (m)	Direction
61004	Audit Notification	35-57 Heaslip Road BURTON SA 5110	Fill or soil importation	Current EPA List	Premise Match	16	South East
61166 - 01	S83A Notification	35-57 Heaslip Road BURTON SA 5110	Fill or soil importation	Current EPA List	Premise Match	16	South East
61004 - 001	Audit Report	35-57 Heaslip Road BURTON SA 5110	Fill or soil importation	Current EPA List	Premise Match	16	South East
61559	Audit Notification	59-71 Heaslip Road BURTON SA 5110	Agricultural activities	Current EPA List	Premise Match	57	East
61559	Audit Termination	59-71 Heaslip Road BURTON SA 5110	Not recorded	Current EPA List	Premise Match	57	East

3.3.2 EPA Authorisations and Applications

A search of the SA EPA register identified 30 records of EPA authorisations and/or applications within 1 km of the site. For the purposes of this assessment, only authorisations and/or applications within 100 meters of the site have been summarised as per Table 3.12. below. Further details are provided in the Lotsearch report in Appendix C.

Table 3.12 EPA Authorisations and Applications

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	Location Confidence	Distance/ Direction
29264	LICENCE	Issued	Ferris Metal Recyclers	Corner of Waterloo Corner Road and Heaslip Road, Burton, S.A.	Waste Recovery Facility	Current EPA Register	Premise Match	34 m South



3.3.3 EPA Environment Protection and Clean Up Orders

A search of the SA EPA database identified 11 records for environment protection and clean up orders within 1 km of the site and 2 records within 100 meters of the site. Records within 100 metres of the site are summarised in Table 3.13 below. Further details are provided in the Lotsearch report in Appendix C.

Table 3.13 EPA Environment Protection and Clean Up Orders

Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	Location Confidence	Distance/ Direction
26970	Environment Protection Order	Issued	-	Heaslip Road, Burton SA	Caused or permitted the receipt, storage and disposal of waste at the site, without an environmental authorisation (licence)	Current EPA Register	Premise Match	16m Southeast
14212	Environment Protection Order	Revoked	-	Waterloo Corner Road	Caused or permitted the receipt, storage and disposal of waste at the site, without an environmental authorisation (licence)	Current EPA Register	Road Match	100m Southeast

3.3.4 EPA Contamination Assessment and Groundwater Prohibition Areas

A search of the SA EPA database for contamination assessment areas and groundwater prohibition areas within 1 km of the site was reviewed by Tonkin. The search identified no contamination assessment areas for the site or within the 1km search buffer. There were two records identified for EPA groundwater prohibition areas. One record was identified for the site (Edinburgh Stage 1) and one record identified 327m southwest of the site (Edinburgh stage 2). Further information is provided within the Lotsearch report provided in Appendix C.

3.3.5 Section 7 Search

A Section 7 Search found a section 103S notification – Notice of prohibition or restriction on taking water affected by site contamination in relation to the land as well as identified report of an environmental assessment recorded in the public register pertaining to all seven allotments. The section 103S notification and related environmental reports can be found at the following link [Edinburgh Groundwater Prohibition Area \(Stages 1 and 2\) | Engage EPA](#) and pertain to the Edinburgh Groundwater Prohibition Area (GPA) resultant from RAAF Edinburgh PFAS contamination.



3.3.6 PFAS Investigation & Management Programs

A search of the SA EPA database and information provided by the Department of Defence for PFAS investigation and management areas within 2 km of the site was reviewed by Tonkin. The search identified one record matched to the site attributed to the RAAF Edinburgh Base. A link to the investigation findings and ongoing PFAS monitoring report around the RAAF Edinburgh base is provided here: [RAAF Base Edinburgh | About | Defence](#)

3.4 Waste Management and Liquid Fuel Facilities

3.4.1 National Waste Management Facilities Database

A search of the National Waste Management Facilities Database identified eight records of interest within 1 km of the site and 1 record within 100 m of the site. For the purposes of this assessment, only authorisations and/or applications within 100 m of the site have been summarised as per Table 3.14 below. Further details are provided in the Lotsearch report in Appendix C.

Table 3.14 National Waste Management Facilities Database

Owner	Address	Management Type	Facility Type	Status	Location Confidence	Distance	Direction
Ferris Metal Recyclers Pty Ltd	CORNER WATERLOO CORNER ROAD AND HEASLIP ROAD, BURTON	RECYCLING	Metals Recovery Facility	OPERATIONAL	Premise Match	34 m	South

3.4.2 EPA Approved Container Collection Depots

A search of EPA Collection Depots identified found one listing of interest within 1 km of the site. The listing pertains to AAA Recycling located approximately 469 m southeast of the site at 551 Waterloo Corner Road, Burton, South Australia.

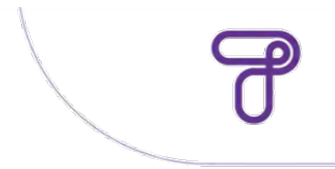
3.4.3 National Liquid Fuel Facilities

A search of the National Liquid Fuel Facilities Database identified no records of interest within 1 km of the site.

3.5 Mining

3.5.1 Mines and Mineral Deposits

A search of mines and mineral deposits identified no records of interest within 1 km of the site.



4 Preliminary Conceptual Site Model

In accordance with, and as specified within Schedule B2 of the NEPM (1999), an important step in the site assessment process is the development of a 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.

For exposure to occur, a complete pathway must exist between the source of contamination and the receptor (i.e. the person or ecosystem components potentially affected). Where the exposure pathway is incomplete, there is no exposure and hence no risk via that pathway. An exposure pathway will typically consist of the following elements:

- Source of contamination (e.g. A spill)
- Release mechanism (e.g. Migration in soil, leaching to water, emission to air)
- Retention in the transport medium (e.g. Soil, groundwater, surface water, air)
- Exposure point (e.g. Where a person comes in contact with contaminated dust or soil, or contaminated groundwater from a well, or in a building overlying volatile contamination); and
- Exposure route (e.g. Inhalation, ingestion, absorption through the skin).

A preliminary CSM has been formulated utilising available information gathered as part of this preliminary site investigation. This is an iterative CSM and was prepared to determine the presence of plausible exposure pathways and hence the presence of significant risk to susceptible receptors such as humans, ecosystems and the built environment.

In the absence of a plausible exposure pathway there is negligible risk. Therefore, the presence of measurable concentrations of contaminants does not automatically imply that the site will cause harm. The nature and importance of both receptors and exposure routes, which are relevant to any particular site, will vary according to its characteristics, intended end-use and its environmental setting.

4.1 Background Information

Information regarding the site setting, layout and history has been detailed in Sections 2 and 3. Key points regarding site characteristics are as follows:

Current land use: Agriculture; Vacant

Proposed land use: Commercial/Industrial

Surrounding land use: Agricultural & Commercial/Industrial

Distance to water body: A network of interconnected creeks and channels forming part of the Barker Inlet wetlands/mangrove system located approximately 3.5km west to southwest of the site.

Soil type: Hard loamy sand over red clay

Depth to groundwater: Likely between 10-20 m bgl.

Groundwater quality: Slightly saline - ~1500 mg/L

Groundwater flow direction: Likely westerly towards the Gulf of St Vincent



4.2 Potential Receptors and Exposure Pathways

The following potential receptors and exposure pathways are based on the proposed change in land use from rural to commercial/industrial and would depend on the types of contaminants (if any) identified as well as their depth, concentrations and likely behaviour:

4.2.1 Soil

- Future site workers and visitors: direct dermal contact, inhalation (dust, vapours), accidental ingestion (generally limited to surface soils).
- Construction and maintenance workers: direct dermal contact, inhalation (dust, vapours), accidental ingestion (surface and subsurface (excavated) soils).
- Buildings and structures: corrosion.
- Biota: particularly relevant to the upper 2 m of the soil profile.
- Local flora and fauna.
- Downward leaching/infiltration to groundwater.

4.2.2 Groundwater

- Future site workers and visitors: direct dermal contact, inhalation (vapours), ingestion.
- Construction and maintenance workers: inhalation (vapours) and, depending on whether groundwater is intercepted, direct dermal contact as well as accidental ingestion.
- Buildings and structures: corrosion – depending on depth of groundwater relative to infrastructure.
- Down-gradient groundwater users of registered and/or unregistered bores.

Tonkin notes the site is situated within a groundwater prohibition area (Edinburgh Stage 1) and as such extraction of groundwater for domestic, potable recreational and irrigation purposes is prohibited. It is also noted that based on Tonkin's understanding of the geological formation (hard loamy sand over red clay) and depth to groundwater (~10 to 20 m bgl) beneath the site, it is considered highly unlikely to be encountered during any future construction activities associated with any future potential commercial/industrial development. The above-mentioned potential receptors of groundwater have been included as a conservative approach.

4.3 Potentially Contaminating Activities

The following potentially contaminating activities (PCAs), as listed under the *Environment Protection Regulations 2023*, have been identified as being of potential significance for the subject site area (past and present). Tonkin understands the commissioned works were not required as part of any specific planning direction, as such commentary regarding the identified PCA and 'Class' of activity as defined in Practice Direction 14 – Site Contamination Assessment 2021 (version 4) issued by the State Planning Commission, has been excluded.

Onsite:

- Agricultural/ horticultural activities (entire site area)
- Storage, use and disposal of fuels, oils, lubricants and degreasers (southern portion of allotment No.2)
- Transit Yard/Vehicular Parking (southwestern portion of site - Allotment 1)
- Stockpiled soil containing C&D waste and stockpiled inert (agricultural) waste (central and rear portions of allotment No.1)

Offsite:

- Current and historical agricultural/ horticultural activities



- Steel Fabrication - Bargain Steel Centre (located southwest of the site beyond Heaslip Road)
- Concrete Manufacturing (located southwest of the site beyond Heaslip Road)
- Ferris Metal Recyclers (located south of the site beyond the corner of Heaslip Road and Mumford Road)

Based on the above information, the following identified potential contaminating activities (PCAs) and the identified contaminants of concern are summarised following in Table 4.1.

4.4 Tabulated Conceptual Model

The conceptual model for the site identifies all of the potential pollutant linkages, based on the information collated in this PSI and an understanding of the way that the potential contaminants at the site are likely to behave in the local environment.

On the basis of the available information, the preliminary CSM in terms of present site conditions is provided following in Table 4.1.

Not all potential contaminants have been included within the tabulated form of the conceptual model if they are not considered to be significant at this stage i.e. if a complete exposure pathway has not been identified.

The Key used within the table is as follows:

LOW – potential risks associated with the presence of the contaminant linkage are low and further assessment is not considered necessary.

MOD – potential risks associated with the presence of the contaminant linkage are moderate and further assessment should be considered.

HIGH – potential risks associated with the presence of the contaminant linkage are high and further assessment is considered necessary.

N/A – the contaminant has no potential to affect the receptor via this linkage.



Table 4.1 Preliminary Conceptual Site Model

Identified PCA	Location	Potential Contaminants	Potential Exposure Pathway	Potential Human and Ecological receptors	Risk Level to Proposed to Immediate Identified Receptors
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Onsite Activities

Agricultural and horticultural activities	Across the whole site	<p>Metals</p> <p>OCPs, OPPs, other herbicides/pesticides/fertilisers</p> <p>Nutrients</p> <p>TRH</p>	<p>Inhalation, ingestion, dermal contact</p> <p>Dispersion of airborne particulates due to wind</p> <p>Downward migration and leaching of contaminants via infiltration of rainwater through the soil</p> <p>Migration of run-off to surface water</p>	<p><u>Potential human receptors may include:</u></p> <p>Current site maintenance workers and visitors</p> <p>Future occupants, construction and maintenance workers, site users and visitors</p> <p>Current and future site users on neighbouring properties</p> <p><u>Potential ecological receptors may include:</u></p> <p>Transient fauna or macroinvertebrates</p> <p>Vegetation</p> <p>Groundwater</p> <p>Surface waters</p>	<p>LOW: There is the potential for impact to surface soils across the entire site area resultant from current and historical agricultural and horticultural activities involving the application of herbicides, pesticides, soil fumigants and fertilisers. It is likely that contamination (if present) would be limited to surface soils.</p> <p>Furthermore, there is the potential for surface soils to be impacted in known chemical storage areas (in and around the main olive processing warehouse) located in the southern portion of allotment No.2</p> <p>However, if agricultural chemicals have been stored,</p>
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Identified PCA	Location	Potential Contaminants	Potential Exposure Pathway	Potential Human and Ecological receptors	Risk Level to Proposed to Immediate Identified Receptors
Storage, use and disposal of fuels, oils, lubricants and degreasers	Allotment No.2 - In the pump house and adjoining main warehouse/atop and within the shipping container to the	Metals TRH/BTEXN PAH's Volatile Organic Hydrocarbons	Soil and Air		<p>used and applied in accordance with the manufacturer's guidelines, contamination emanating from their use is likely to be negligible. The surface soils will also likely be stripped back prior to any future commercial/industrial development in the event the proposed code amendment is granted.</p> <p>There were also no indications of soil surface staining or contamination occurring from any potential agricultural/ agricultural chemical use noted during the site visit.</p>
					<p>MOD: Some localised areas of hydrocarbon surface staining were observed on hardstand concrete within the pumphouse and within the adjoining olive processing warehouse.</p> <p>The shipping container located directly north of the main</p>



Identified PCA	Location	Potential Contaminants	Potential Exposure Pathway	Potential Human and Ecological receptors	Risk Level to Proposed to Immediate Identified Receptors
	north of the main warehouse				warehouse was used to store 2x 205L drums containing diesel, some minor quantities of oils, lubricants and degreasers used for general site maintenance and upkeep of farming machinery associated with agricultural activities. An old diesel above ground storage tank was observed atop the shipping container. Some hydrocarbon impacts (dark staining) were observed on surface soils in a localised area at the entrance of the shipping container.
Transit/logistics yard	Southwestern portion of the site (allotment No. 1)	Metals TRH/BTEXN PAH's	Inhalation, ingestion, dermal contact Downward migration and leaching of contaminants via infiltration of rainwater through the soil	<u>Potential human receptors may include:</u> Current site maintenance workers and visitors Future occupants, construction and maintenance workers, site users and visitors Current and future site users on neighbouring properties	LOW: There is the potential for impact to surface and subsurface soils to be impacted from chemicals associated with this area of the site for use as a transit yard. Aerial imagery and observations from the site inspection show vehicles, trucks and various equipment and



Identified PCA	Location	Potential Contaminants	Potential Exposure Pathway	Potential Human and Ecological receptors	Risk Level to Proposed to Immediate Identified Receptors
			Migration of run-off to surface water	<u>Potential ecological receptors may include:</u> Transient fauna or macroinvertebrates Vegetation Groundwater Surface waters	miscellaneous items being stored in this area. Tonkin notes there was no evidence of any significant staining or spillage observed on surface soils during the site inspection.
Stockpiled soil containing C&D waste and stockpiled inert (agricultural) waste	Central and rear portions of allotment No.1	Variable (may include asbestos)	Inhalation, ingestion, dermal contact Dispersion of airborne particulates due to wind Downward migration and leaching of contaminants via infiltration of rainwater through the soil Migration of run-off to surface water	<u>Potential human receptors may include:</u> Current site maintenance workers and visitors Future occupants, construction and maintenance workers, site users and visitors Current and future site users on neighbouring properties <u>Potential ecological receptors may include:</u> Transient fauna or macroinvertebrates Vegetation Groundwater Surface waters such as creeks and tributaries	LOW: Several stockpiles of soil containing C&D waste (with inclusions of plastic concrete and bitumen) and stockpiled agricultural waste items (disused plastic, styrofoam, organic matter, timbers etc) were observed in the central and rear portions of allotment No.1 during the site inspection. Whilst no evidence of any asbestos or indications of chemical impacts (i.e. staining, unusual odours etc) were noted during a detailed inspection of the stockpiled material within the central and rear portion of the allotment No.1, the



Identified PCA	Location	Potential Contaminants	Potential Exposure Pathway	Potential Human and Ecological receptors	Risk Level to Proposed to Immediate Identified Receptors
					potential for such cannot be ruled out without further assessment. The stockpiled material is considered to present low risk in its current locality unless disturbed.
<u>Offsite Activities</u>					
Agricultural and horticultural activities	Adjacent surrounding land	Metals OCPs, OPPs, other herbicides/pesticides/fertilisers Nutrients TRH	Inhalation, ingestion, dermal contact Dispersion of airborne particulates due to wind Downward migration and leaching of contaminants via infiltration of rainwater through the soil Migration of run-off to surface water	<u>Potential human receptors may include:</u> Current site maintenance workers and visitors Future occupants, construction and maintenance workers, site users and visitors Current and future site users on neighbouring properties <u>Potential ecological receptors may include:</u> Transient fauna or macroinvertebrates Vegetation	LOW: Horticultural and agricultural activities occurring offsite are considered to present negligible risk to the subject site. The site inspection and site history review has revealed no evidence to suggest any inappropriate use of chemicals associated with agricultural/horticultural activities occurring currently or historically on neighbouring properties.



Identified PCA	Location	Potential Contaminants	Potential Exposure Pathway	Potential Human and Ecological receptors	Risk Level to Proposed to Immediate Identified Receptors
				Groundwater Surface waters	
Operation of works for manufacture/fabrication of iron or steel	Bargain Steel Centre - Adjacent the site to the southwest beyond Heaslip Road	TRH/ BTEXN PAH Heavy Metals (including mercury) Chlorinated Solvents	Inhalation, ingestion, dermal contact Downward migration and leaching of contaminants via infiltration of rainwater through the soil Migration of run-off to surface water	<u>Potential human receptors may include:</u> Current site maintenance workers and visitors Future occupants, construction and maintenance workers, site users and visitors Current and future site users on neighbouring properties <u>Potential ecological receptors may include:</u> Transient fauna or macroinvertebrates Vegetation Groundwater Surface waters	N/A: The operation of works for manufacture/fabrication of iron or steel at the Bargain steel centre is considered to present negligible risk to the subject site. Tonkin notes any fabrication at the facility is likely to occur at the rear of the premise beyond 60m of the subject site. Furthermore, observations during the site inspection suggest the entire site is sealed with hardstand concrete which would help to mitigate the potential for underlying soils (and ultimately groundwater) to be impacted by any chemicals associated with fabrication works.
Concrete Manufacturing - Operation of works for production of concrete	Silvercrete Precast - Adjacent the site to the	TRH/ BTEXN PAH Heavy Metals	Inhalation, ingestion, dermal contact Dispersion of airborne particulates due to wind	<u>Potential human receptors may include:</u>	N/A: Concrete manufacturing works (including curing) undertaken at the Silvercrete Precast facility is considered to



Identified PCA	Location	Potential Contaminants	Potential Exposure Pathway	Potential Human and Ecological receptors	Risk Level to Proposed to Immediate Identified Receptors
or concrete products including curing.	southwest beyond Heaslip Road	Sulfur (as sulfate) Lime	Downward migration and leaching of contaminants via infiltration of rainwater through the soil Migration of run-off to surface water	Current site maintenance workers and visitors Future occupants, construction and maintenance workers, site users and visitors Current and future site users on neighbouring properties <u>Potential ecological receptors may include:</u> Transient fauna or macroinvertebrates Vegetation Groundwater Surface waters	present negligible risk to the subject site. Observations during the site inspection suggest the entire site is sealed with hardstand concrete which would reduce the potential for soils (and ultimately groundwater) to be impacted by any chemicals associated with concrete manufacturing works. Tonkin also notes the Silvercrete precast facility is located cross gradient from the subject site and any potentially impacted groundwater associated with the activities undertaken at the facility are unlikely to flow beneath the subject site.
Metal recycling	Ferris Metal Recyclers- Adjacent the site to the south beyond the	TRH/ BTEXN PAH Heavy Metals (including mercury)	Inhalation, ingestion, dermal contact Downward migration and leaching of contaminants via infiltration of rainwater through the soil	Current site maintenance workers and visitors Future occupants, construction and maintenance workers, site users and visitors	N/A: Metal recycling works undertaken at the Ferris Metal Recycling facility is considered to present negligible risk to the subject site.



Identified PCA	Location	Potential Contaminants	Potential Exposure Pathway	Potential Human and Ecological receptors	Risk Level to Proposed to Immediate Identified Receptors
	corner of Heaslip Road and Mumford Road		Migration of run-off to surface water	<p>Current and future site users on neighbouring properties</p> <p><u>Potential ecological receptors may include:</u></p> <p>Transient fauna or macroinvertebrates</p> <p>Vegetation</p> <p>Groundwater</p> <p>Surface waters</p>	<p>Based on aerial imagery, metal recycling works at the facility are undertaken predominantly within the rear portion of the of the premise beyond 100m of the subject site and therefore considered unlikely to impact receptors at the subject site.</p> <p>Tonkin also notes the metal recycling facility is located cross gradient from the subject site and any potentially impacted groundwater associated with the activities undertaken at the facility are unlikely to migrate beneath the subject site.</p>



5 Conclusions and Recommendations

Tonkin was commissioned by MasterPlan to undertake a Preliminary Site Investigation (PSI) involving a detailed site history review and site inspection for a parcel of land located at 60 Mumford Road, Burton, South Australia (referred to as Parcel 2 on MasterPlan Figure 53308-PR-3E).

Based on information provided by MasterPlan, it is understood that the site is situated in an area currently zoned as rural and a Code Amendment is proposed to rezone the site for industrial and logistics purposes. Tonkin also understands the works were commissioned primarily to inform the feasibility of the site for supporting a proposed commercial/industrial development under the proposed code amendment.

The historical information reviewed indicates the majority of the site has been primarily used for agricultural purposes (olive grove cultivation) from the late 1990's to current day. The exception to this is allotment No.1 which was subject to land clearance sometime between 2010 and 2014 for use as a transit yard and allotment No. 5 which has remained as vacant farmland since early settlement. Prior to the establishment of the site (excluding allotment No.5) for olive grove cultivation in the late 1990's the site was used for broad acre farming purposes.

Based on the findings of the PSI and the Conceptual Site Model, some minor potentially contaminating activities have been identified on the site including the following:

- Agricultural/ horticultural activities (entire site area)
- Storage, use and disposal of fuels, oils, lubricants and degreasers (southern portion of allotment No.2)
- Transit/logistics yard (allotment No.1).
- Stockpiled soil containing C&D waste and stockpiled inert (agricultural) waste (central and rear portions of allotment No.1)

The following offsite potentially contaminating activities have been identified adjacent to the site in the surrounding area:

- Current and historical agricultural/ horticultural activities
- Steel Fabrication - Bargain Steel Centre (located southwest of the site beyond Heaslip Road)
- Concrete Manufacturing (Silvercrete Precast located southwest of the site beyond Heaslip Road)
- Metal Recycling (Ferris Metal Recyclers located south of the site beyond the corner of Heaslip Road and Mumford Road)

5.1 Concluding Statements

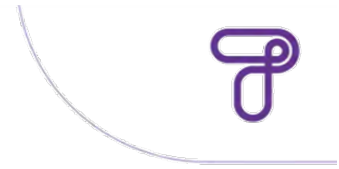
While some potentially contaminating activities were identified on site and in the surrounding area predominantly to the south and southeast, these are generally considered to present a low risk of resulting in significant contamination based on the available information and site inspection findings.

Prior to any land clearance and/or demolition works as part of any proposed future commercial/industrial development Tonkin considers it prudent to undertake an intrusive assessment of soils across the entire site (particularly targeting areas of the site used for the storage and use of agricultural chemicals and fuel related products) and an assessment of stockpiled soil and waste within the central and rear portions of allotment No.1. Any such assessment would provide an indication of any risks to human health or the environment and also help inform reuse requirements/waste classification of any surplus material generated as part of construction and associated disposal fees.

In summary, the assessment has revealed little evidence to suggest the existence of any significant site contamination that would preclude a proposed commercial/industrial development under the planned Code Amendment. Should Masterplan wish to deviate from the proposed code amendment rezoning to a more



sensitive land use then further site assessment would be warranted including the requirement for a statement of suitability by an SA EPA Accredited Site Contamination Auditor.



6 Statement of Limitations

Tonkin has prepared this Preliminary Site Investigation report to provide a preliminary potential site contamination assessment for the subject site.

The report is based on our interpretation of targeted information gathered during our investigations and has been undertaken in accordance with good professional practice and current requirements. The results of this process are set out in this report and any conclusions we have made must be considered in this light.

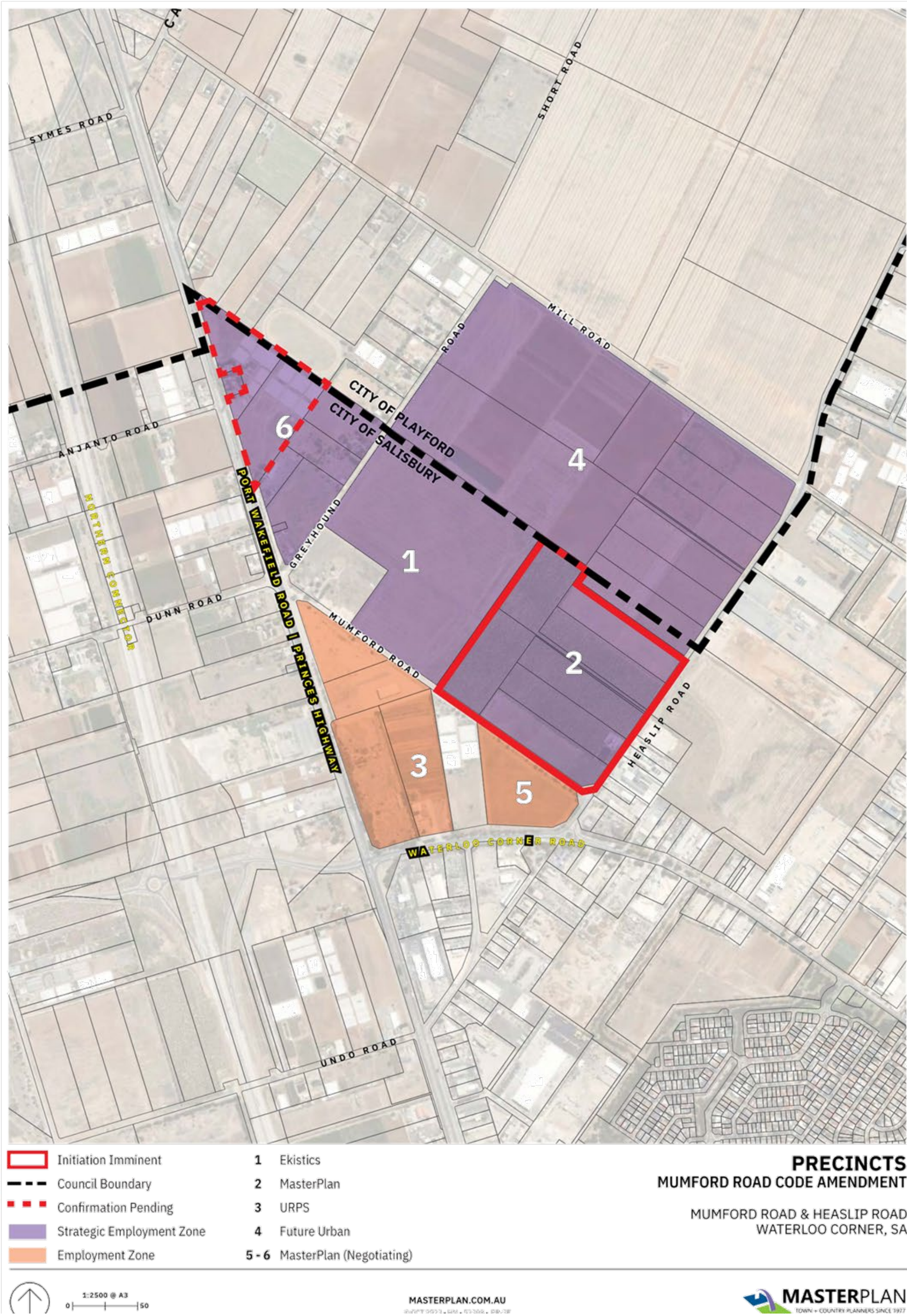
The scope of the investigations is in general accordance with current standards applied by the relevant authority at the date of the report. It must be recognised that standards for environmental performance are regularly reviewed and the results indicated in the report should therefore be reviewed in the light of changing standards.

A qualified person should always be contacted to advise on any matters involving the interpretation of the preliminary site investigation report.

This report was prepared for the client, on the basis of agreed parameters. Tonkin takes no responsibility for any reliance a third-party places on this report or any of its conclusions. If a third party wants to determine the environmental conditions of the site, the services of an appropriately qualified expert should be retained.



Appendix A – Precinct Plan and South Australian Planning & Property Reports



SAPPA Parcel Report

Date Created: September 17, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Unit Number:
Street Number: 44
Street Name: HEASLIP
Street Type: RD
Suburb: WATERLOO CORNER
Postcode: 5110

Scale ≈ 1:2813 (on A4 page)

100 metres≈

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

Property Details:

Council: CITY OF SALISBURY
State Electorate: TAYLOR (2014), TAYLOR (2018), TAYLOR (2022)
Federal Electorate: PORT ADELAIDE (2013), PORT ADELAIDE (2016), SPENCE (2019)
Hundred: MUNNO PARA
Valuation Number: 4431348007
Title Reference: CT5891/751
Plan No. Parcel No.: D19002A5

Zoning details next page

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Zone Details

Zones

Rural (Z5404) - Ru

Overlays

Building Near Airfields (O0601)

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Defence Aviation Area (O1202) - All structures over 45 metres

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

Gas and Liquid Petroleum Pipelines (O2102)

The Gas and Liquid Petroleum Pipelines Overlay seeks to manage the risk to public safety and the environment and secure the energy supply from the encroachment of development on gas and liquid petroleum pipelines and associated infrastructure.

Hazards (Bushfire - Urban Interface) (O2408) - Urban Interface

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - General) (O2414)

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

Limited Land Division (O3605)

The Limited Land Division Overlay seeks to limit fragmentation of land to avoid undermining primary production.

Major Urban Transport Routes (O3907)

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Traffic Generating Development (O6001)

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

Variations

Concept Plan (V0006) - 81

Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints

SAPPA Parcel Report

Date Created: September 17, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Unit Number:

Street Number: 60

Street Name: MUMFORD

Street Type: RD

Suburb: WATERLOO CORNER

Postcode: 5110

Scale ≈ 1:2790 (on A4 page)

100 metres≈

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

Property Details:

Council: CITY OF SALISBURY

State Electorate: TAYLOR (2014), TAYLOR (2018), TAYLOR (2022)

Federal Electorate: PORT ADELAIDE (2013), PORT ADELAIDE (2016), SPENCE (2019)

Hundred: MUNNO PARA

Valuation Number: 4431344102

Title Reference: CT5898/629

Plan No. Parcel No.: D16689A2

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Zone Details

Zones

Rural (Z5404) - Ru

Overlays

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Defence Aviation Area (O1202) - All structures over 45 metres

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Gas and Liquid Petroleum Pipelines (O2102)

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Hazards (Bushfire - Urban Interface) (O2408) - Urban Interface

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Traffic Generating Development (O6001)

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

Water Resources (O6902)

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Variations

Concept Plan (V0006) - 81

Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints

SAPPA Parcel Report

Date Created: September 17, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Unit Number:
 Street Number: 60
 Street Name: MUMFORD
 Street Type: RD
 Suburb: WATERLOO CORNER
 Postcode: 5110

Scale ≈ 1:2795 (on A4 page)
 100 metres≈

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

Property Details:

Council: CITY OF SALISBURY
 State Electorate: TAYLOR (2014), TAYLOR (2018), TAYLOR (2022)
 Federal Electorate: PORT ADELAIDE (2013), PORT ADELAIDE (2016), SPENCE (2019)
 Hundred: MUNNO PARA
 Valuation Number: 4431344102
 Title Reference: CT5898/630
 Plan No. Parcel No.: D16689A3

Zoning details next page

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Zone Details

Zones

Rural (Z5404) - Ru

Overlays

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The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

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Water Resources (O6902)

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Variations

Concept Plan (V0006) - 81

Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints

SAPPA Parcel Report

Date Created: September 17, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Unit Number:
Street Number: 60
Street Name: MUMFORD
Street Type: RD
Suburb: WATERLOO CORNER
Postcode: 5110

Scale ≈ 1:2804 (on A4 page)

100 metres≈

The information provided,
is not represented to be accurate,
current or complete at the time of
printing this report.

Property Details:

Council: CITY OF SALISBURY
State Electorate: TAYLOR (2014), TAYLOR (2018), TAYLOR (2022)
Federal Electorate: PORT ADELAIDE (2013), PORT ADELAIDE (2016), SPENCE (2019)
Hundred: MUNNO PARA
Valuation Number: 4431344102
Title Reference: CT5898/631
Plan No. Parcel No.: D16692A4

Zoning details next page

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Zone Details

Zones

Rural (Z5404) - Ru

Overlays

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Variations

Concept Plan (V0006) - 81

Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints

SAPPA Parcel Report

Date Created: September 17, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Unit Number:
 Street Number: 60
 Street Name: MUMFORD
 Street Type: RD
 Suburb: WATERLOO CORNER
 Postcode: 5110

Scale ≈ 1:4389 (on A4 page)

200 metres≈

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

Property Details:

Council: CITY OF SALISBURY
 State Electorate: TAYLOR (2014), TAYLOR (2018), TAYLOR (2022)
 Federal Electorate: PORT ADELAIDE (2013), PORT ADELAIDE (2016), SPENCE (2019)
 Hundred: MUNNO PARA
 Valuation Number: 4431344102
 Title Reference: CT5898/632
 Plan No. Parcel No.: D16692A12

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Zone Details

Zones

Rural (Z5404) - Ru

Overlays

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Hazards (Flooding) (O2403)

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

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Variations

Concept Plan (V0006) - 81

Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints

SAPPA Parcel Report

Date Created: September 17, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Unit Number:

Street Number: 60

Street Name: MUMFORD

Street Type: RD

Suburb: WATERLOO CORNER

Postcode: 5110

Scale \approx 1:4712 (on A4 page)

200 metres \approx

The information provided,
is not represented to be accurate,
current or complete at the time of
printing this report.

Property Details:

Council: CITY OF SALISBURY

State Electorate: TAYLOR (2014), TAYLOR (2018), TAYLOR (2022)

Federal Electorate: PORT ADELAIDE (2013), PORT ADELAIDE
(2016), SPENCE (2019)

Hundred: MUNNO PARA

Valuation Number: 4431344102

Title Reference: CT5898/633

Plan No. Parcel No.: D16692A13

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Zone Details

Zones

Rural (Z5404) - Ru

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Variations

Concept Plan (V0006) - 81

Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints

SAPPA Parcel Report

Date Created: September 17, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Unit Number:

Street Number: 6

Street Name: HEASLIP

Street Type: RD

Suburb: WATERLOO CORNER

Postcode: 5110

Scale ≈ 1:2711 (on A4 page)

100 metres≈

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

Property Details:

Council: CITY OF SALISBURY

State Electorate: TAYLOR (2014), TAYLOR (2018), TAYLOR (2022)

Federal Electorate: PORT ADELAIDE (2013), PORT ADELAIDE (2016), SPENCE (2019)

Hundred: MUNNO PARA

Valuation Number: 4431343003

Title Reference: CT5932/514

Plan No. Parcel No.: D16689A1

Zoning details next page

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Zone Details

Zones

Rural (Z5404) - Ru

Overlays

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Water Resources (O6902)

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Variations

Concept Plan (V0006) - 81

Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints



Appendix B – Site Inspection Photos



Photograph 1 IBC's within olive processing building



Photograph 2 General aspect photo of olive processing building



Photograph 3 Plant and equipment south of the olive processing building



Photograph 4 Repurposed containers located south of the olive processing building



Photograph 5 Showing the (redundant) AST atop the northern shipping container and surface soil hydrocarbon staining at the entrance of the shipping container (closeup)



Photograph 6 Showing the (redundant) AST atop the northern shipping container and surface soil hydrocarbon staining at the entrance of the shipping container

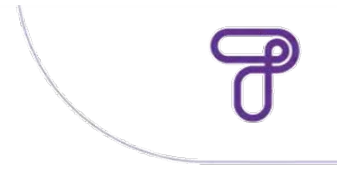


Photograph 7 Showing stockpiled soil (containing C&D waste) at the rear of allotment No.1



Photograph 8 Showing contents of shipping container located south of the olive processing building





Photograph 9 Showing 2x205L diesel drums and dispenser in shipping container located north of the olive processing building



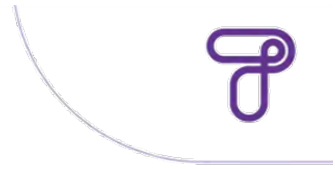
Photograph 10 Shipping container (north of olive processing building) containing diesel drums and dispenser



Photograph 11 Irrigation pump and infrastructure



Photograph 12 Irrigation dam located immediately west of the pump house and olive processing building



Appendix C – Lotsearch Report



Date: 18 Sep 2024 14:09:20

Reference: LS061720 EP

Address: 60 Mumford 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
SA Cadastre	Land Services SA	04/09/2024	04/09/2024	Quarterly	-	-	-	-
EPA Site Contamination Index	Environment Protection Authority SA	26/08/2024	26/08/2024	Monthly	1000m	1	10	24
EPA Environmental Protection Orders	Environment Protection Authority SA	05/08/2024	05/08/2024	Monthly	1000m	0	2	11
EPA Environmental Authorisations	Environment Protection Authority SA	05/08/2024	05/08/2024	Monthly	1000m	0	1	30
Contamination Assessment Areas	Environment Protection Authority SA	09/09/2024	09/09/2024	Quarterly	1000m	0	0	0
EPA Groundwater Prohibition Areas	Environment Protection Authority SA	09/09/2024	02/04/2024	Monthly	1000m	1	1	2
EPA PFAS Site Investigations	Environment Protection Authority SA	19/08/2024	30/04/2024	Monthly	2000m	1	1	1
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	19/08/2024	19/08/2024	Monthly	2000m	1	1	1
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	19/08/2024	19/08/2024	Monthly	2000m	1	1	1
Airservices Australia National PFAS Management Program	Airservices Australia	19/08/2024	19/08/2024	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	17/07/2024	17/07/2024	Quarterly	2000m	0	0	1
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	05/08/2024	02/09/2022	Quarterly	2000m	0	0	1
National Unexploded Ordnance (UXO)	Australian Department of Defence	17/07/2024	17/07/2024	Quarterly	2000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	29/04/2024	29/11/2022	Annually	1000m	0	1	8
EPA Collection Depots	Environment Protection Authority SA	09/09/2024	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	5
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	12/08/2024	12/08/2024	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	28/06/2024	01/01/2008	Annually	1000m	1	1	1
Drillholes	SA Department for Environment and Water	12/08/2024	24/05/2024	Quarterly	2000m	1	10	435
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	2	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	27/05/2024	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	26/08/2024	04/07/2024	Monthly	1000m	1	3	6
Planning and Design Code - Subzones	Attorney-General's Department	26/08/2024	23/05/2024	Monthly	1000m	0	0	0
Land Use Generalised 2020	SA Department for Trade and Investment	04/12/2023	05/05/2023	Annually	1000m	2	7	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	28/05/2024	18/02/2020	Annually	1000m	0	0	0
SA Heritage Places	SA Department for Environment and Water	29/07/2024	01/02/2024	Quarterly	1000m	0	0	0
Aboriginal Land	SA Department for Energy and Mining	28/05/2024	26/09/2022	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Bushfire	SA Department for Trade and Investment	26/08/2024	26/08/2024	Monthly	1000m	1	2	2
Bushfires and Prescribed Burns History	SA Department for Environment and Water	02/09/2024	02/08/2024	Monthly	1000m	0	0	0
Planning and Design Code - Overlays - Flooding	SA Department for Trade and Investment	26/08/2024	26/08/2024	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	28/05/2024	28/05/2024	Annually	1000m	0	0	0
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	0	0	0
Ramsar Wetland Areas	SA Department for Environment and Water	16/05/2024	11/04/2024	Annually	1000m	0	0	0

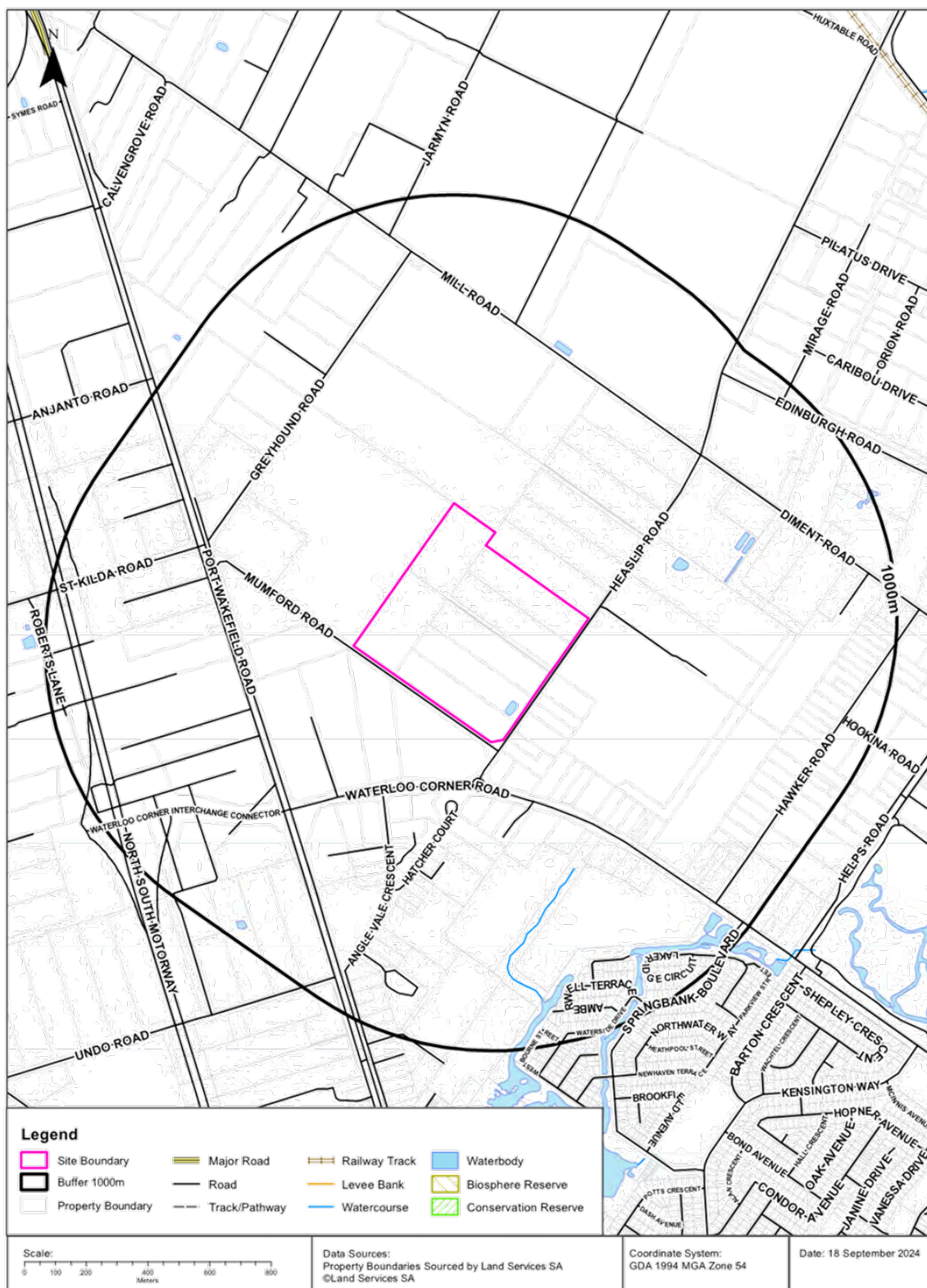
Site Diagram

60 Mumford Road, Waterloo Corner, SA 5110



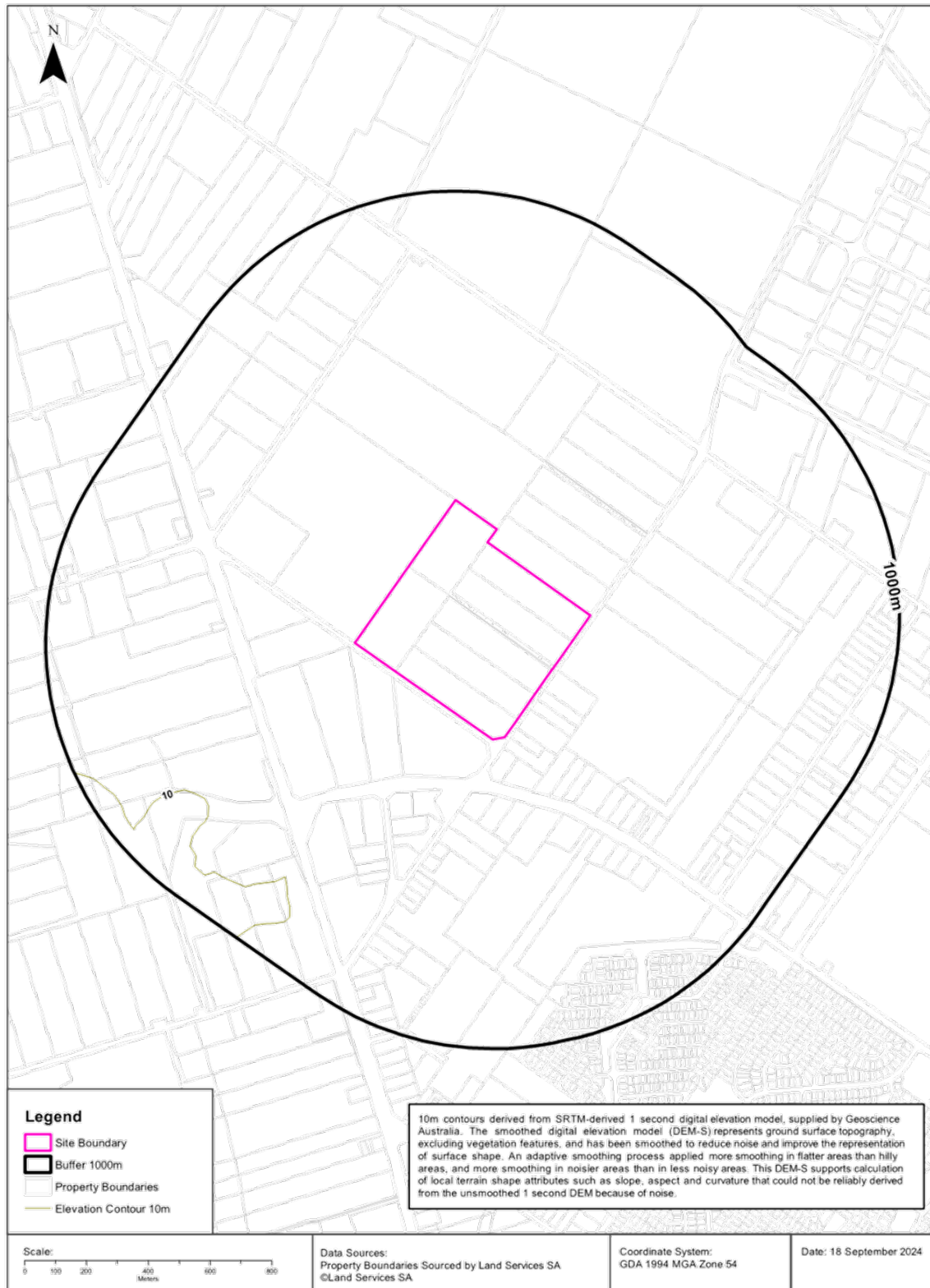
Topographic Features

60 Mumford Road, Waterloo Corner, SA 5110



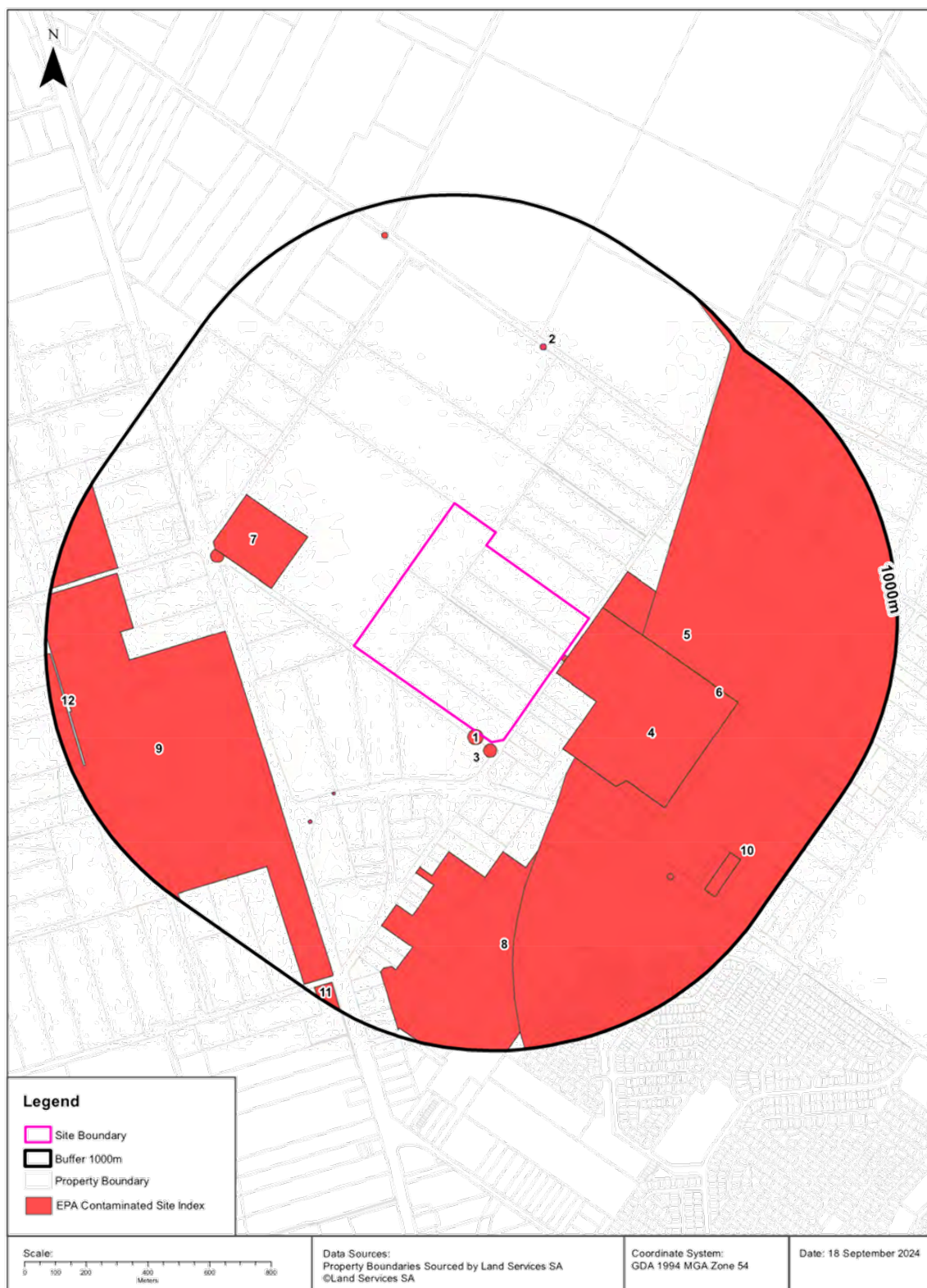
Elevation Contours

60 Mumford Road, Waterloo Corner, SA 5110



EPA Site Contamination Index

60 Mumford Road, Waterloo Corner, SA 5110



EPA Contaminated Land

60 Mumford Road, Waterloo Corner, SA 5110

EPA Site Contamination Index

Sites on the EPA Contamination Index within the dataset buffer:

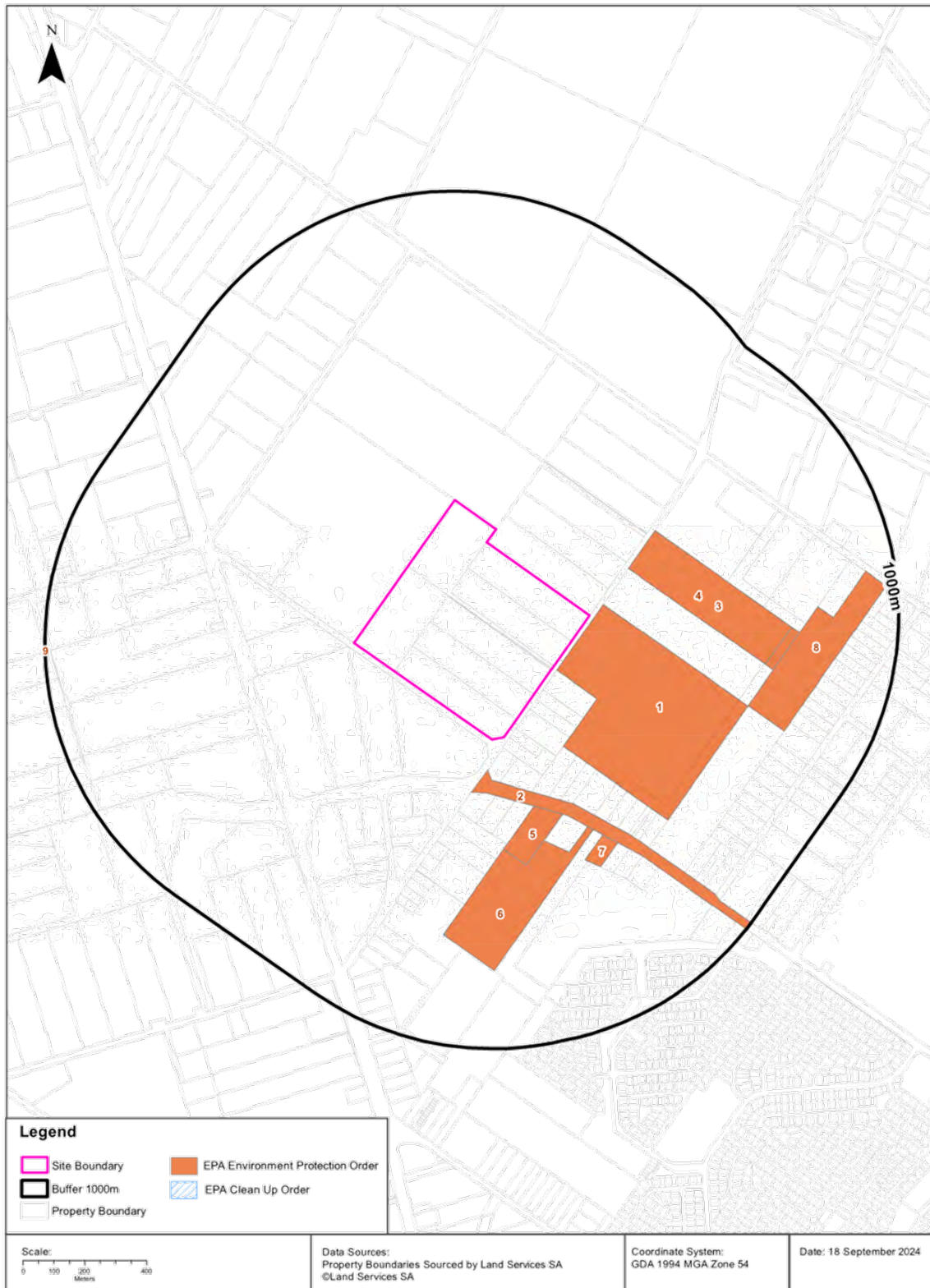
Map ID	Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
1	62510	109 Notification	Various monitoring wells on road verges and Council Reserves EDINBURGH SA 5111	Not recorded	Current EPA List	Premise Match	0m	On-site
2	61355 - 08	S83A Notification	Lot 2 Waterloo Corner Road, Burton; Lot 501 Heaslip Road, Direk and various road verges EDINBURGH SA 5111	Defence works; Fire stations; Fire training areas	Previous EPA List	Premise Match	3m	East
3	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	6m	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	6m	South
	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	6m	West
4	61004	Audit Notification	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
	61004 - 001	Audit Report	35-57 Heaslip Road BURTON SA 5110	Fill or soil importation	Current EPA List	Premise Match	16m	South East
5	61559	Audit Notification	59-71 Heaslip Road BURTON SA 5110	Agricultural activities	Current EPA List	Premise Match	57m	East
	61559	Audit Termination	59-71 Heaslip Road BURTON SA 5110	Not recorded	Current EPA List	Premise Match	57m	East
6	61355 - 05	S83A Notification	Portion of Various Allotments EDINBURGH SA 5111	Defence works; Fire stations; Fire training areas	Previous EPA List	Area Match	182m	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	Area Match	182m	East
	61355 - 04	S83A Notification	Lot 3001 West Avenue, Edinburgh; Lot 2 Waterloo Corner Road, Burton; Lot 102 East Avenue, Edinburgh EDINBURGH SA 5111	Defence works; Fire stations; Fire training areas	Previous EPA List	Area Match	182m	East
	61355 - 07	S83A Notification	Lot 802 Northwater Way, Burton & various road reserves EDINBURGH SA 5111	Defence works; Fire stations; Fire training areas	Previous EPA List	Area Match	182m	East
7	62311	109 Notification	2-26 Mumford Road WATERLOO CORNER SA 5110	Asbestos disposal	Current EPA List	Premise Match	325m	West
8	61152 - 01	S83A Notification	Various Allotments Hatcher Court BURTON SA 5110	Agricultural activities	Current EPA List	Premise Match	356m	South
	61152 - 02	S83A Notification	Various Allotments Hatcher Court BURTON SA 5110	Agricultural activities	Current EPA List	Premise Match	356m	South
9	61746 - 001	Audit Report	WATERLOO CORNER SA 5110	Not recorded	Current EPA List	Premise Match	382m	West
	61746	Audit Notification	WATERLOO CORNER SA 5110	Not recorded	Current EPA List	Premise Match	382m	West
	61746	Audit Termination	WATERLOO CORNER SA 5110	Not recorded	Current EPA List	Premise Match	382m	West
10	62502 - 01	S83A Notification	483 Waterloo Corner Road BURTON SA 5110	Agricultural activities; Fill or soil importation	Current EPA List	Premise Match	812m	South East
11	11058	S83 Notification	1175-1187 Port Wakefield Road WATERLOO CORNER SA 5110	Not recorded	Current EPA List	Premise Match	934m	South
12	60475 - 01	S83A Notification	Lot 45 Roberts Lane WATERLOO CORNER SA 5110	Not recorded	Current EPA List	Premise Match	950m	West

Map ID	Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
12	60475 - 02	S83A Notification	Lot 45 Roberts Lane WATERLOO CORNER SA 5110	Fill or soil importation	Current EPA List	Premise Match	950m	West

Site Contamination Index Data Source: EPA South Australia

EPA Environment Protection and Clean Up Orders

60 Mumford Road, Waterloo Corner, SA 5110



EPA Public Register

60 Mumford Road, Waterloo Corner, SA 5110

EPA Environment Protection and Clean Up Orders

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

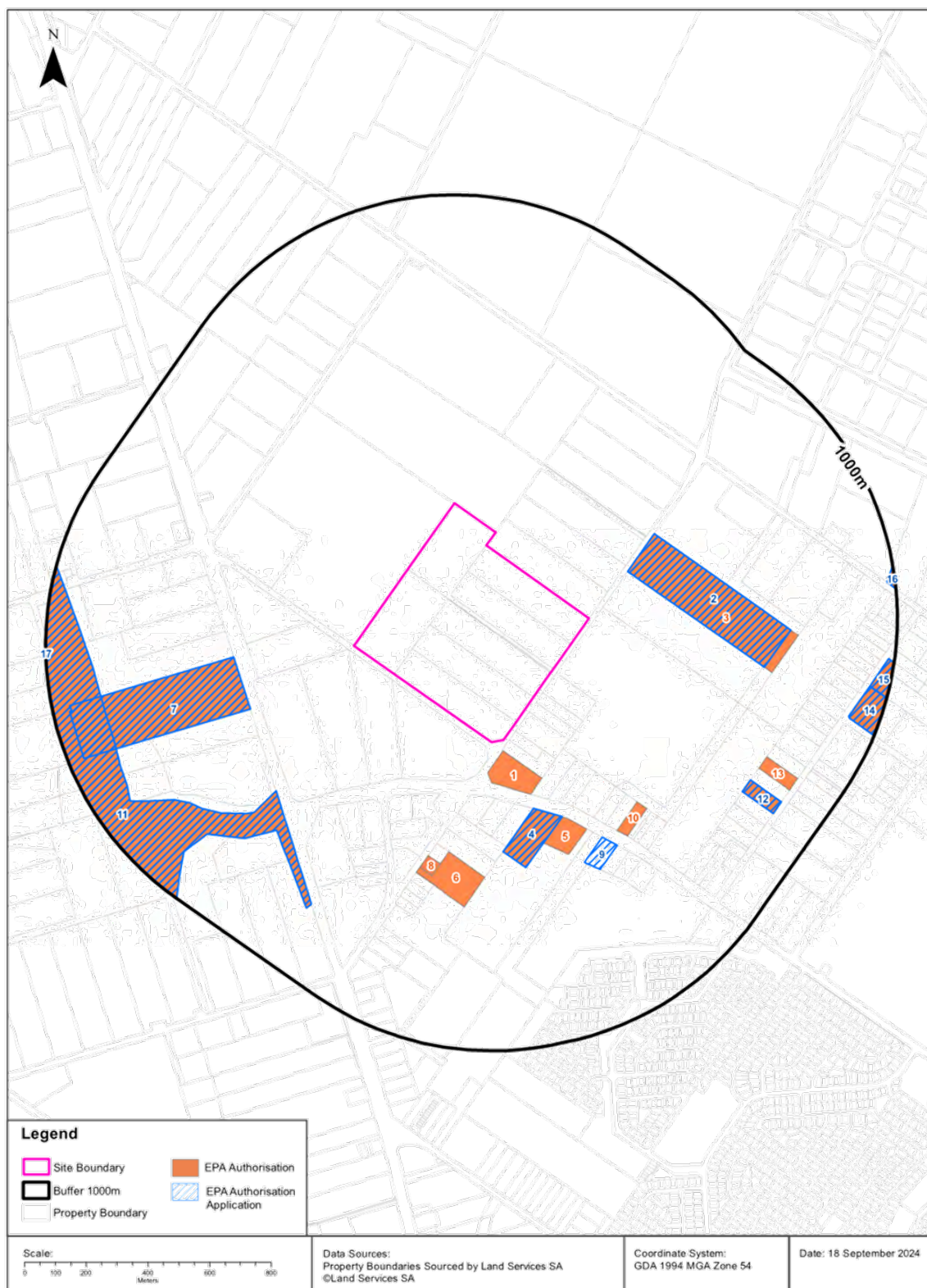
Map ID	Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
1	26970	ENVIRONMENT PROTECTION ORDER	ISSUED		Heaslip Road, Burton SA 5110	Caused or permitted the receipt, storage and disposal of waste at the site, without an environmental authorisation (licence).	Current EPA Register	Premise Match	16m	South East
2	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	100m	South East
3	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	196m	East
4	40140	ENVIRONMENT PROTECTION ORDER	COMPLIED	Burton Waste Recovery Pty Ltd	73 Heaslip Road, BURTON SA 5110		Current EPA Register	Premise Match	196m	East
5	32210	ENVIRONMENT PROTECTION ORDER	CLOSED	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	243m	South
6	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	356m	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	356m	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	356m	South
7	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	449m	South East
8	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	590m	East

Map ID	Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
9	13202	ENVIRONMENT PROTECTION ORDER	ISSUED	Mu Tsai Lee	St Kilda Road, Waterloo Corner SA 5110	Potentially harmed the groundwater aquifer through the the overflow of wastewater from the barramundi farm on the site to the adjacent land.	Current EPA Register	Premise Match	997m	West

Authorisations Data Source: EPA South Australia

EPA Authorisations and Applications

60 Mumford Road, Waterloo Corner, SA 5110



EPA Public Register

60 Mumford Road, Waterloo Corner, SA 5110

EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

Map ID	Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
1	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	34m	South
2	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	196m	East
	ENL33 MGO6 G0	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	196m	East
3	14295	LICENCE	Expired	GIOVEM PTY LTD	Allotment 47 (FP 114408), Heaslip Road, BURTON SA 5110	Waste Recovery Facility	Current EPA Register	Premise Match	196m	East
	20702	LICENCE	Expired	GIOVEM PTY LTD	73-78 Heaslip Road, BURTON SA 5110	Waste Recovery Facility	Current EPA Register	Premise Match	196m	East
4	50669	LICENCE	Issued	K.C.M. METAL PTY LTD	556 Waterloo Corner Road, BURTON SA 5110	Waste Recovery Facility	Current EPA Register	Premise Match	243m	South
	LNL792 DLAR	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	243m	South
5	1346	LICENCE	Issued	DIRECT-MIX CONCRETE PROPRIETARY LIMITED	Allotment 2, Waterloo Corner Road, BURTON SA 5110	Concrete batching works	Current EPA Register	Premise Match	312m	South East
6	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	381m	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	381m	South
7	ENL13 EJ470	LICENCE APPLICATION	Proceed To Authorisation	LENLELEASE ENGINEERING PTY LIMITED	1277-1291 Port Wakefield Road, WATERLOO CORNER SA 5110	Concrete batching works	Current EPA Register	Premise Match	382m	West
	50191	LICENCE	Surrendered	LENLELEASE ENGINEERING PTY LIMITED	1277-1291 Port Wakefield Road, WATERLOO CORNER SA 5110	Concrete batching works	Current EPA Register	Premise Match	382m	West
8	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	420m	South
9	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	449m	South East
10	24364	LICENCE	Issued	AAA RECYCLING PTY LTD	551 Waterloo Corner Road, BURTON SA 5110	Waste Recovery Facility	Current EPA Register	Premise Match	469m	South East

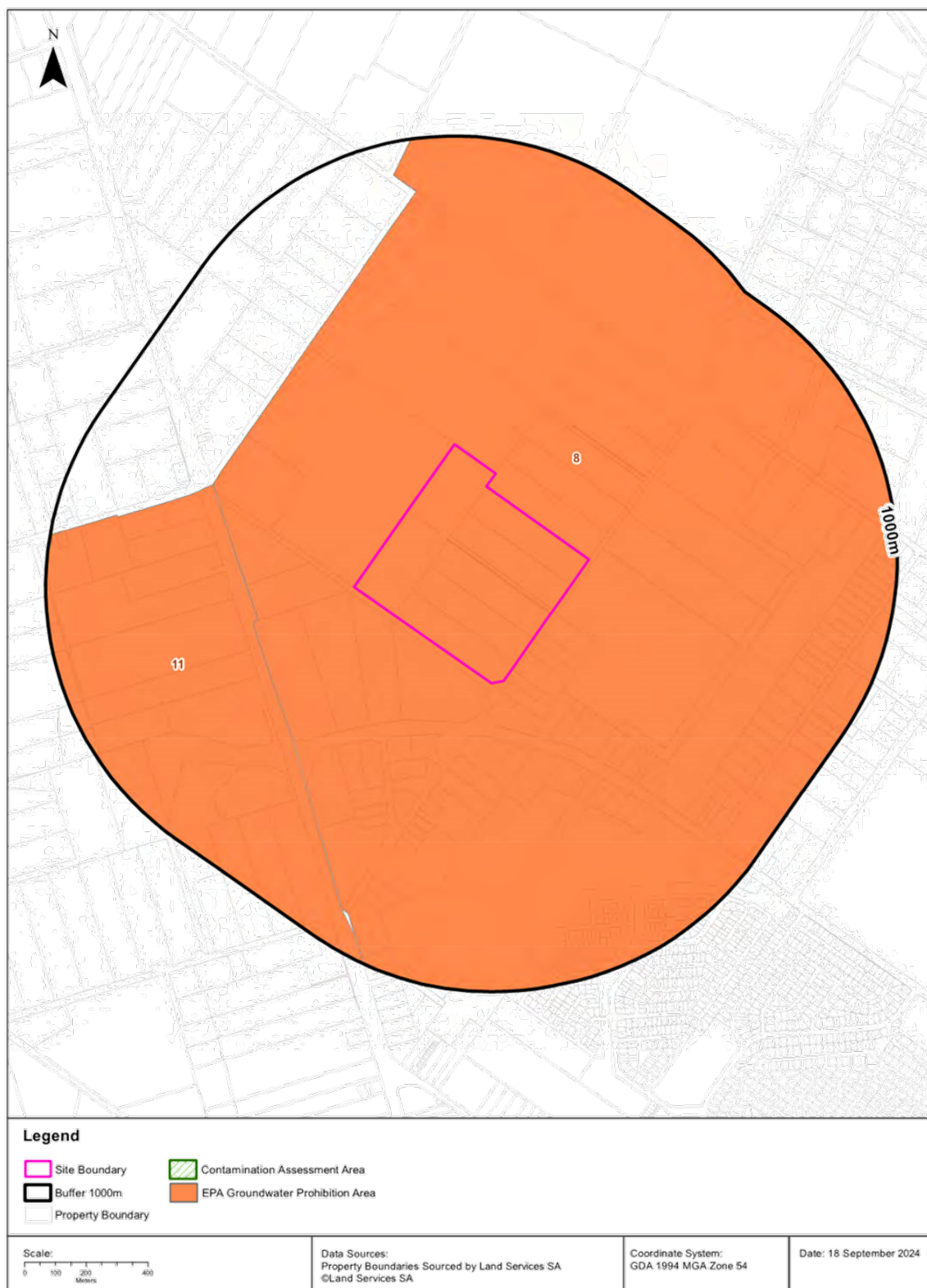
Map ID	Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
11	50191	LICENCE	Surrendered	LENDEASE ENGINEERING PTY LIMITED	Northern Connector Project along North-South Corridor from Northern Expressway interchange with Port Wakefield Rd at Waterloo Corner, 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	529m	West
	ENL13 EJ470	LICENCE APPLICATION	Proceed To Authorisation	LENDEASE 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	529m	West
12	LNL6C CWCF	LICENCE APPLICATION	Proceed To Authorisation	NDA AUSTRALIA PTY LTD	12 Hawker Road, BURTON SA 5110	Abrasive blasting	Current EPA Register	Premise Match	730m	South East
	50224	LICENCE	Surrendered	NDA AUSTRALIA PTY LTD	12 Hawker Road, BURTON SA 5110	Abrasive blasting	Current EPA Register	Premise Match	730m	South East
13	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	730m	South East
14	LNL61 WPB2 G	LICENCE APPLICATION	Authorisation Updated	ELT RECYCLING AUSTRALIA PTY LTD	2-12 Hookina Road, BURTON SA 5110	Tyre waste treatment works,Waste Recovery Facility	Current EPA Register	Premise Match	900m	East
	51909	LICENCE	Issued	ELT RECYCLING AUSTRALIA PTY LTD	2-12 Hookina Road, BURTON SA 5110	Tyre waste treatment works,Waste Recovery Facility	Current EPA Register	Premise Match	900m	East
15	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	937m	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	937m	East
16	ENL36 NNQD XS	LICENCE APPLICATION	Authorisation Updated	FERRIS METAL RECYCLERS PTY LTD	361-369 Diment Road, DIREK SA 5110	Waste Recovery Facility	Current EPA Register	Premise Match	973m	East
	51452	LICENCE	Issued	FERRIS METAL RECYCLERS PTY LTD	361-369 Diment Road, DIREK SA 5110	Waste Recovery Facility	Current EPA Register	Premise Match	973m	East
17	45343	WORKS APPROVAL APPLICATION	Proceed To Authorisation	Lee Mu Tsai Investment Pty Ltd	58-66 St Kilda Road, Waterloo Corner SA 5110	or antibiotic or chemical water treatments) -.Discharges to marine or inland waters (heat	Current EPA Register	Premise Match	997m	West
	45342	LICENCE APPLICATION	Proceed To Authorisation	Lee Mu Tsai Investment Pty Ltd	58-66 St Kilda Road, Waterloo Corner SA 5110	or antibiotic or chemical water treatments) -.Discharges to marine or inland waters (heat	Current EPA Register	Premise Match	997m	West
	45342	LICENCE	Issued	LEE MU TSAI INVESTMENT PTY LTD	58-66 St. Kilda Road, WATERLOO CORNER SA 5110	Discharges to marine or inland waters	Current EPA Register	Premise Match	997m	West

Map ID	Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
17	45343	WORKS APPROVAL	Expired	LEE MU TSAI INVESTMENT PTY LTD	58-66 St. Kilda Road, WATERLOO CORNER SA	or antibiotic or chemical water treatments) -Discharges to marine or inland waters (heat	Current EPA Register	Premise Match	997m	West

Authorisations Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

60 Mumford Road, Waterloo Corner, SA 5110



Contamination Assessment and Groundwater Prohibition Areas

60 Mumford 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	No records in buffer					

Assessment Areas Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

60 Mumford Road, Waterloo Corner, SA 5110

EPA Groundwater Prohibition Areas

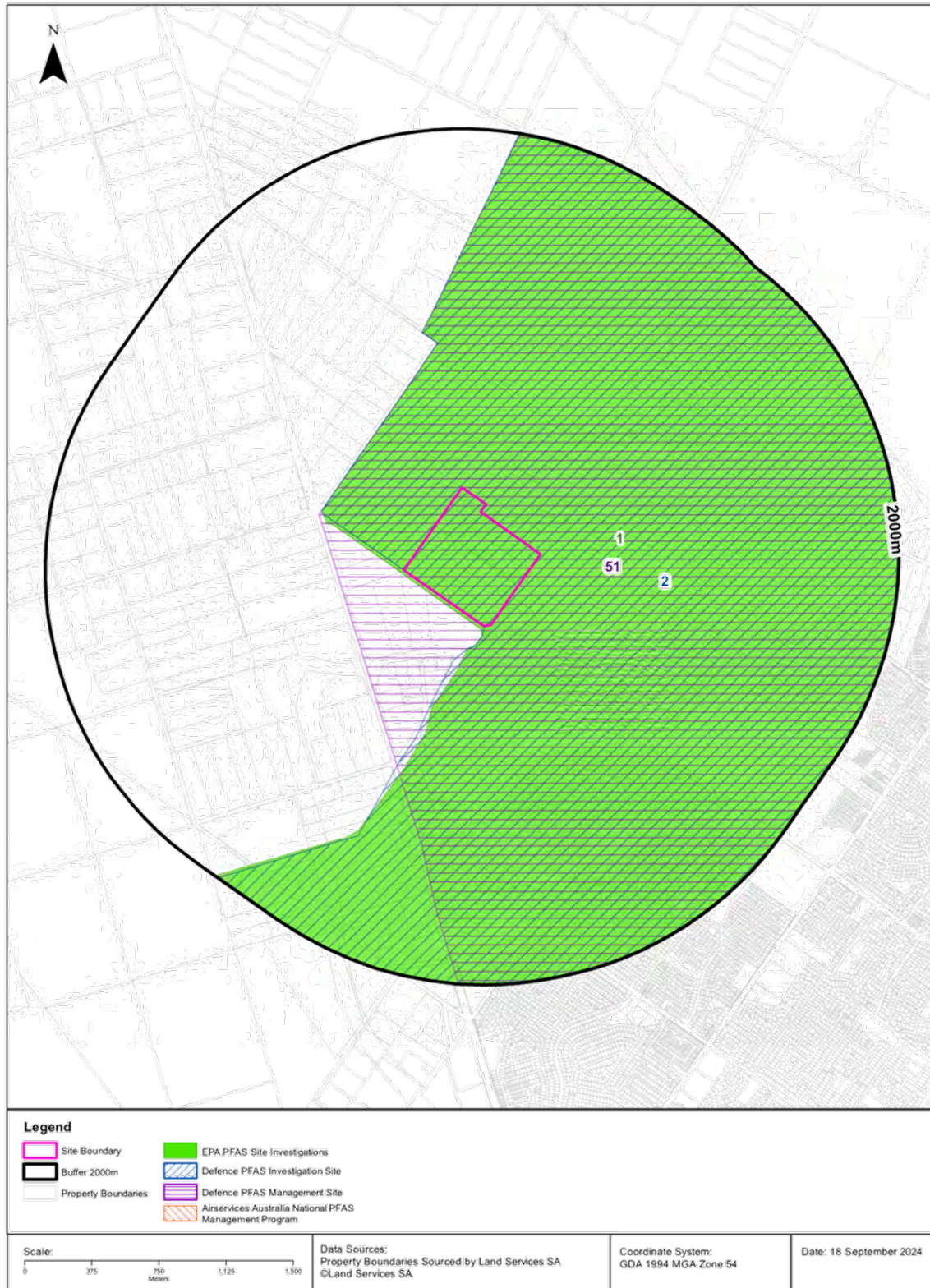
EPA Groundwater Prohibition Areas within the dataset buffer:

Map Id	Site Name	Location Confidence	Distance	Direction
8	Edinburgh Stage 1	As Supplied	0m	On-site
11	Edinburgh Stage 2	As Supplied	327m	South West

Groundwater ProhibitionAreas Data Source: EPA South Australia

PFAS Investigation and Management Programs

60 Mumford Road, Waterloo Corner, SA 5110



PFAS Investigation & Management Programs

60 Mumford 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

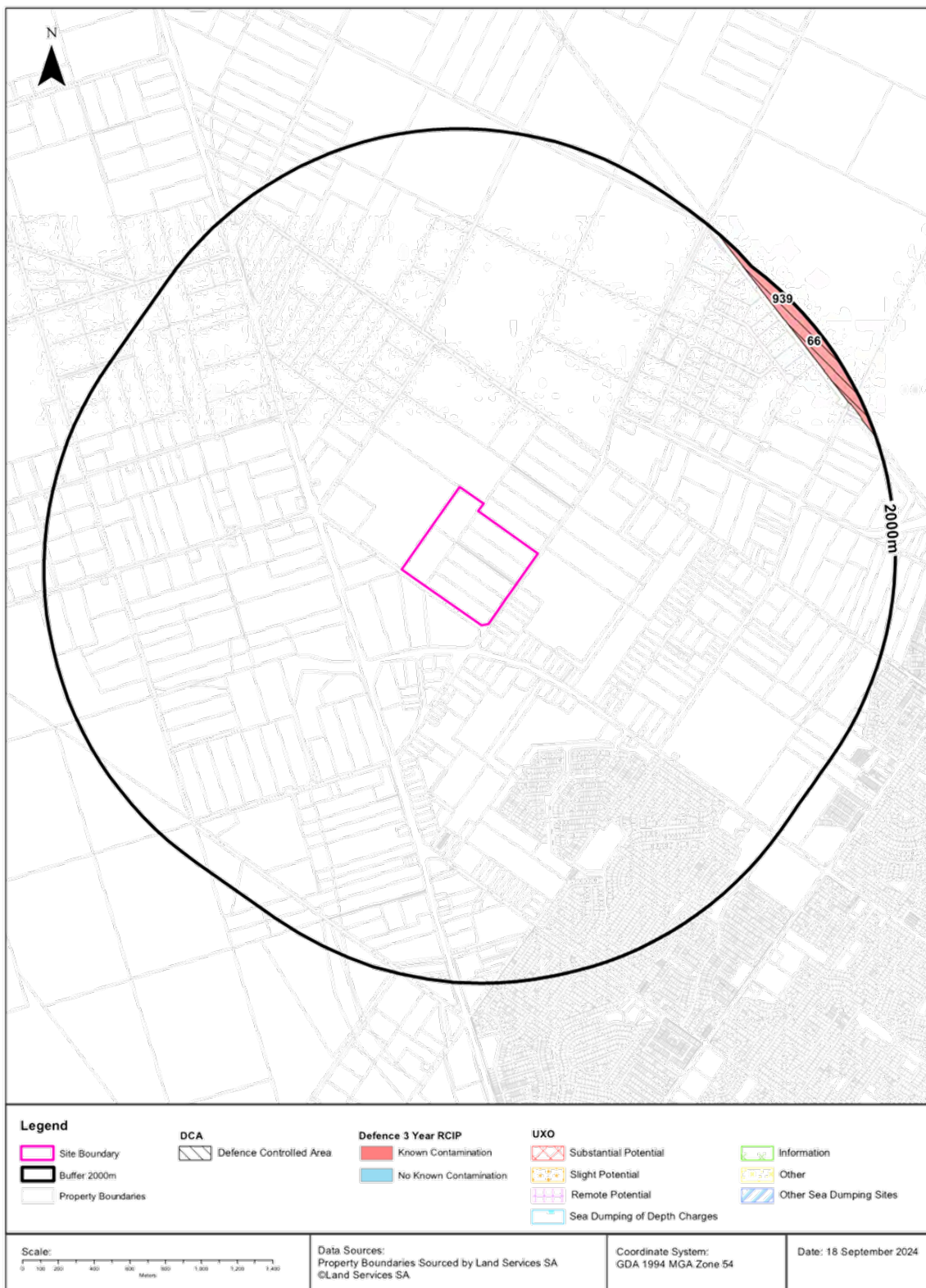
Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

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

60 Mumford Road, Waterloo Corner, SA 5110



Defence Sites and Unexploded Ordnance

60 Mumford 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	1890m	North 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	1889m	North East

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

National Unexploded Ordnance (UXO)

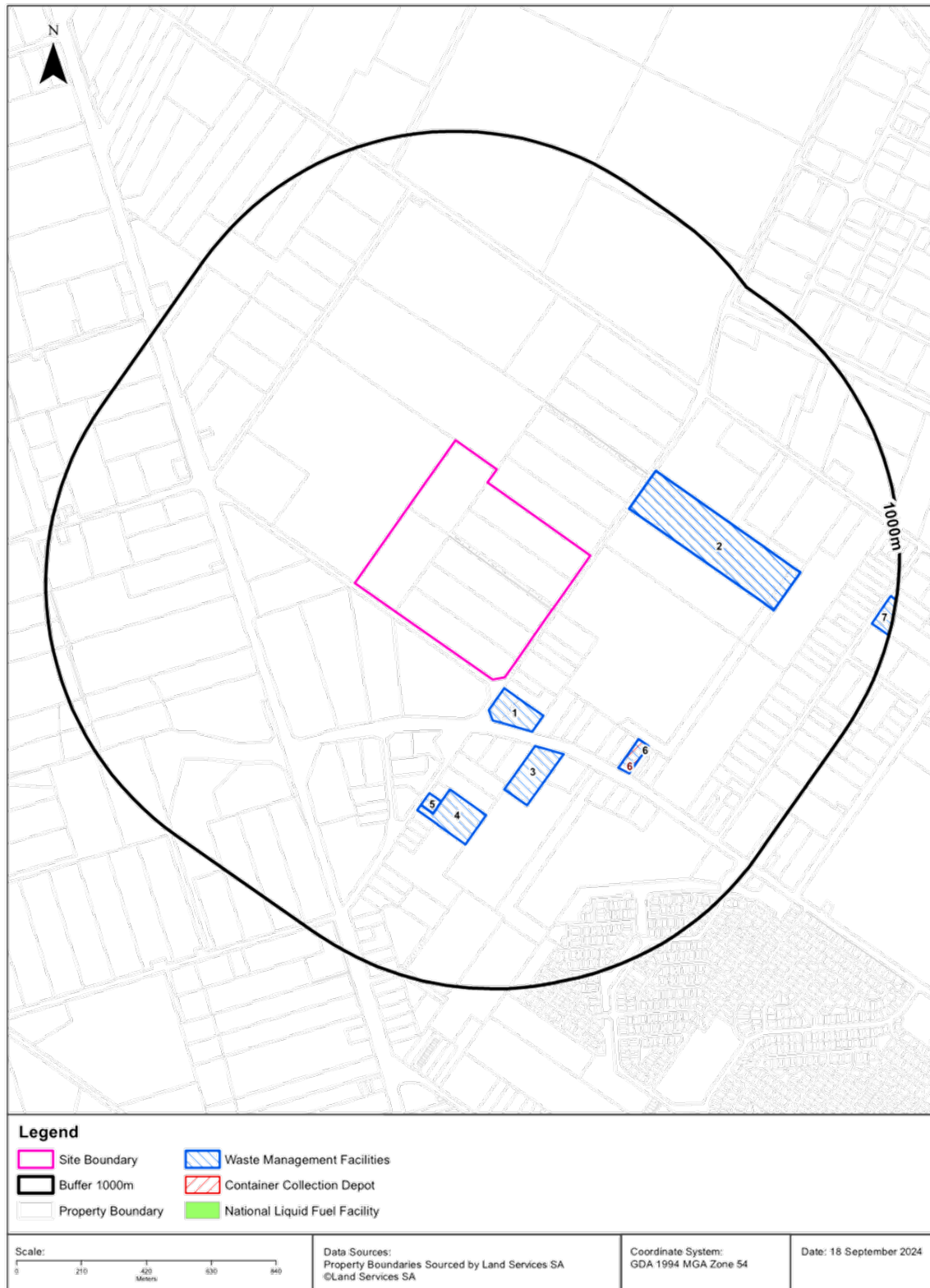
Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

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 and Liquid Fuel Facilities

60 Mumford Road, Waterloo Corner, SA 5110



Waste Management and Liquid Fuel Facilities

60 Mumford Road, Waterloo Corner, SA 5110

National Waste Management Facilities Database

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

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
1	FERRIS METAL RECYCLERS PTY LTD	FERRIS METAL RECYCLERS	CORNER WATERLOO CORNER ROAD AND HEASLIP ROAD, BURTON	RECYCLING	METALS RECOVERY FACILITY	OPERATIONAL	Premise Match	34m	South
2	GIOVEM PTY LTD	GIOVEM	73-78 HEASLIP ROAD, BURTON	RECYCLING	C&D WASTE RECYCLING FACILITY	OPERATIONAL	Premise Match	196m	East
	GIOVEM PTY LTD	GIOVEM	73-78 HEASLIP ROAD, BURTON	DROP-OFF	TRANSFER STATION	OPERATIONAL	Premise Match	196m	East
3	KCM METAL PTY LTD	KCM METAL	556 WATERLOO CORNER ROAD, BURTON	NOT CLASSIFIED	OTHER WASTE FACILITY	OPERATIONAL	Premise Match	243m	South
4	DISTRIBUTION 360 PTY LTD	DISTRIBUTION 360	ALLOTMENT 100, HATCHER COURT, BURTON	DROP-OFF	TRANSFER STATION	OPERATIONAL	Premise Match	381m	South
5	LALTA PTY LTD	LALTA	6 HATCHER COURT, BURTON	DROP-OFF	TRANSFER STATION	OPERATIONAL	Premise Match	420m	South
6	AAA RECYCLING PTY LTD	AAA RECYCLING	551 WATERLOO CORNER ROAD, BURTON	DROP-OFF	CONTAINER DEPOSIT SCHEME DROP-OFF FACILITY	OPERATIONAL	Premise Match	469m	South East
7	EXACT CONTRACTING SERVICES PTY LTD	EXACT CONTRACTING	43-45 HAWKER ROAD, BURTON	NOT CLASSIFIED	OTHER WASTE FACILITY	OPERATIONAL	Premise Match	937m	East

Source: Waste Management Facilities Database
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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	469m	South East

Collection Depot Data Source: EPA South Australia

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

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

National Liquid Fuel Facilities Data Source: Geoscience Australia
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Historical Business Directories

60 Mumford Road, Waterloo Corner, SA 5110



Historical Business Directories

60 Mumford 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

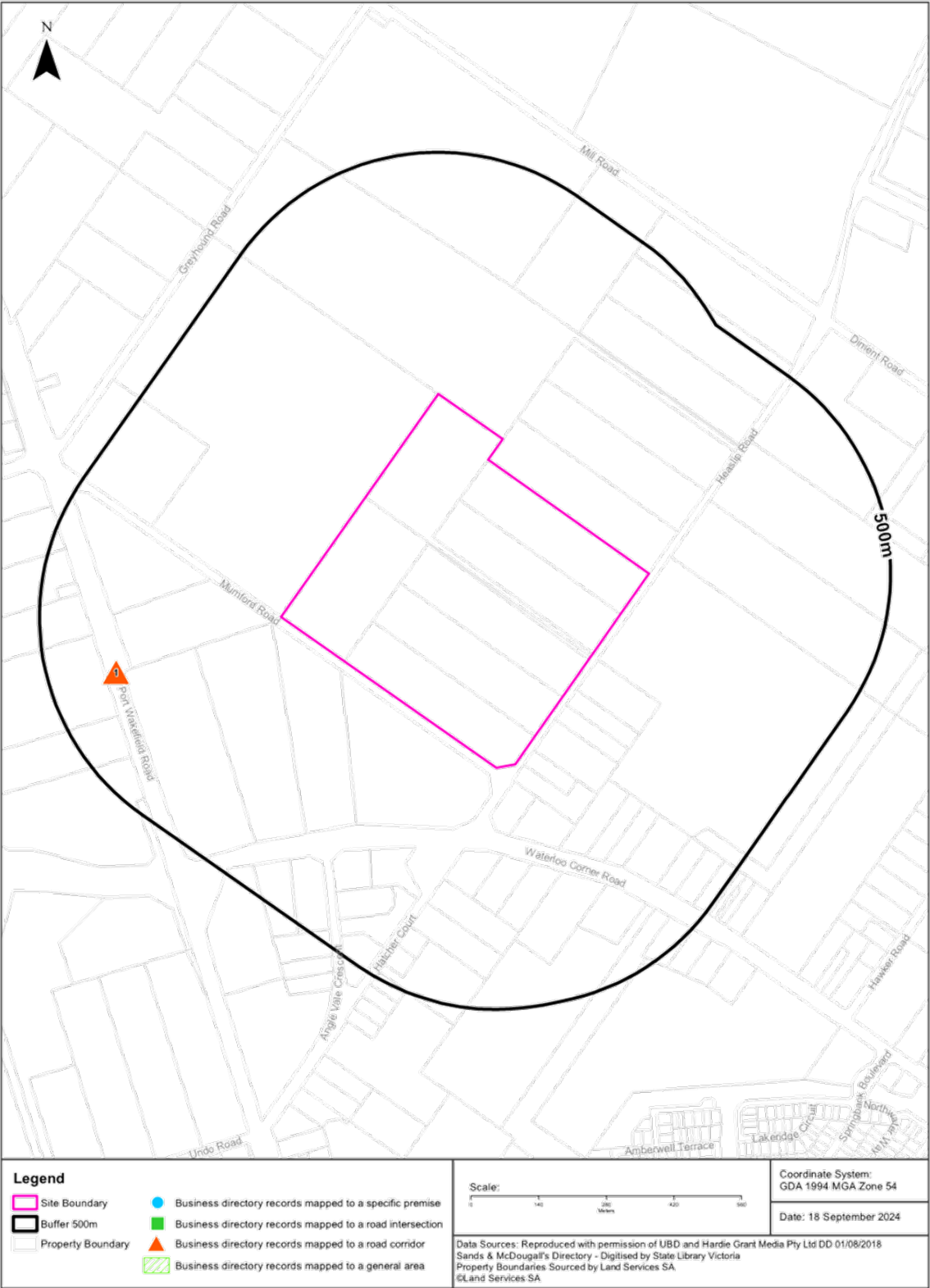
Potentially contaminative business activities extracted from Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number 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
2	Concrete - Ready Mixed	Goliath Concrete Services Pty. Ltd., Lot 2, Waterloo Corner Rd., Burton. 5110	41454	1991	Road Match	141m
	Abrasive Blasting	Safe Strip Pty Ltd, Lot 1, Waterloo Corner Rd, Burton 5110	36794	1991	Road Match	141m
	Motor Car Restorations	Safe Strip Pty. Ltd., Lot 1. Waterloo Corner Rd., Burton. 5110.	26739	1991	Road Match	141m

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Dry Cleaners, Motor Garages & Service Stations

60 Mumford Road, Waterloo Corner, SA 5110



Historical Business Directories

60 Mumford 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						

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

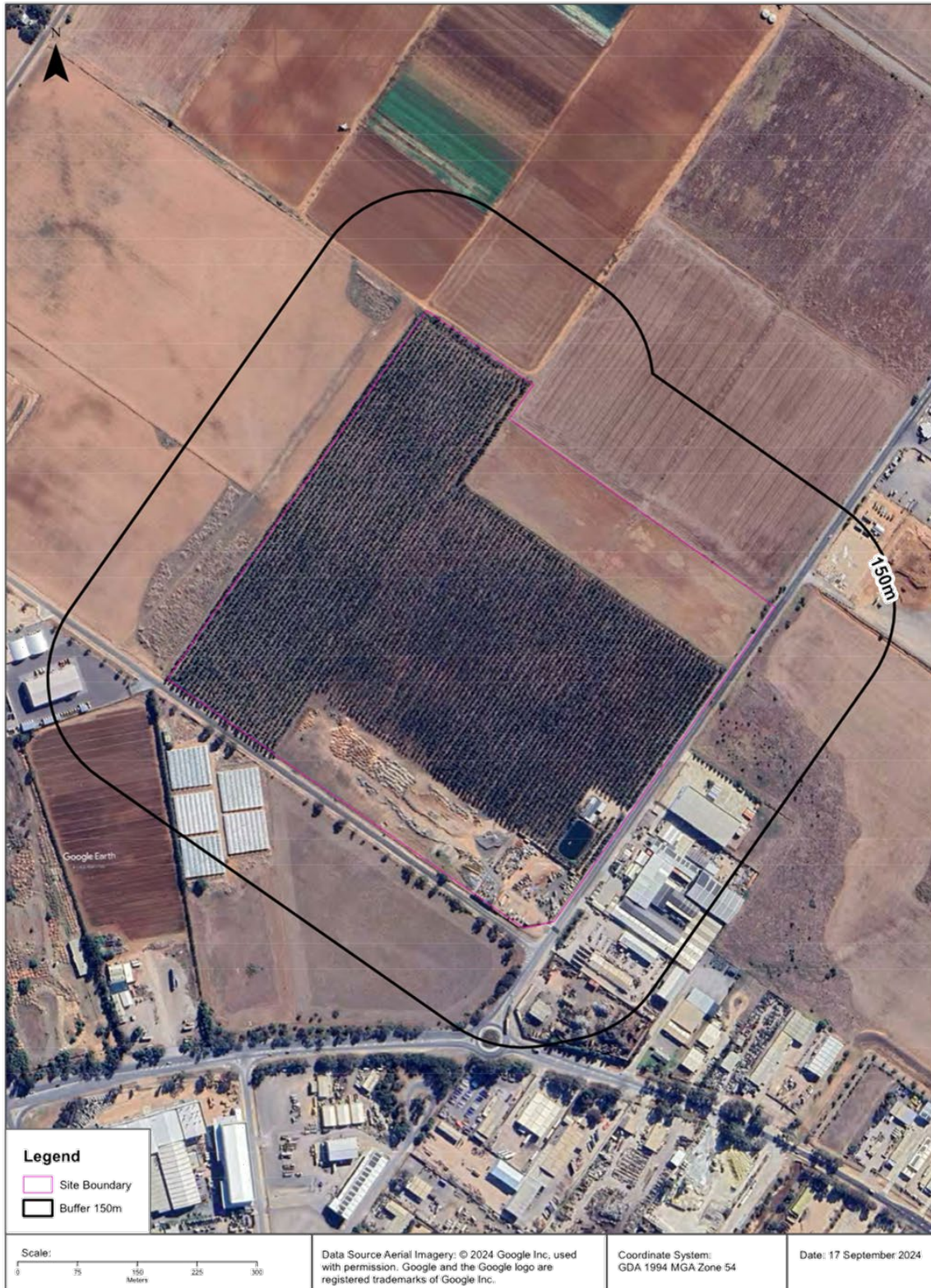
Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot 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	356m
	MOTOR GARAGES & SERVICE STATIONS	Plains Service Station The Port Wakefield rd Waterloo Corner	16818	1973	Road Match	356m

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Aerial Imagery 2024

60 Mumford Road, Waterloo Corner, SA 5110



Aerial Imagery 2014

60 Mumford Road, Waterloo Corner, SA 5110



Aerial Imagery 2010

60 Mumford Road, Waterloo Corner, SA 5110



Aerial Imagery 1999

60 Mumford Road, Waterloo Corner, SA 5110



Aerial Imagery 1986-1989

60 Mumford Road, Waterloo Corner, SA 5110



Aerial Imagery 1979

60 Mumford Road, Waterloo Corner, SA 5110



Aerial Imagery 1968-1969

60 Mumford Road, Waterloo Corner, SA 5110



Aerial Imagery 1959-1961

60 Mumford Road, Waterloo Corner, SA 5110



Aerial Imagery 1949

60 Mumford Road, Waterloo Corner, SA 5110



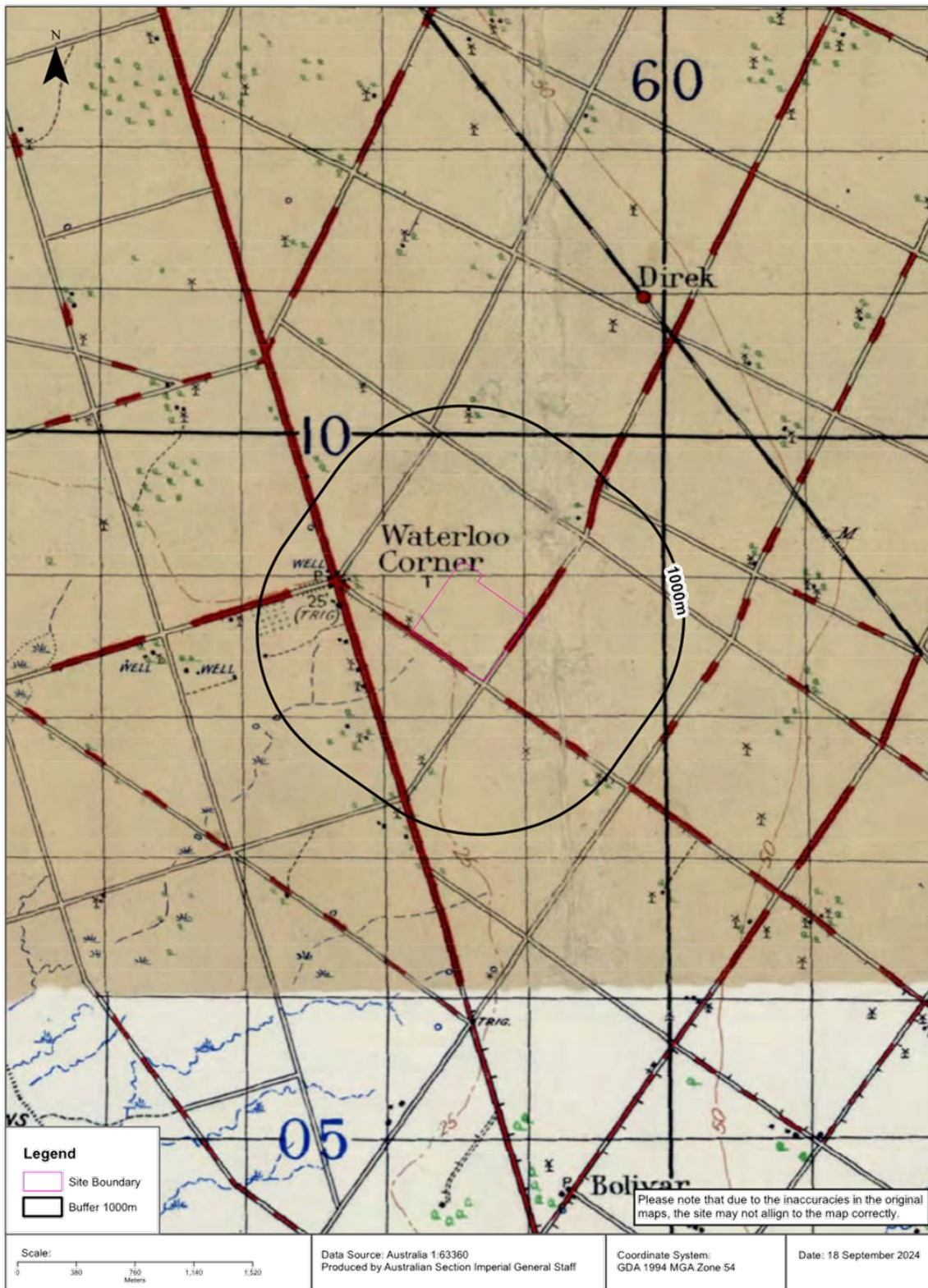
Historical Map 1982

60 Mumford Road, Waterloo Corner, SA 5110



Historical Map c.1937

60 Mumford Road, Waterloo Corner, SA 5110



Mining

60 Mumford Road, Waterloo Corner, SA 5110

Mines and Mineral Deposits

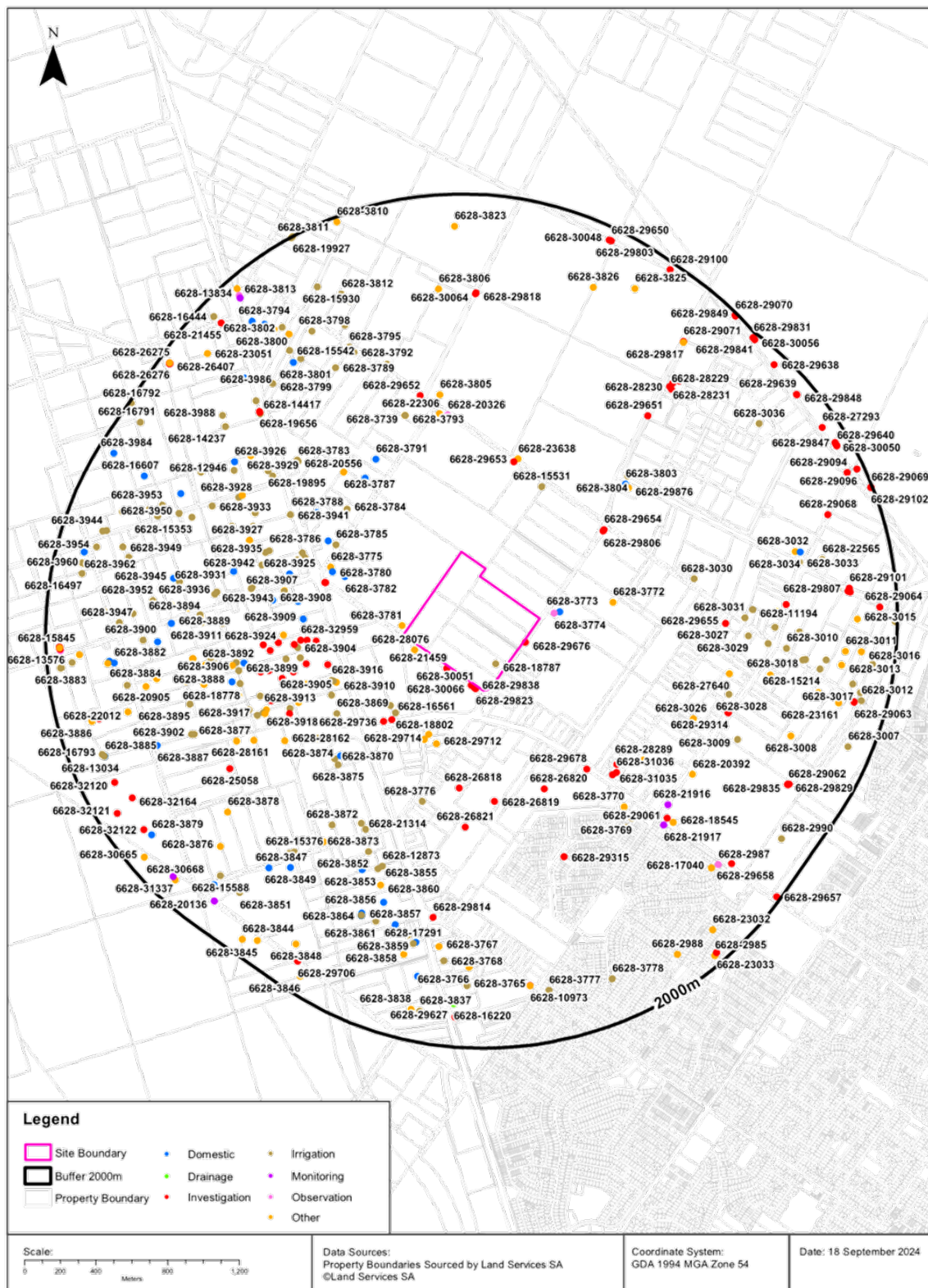
Mines and mineral deposits within the dataset buffer:

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

60 Mumford Road, Waterloo Corner, SA 5110



Hydrogeology & Groundwater

60 Mumford 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
6628-18787	167659		Operational	Irrigation	1997-11-20	122.00		10.00		1490	2690	18.0000	18.00	18.00	-8.00	0m	On-site
6628-29676	312570			Investigation	2018-03-14	8.50		10.20								12m	East
6628-30051	315593			Investigation	2018-10-24	43.50		9.60								15m	South
6628-29823	313714			Investigation	2018-05-24	8.00		9.50								16m	South
6628-29838	313732			Investigation	2018-08-10	18.00		9.60								16m	South
6628-30066	315669			Investigation	2019-02-06	57.00		9.70								16m	South
6628-21459	197988	41		Investigation ; Monitoring	2003-07-31	6.00	8.89	8.83								18m	South West
6628-3781	50750		Operational	Stock	1962-01-01	12.19	10.00		7.00	4700	8302					34m	West
6628-28076	288054		Backfilled		2015-09-01	70.00		9.30				0.2526				37m	South West
6628-3774	50743		Operational	Observation	1960-01-01	80.16	11.26						5.64	5.64	5.62	86m	East
6628-3773	50742		Operational	Domestic; Irrigation	1959-01-01	102.72	11.00		8.50	684	1242	12.6300				118m	East
6628-16561	140948		Operational	Irrigation	1994-01-31	85.30		9.00	7.50	2517	4510	15.0000	29.05	29.05	-20.05	367m	South West
6628-29714	312753			Environmental	2018-08-24	8.00		8.80								376m	South
6628-18802	167678		Operational	Irrigation	1997-12-13	98.00		8.90		829	1503	5.0000	28.00	28.00	-19.10	384m	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
6628-29712	312751			Environmental	2018-08-24	6.00		9.00								395m	South
6628-29713	312752			Environmental	2018-08-24	9.00		8.70								414m	South
6628-3772	50741		Unknown	Stock	1955-02-04	19.20	11.00			8797	15153		1.52	1.52	9.48	421m	East
6628-30885	347020		Dry	Investigation	2020-08-11	8.50		8.60								428m	South West
6628-3782	50751		Operational	Domestic; Irrigation; Stock	1965-01-01	54.86	11.00		8.10	760	1379	12.6281				452m	West
6628-32975	387564		Backfilled	Investigation	2024-03-12	15.00										455m	West
6628-3910	50879		Abandoned	Stock	1948-09-24	56.39	9.00			3820	6789					459m	South West
6628-3915	50884		Backfilled	Irrigation; Stock		73.76	10.00		6.80	2155	3874	6.3140	28.65	28.65	-18.65	461m	West
6628-29736	312938			Investigation	2018-09-18	8.50		8.50								462m	South West
6628-16794	146743		Backfilled	Irrigation	1993-06-01	70.70		8.40		3241	5780					471m	West
6628-3916	50885		Abandoned	Irrigation	1951-12-17	92.66	9.00			626	1138	12.6281				477m	West
6628-32961	387532		Backfilled	Investigation	2024-03-04	15.00										488m	West
6628-30065	315667			Investigation	2019-01-12	54.00		10.00								521m	West
6628-3780	50749		Operational	Domestic; Irrigation; Stock	1950-04-21	36.58	11.00		6.50	700	1271	15.1537				525m	West
6628-3905	50874		Abandoned	Irrigation; Observation	1950-01-01	57.91	8.32			854	1549	0.2526	4.57	4.57	3.75	525m	South West
6628-29815	313706			Investigation	2018-05-28	5.50		10.00								526m	West
6628-3922	50891		Backfilled	Irrigation		109.73	9.24	9.24	6.50	799	1450					531m	West
6628-32960	387531		Backfilled	Investigation	2024-03-05	15.00										539m	West
6628-3775	50744		Operational	Stock	1955-01-01	3.66	11.00			5985	10504					547m	West
6628-30047	315406			Investigation	2019-01-16	18.00		8.20								548m	South West
6628-15531	62500		Operational	Irrigation	1990-10-19	97.00		11.90		1199	2170	30.0000				555m	North East
6628-26818	274916	GW 1		Investigation	2013-03-14	8.50		8.70								563m	South
6628-32974	387563		Backfilled	Investigation	2024-03-12	12.27										566m	West
6628-3909	50878		Backfilled	Domestic; Irrigation; Stock	1952-02-07	76.20	10.00			570	1036	5.0512				567m	West
6628-32959	387530		Backfilled	Investigation	2024-03-06	15.00										574m	West
6628-28701	291283		Backfilled		2016-11-10	92.00		8.20		6171	10790	8.0000	9.00	9.00	-0.80	575m	West
6628-3869	50838		Backfilled	Irrigation; Stock	1934-02-22	130.76	9.00			1637	2952	5.0512				577m	South West
6628-29653	312494			Investigation	2018-02-13	8.00		11.90								582m	North
6628-8987	55956		Operational	Irrigation	1978-02-14	90.00		9.40	7.30	2199	3950	17.6793				591m	West
6628-3904	50873		Operational	Irrigation; Observation; Stock		160.32	9.33		7.00	7585	13163	5.0512	10.60	10.60	-1.27	596m	West
6628-3785	50754		Operational	Irrigation		88.39	11.00			1539	2778		0.00	0.00	11.00	597m	North West
6628-29806	313693			Investigation	2018-07-04	24.00		11.80								605m	North East

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-23638	240196		Operational		2008-04-17	97.00		11.90		950	1720	30.0000	15.00	15.00	-3.10	607m	North
6628-28767	292960		Operational			108.00		8.20		1564	2820	7.0000	4.20	4.20	4.00	609m	West
6628-32977	387566		Backfilled	Investigation	2024-03-13	13.37										611m	West
6628-29654	312495			Investigation	2018-01-30	8.50		11.80								613m	North East
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	615m	West
6628-26819	274917	GW 2		Investigation	2013-03-14	9.00		8.40								624m	South
6628-3914	50883		Backfilled	Irrigation	1959-01-01	134.11	9.00		7.00	1715	3092	10.1000	12.19	12.19	-3.19	633m	South West
6628-26820	274918	GW 3	Not Located	Investigation	2013-03-14	8.00		8.80								637m	South East
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	644m	North West
6628-32973	387562		Backfilled	Investigation	2024-03-12	12.21										649m	West
6628-3784	50753		Unknown	Irrigation; Stock	1956-07-01	92.05	10.00			711	1291	12.6300				660m	North West
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	669m	West
6628-3924	50893		Unknown			45.72	10.00			685	1244	17.6793	0.91	0.91	9.09	671m	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	678m	North 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	697m	West
6628-32345	379395				2023-02-10	110.00		8.00		1440	2600	10.0000	6.00	6.00	2.00	698m	South West
6628-32958	387528		Backfilled	Investigation	2024-03-07	15.00										700m	West
6628-29678	312572			Investigation	2018-03-16	6.50		9.20								702m	South East
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	705m	North West
6628-18378	164345		Operational	Irrigation	1996-12-17	80.70		9.30		1047	1896	7.5000	21.00	21.00	-11.70	706m	West
6628-3907	50876		Backfilled			48.77	10.00									708m	West
6628-3776	50745		Unknown	Irrigation	1967-12-16	102.11	9.00		6.40	551	1002	18.9421				709m	South
6628-32972	387561		Backfilled	Investigation	2024-03-13	15.00										720m	West
6628-3925	50894		Backfilled	Domestic; Observation	1934-07-24	143.56	11.00			1938	3488	10.2287	0.00	0.00	11.00	721m	West
6628-3937	50906		Backfilled	Irrigation	1959-01-01	137.16	11.00					11.3700				723m	North West
6628-19037	169565		Operational	Irrigation	1998-07-09	79.00		10.00		753	1366	15.0000				724m	West
6628-32966	387540		Backfilled	Investigation	2024-03-12	15.00										750m	West
6628-3871	50840		Unknown	Irrigation	1934-02-13	47.55	9.00		6.50	1015	1838	1.2628	7.62	7.62	1.38	753m	South West
6628-3908	50877		Operational	Domestic; Irrigation	1949-01-01	43.28	10.00			641	1165	6.3140	24.38	24.38	-14.38	754m	West
6628-3874	50843		Backfilled	Domestic; Irrigation; Stock		86.30	9.00									756m	South West
6628-3913	50882		Abandoned	Irrigation		60.96	9.00			842	1527					756m	South West
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	767m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-26821	274919	GW 4		Investigation	2013-03-14	8.00		8.20								771m	South
6628-32979	387568		Backfilled	Investigation	2024-03-13	14.01										775m	South West
6628-32970	387551		Backfilled	Investigation	2024-03-13											778m	West
6628-22306	206610	SITE 6	Backfilled	Anode Protection	2005-09-24	5.00		11.10								780m	North
6628-3788	50757		Not Located	Domestic; Irrigation	1961-01-01	92.05	11.00			900	1633	0.7577				784m	North West
6628-32976	387565		Backfilled	Investigation	2024-03-13	13.46										785m	West
6628-3870	50839		Operational	Irrigation; Observation; Stock		86.26	9.00		8.30	594	1080	12.6281	0.10	0.10	8.90	789m	South West
6628-3787	50756		Not Located		1960-01-01	45.72	11.00			566	1029		4.57	4.57	6.43	794m	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	805m	South West
6628-31037	353579			Investigation	2020-12-02	6.00		10.10								821m	South East
6628-32971	387560		Backfilled	Investigation	2024-03-12	15.00										824m	West
6628-3739	50708	GG HALLETT 2	Unknown	Construction Materials	1957-07-04	4.27										825m	North
6628-3793	50762		Operational	Irrigation	1961-01-01	85.34	11.00			1602	2890	16.4200				825m	North
6628-32978	387567		Backfilled	Investigation	2024-03-14	13.89										826m	West
6628-31035	353577			Investigation	2020-12-01	10.00		9.50								836m	South East
6628-31036	353578			Investigation	2020-12-02	6.00		9.90								846m	South East
6628-13059	60028		Operational	Irrigation	1983-09-01	45.00		8.20	7.20	1317	2380	7.5768				867m	West
6628-17068	148577		Backfilled	Irrigation	1993-06-25	91.40		7.70				8.0000				870m	West
6628-3918	50887		Backfilled			77.72	9.00			643	1169	29.0500	18.29	18.29	-9.29	874m	South West
6628-3942	50911		Operational	Irrigation	1976-04-15	96.01	11.00		8.10	1019	1845	18.9500				880m	West
6628-29876	313856		Operational		2018-10-25	98.00		12.70		757	1372	12.0000	16.00	16.00	-3.30	881m	North East
6628-3935	50904		Backfilled	Irrigation	1962-04-27	77.72	11.00			1754	3160	10.1000	18.00	18.00	-7.00	884m	West
6628-3805	50774		Not Located	Stock	1957-01-01	39.62	11.00			1083	1962		0.30	0.30	10.70	885m	North
6628-3932	50901		Backfilled	Irrigation	1959-04-01	76.20	10.00		8.00	694	1260	8.8400				885m	West
6628-15352	62321		Operational	Irrigation	1990-06-23	78.00		9.60		815	1479	20.0000				888m	West
6628-28162	288507		Backfilled			20.00		7.40								889m	South West
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	889m	North East
6628-27162	279075		Operational		2013-09-27	96.00		7.60		3109	5550	14.0000	10.00	10.00	-2.40	891m	South 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	893m	East
6628-20717	188377		Operational	Irrigation	2001-12-03	76.00		9.60		859	1559	10.0000	18.00	18.00	-8.40	896m	West
6628-3923	50892		Backfilled	Irrigation	1969-04-26	93.57	9.00		7.70	657	1192	7.5768				898m	South West
6628-29652	312493			Investigation	2018-02-13	8.00		11.00								901m	North
6628-3941	50910		Operational	Irrigation	1976-07-02	91.44	11.00		7.80	715	1298	12.6300				901m	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
6628-3919	50888		Backfilled	Domestic; Irrigation	1969-07-17	45.11	9.00		6.50	890	1615	9.0900				904m	West
6628-28289	288847		Operational		2016-01-15	106.00		10.30		713	1294	5.0000	14.00	14.00	-3.70	930m	South East
6628-3917	50886		Backfilled	Irrigation	1969-01-29	94.49	8.00		6.50	3245	5789	12.6281				932m	South West
6628-3804	50773		Backfilled	Irrigation; Stock	1959-01-01	54.86	12.00			540	982	0.6314	5.49	5.49	6.51	934m	North East
6628-3899	50868			Irrigation; Stock	1954-01-01	48.77	9.00		6.80	955	1731	0.8840	1.83	1.83	7.17	942m	West
6628-3906	50875		Backfilled	Irrigation; Stock	1960-01-01	42.06	9.00						0.00	0.00	9.00	947m	West
6628-18778	167603		Backfilled	Irrigation	1996-12-19	91.00		8.70		2234	4010	12.0000				951m	West
6628-21569	198496		Backfilled	Irrigation	2003-11-27	93.00		8.10		1490	2690	10.0000	32.00	32.00	-23.90	958m	West
6628-30675	335233		Backfilled					9.10								970m	West
6628-3893	50862		Backfilled		1947-11-04	59.13	8.00					2.5300				982m	West
6628-3888	50857		Operational	Domestic; Irrigation	1933-01-01	48.77	8.00			890	1615	2.5256	0.00	0.00	8.00	993m	West
6628-3770	50739		Abandoned		1920-01-01	51.82	10.00		7.90	622	1130		0.00	0.00	10.00	998m	South East
6628-21314	197063		Operational	Irrigation	2003-01-16	90.00		7.90		549	998	13.0000	17.00	17.00	-9.10	999m	South West
6628-3927	50896		Operational	Irrigation		24.38	11.00			626	1138					1008m	West
6628-3939	50908		Unknown			0.30	11.00									1008m	West
6628-3873	50842		Not Located	Irrigation	1950-08-11	167.64	8.00			2152	3868	6.3140	0.00	0.00	8.00	1013m	South 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	1013m	West
6628-3911	50880		Backfilled	Irrigation	1959-09-03	79.25	10.00		7.30	722	1310	8.0000	18.69	18.69	-8.69	1016m	West
6628-28161	288506		Backfilled			20.00		7.40								1024m	South West
6628-29315	305902			Investigation	2018-02-14	8.20		8.90								1025m	South
6628-3026	50003		Abandoned				12.00									1026m	South East
6628-3930	50899		Backfilled	Irrigation	1948-01-01	81.69	11.00		7.10	3367	6000	8.8396	13.72	13.72	-2.72	1035m	North West
6628-30986	352396							9.90								1036m	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	1038m	North West
6628-29655	312496			Investigation	2018-03-16	8.50		12.10								1040m	East
6628-20556	185097		Operational	Irrigation	2000-09-08	89.00		10.10		164	299	7.0000	20.00	20.00	-9.90	1046m	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	1062m	West
6628-3027	50004		Backfilled	Irrigation	1966-01-01	76.20	13.00		8.00	1032	1870	3.7900				1067m	East
6628-17762	155967		Operational	Irrigation	1995-06-28	82.00		10.00		1272	2300	18.0000				1068m	North West
6628-3936	50905		Operational	Irrigation		76.20	10.00		8.20	1158	2096	11.3700				1068m	West
6628-3769	50738		Abandoned	Irrigation; Stock		51.82	10.00			434	789	1.2628				1073m	South East
6628-3943	50912		Backfilled	Irrigation	1956-12-12	79.86	10.00		7.40	1010	1830	15.1600	4.88	4.88	5.12	1078m	West
6628-28059	287992		Operational	Irrigation	2015-02-04	90.00		9.10		1127	2040	8.0000	14.00	14.00	-4.90	1085m	West
6628-3771	50740			Irrigation; Stock	1966-06-01	109.73	10.00			701	1273	0.5100	15.40	15.40	-5.40	1087m	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
6628-3940	50909		Rehabilitated	Irrigation	1976-04-08	84.10	10.50		7.60	1513	2730	12.0000	9.89	9.89	0.61	1087 m	North 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	1100 m	South West
6628-27640	284494		Backfilled					12.00								1105 m	East
6628-3877	50846		Not Located		1933-12-13	97.54	8.00			1511	2727	2.2731				1105 m	South 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	1106 m	South 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	1106 m	North 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	1108 m	West
6628-30673	335230		Backfilled					9.00								1121 m	West
6628-3808	50777		Operational	Irrigation	1965-08-01	103.63	11.00			1008	1825	12.6300	8.33	8.33	2.67	1126 m	North
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	1128 m	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	1134 m	South
6628-3934	50903		Backfilled	Irrigation		76.20	11.00		7.00	746	1354	12.6300				1134 m	West
6628-15844	62813		Operational	Irrigation	1991-12-11	79.00		10.00	7.70	1021	1849	37.5000	32.00	32.00	-22.00	1141 m	West
6628-18949	169029		Operational	Irrigation	1998-03-27	114.00		9.90		2205	3960	15.0000	13.10	13.10	-3.20	1141 m	West
6628-3028	50005		Backfilled	Irrigation	1967-02-25	109.73	13.00		7.50	624	1132	12.6300				1141 m	East
6628-3894	50863		Backfilled		1961-01-01	172.21	10.00			2190	3934					1141 m	West
6628-19895	177375		Operational	Irrigation	1999-09-17	81.00		10.00		1658	2990	15.0000				1144 m	North 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	1147 m	East
6628-30492	331361					78.00		8.60								1149 m	West
6628-3855	50824		Backfilled	Irrigation	1955-01-01	137.16	8.00			470	855	12.6300	17.00	17.00	-9.00	1158 m	South
6628-3029	50006		Backfilled	Irrigation	1967-01-01	106.68	13.00		7.50	759	1377	12.6300				1171 m	East
6628-29677	312571			Investigation	2018-02-08	8.50		11.10								1177 m	East
6628-29314	305901			Investigation	2018-02-08	8.50		11.10								1179 m	East
6628-30365	325540		Operational		2019-06-20	84.00		10.00		2301	4130	14.0000	8.50	8.50	1.50	1184 m	North West
6628-3896	50865		Unknown	Irrigation; Stock			9.00			2152	3868		0.00	0.00	9.00	1185 m	West
6628-3897	50866		Operational	Irrigation		76.20	9.00			1924	3463	6.3140				1185 m	West
6628-3898	50867		Unknown				9.00			2152	3868		3.05	3.05	5.95	1185 m	West
6628-21916	202091			Monitoring	2004-04-03	4.50		10.10					3.00	3.00	7.10	1186 m	South East
6628-11194	58163		Backfilled	Irrigation		102.00		13.00	7.80	801	1453					1191 m	East
6628-3928	50897		Backfilled	Irrigation		51.82	11.00			4269	7564	0.7600	9.14	9.14	1.86	1193 m	North 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	1201 m	South East
6628-27788	285183		Operational		2015-02-27	90.00		7.00		676	1227	5.0000	17.00	17.00	-10.00	1205 m	South West
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	1209 m	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
6628-24755	247188		Operational			80.00		9.80		1109	2007	25.25 61				1212 m	West
6628-25058	253573	BH 2		Investigation	2008-07-24	19.45		6.80								1226 m	South West
6628-29061	300423	GW 2100		Investigation	2017-05-18	8.40		10.50								1226 m	South East
6628-3860	50829		Unknown		1957-01-01	91.44	8.00			2436	4370		3.05	3.05	4.95	1230 m	South
6628-21917	202092			Monitoring	2004-04-03	4.50		10.80					3.00	3.00	7.80	1233 m	South East
6628-30674	335231		Backfilled					8.60								1242 m	West
6628-29651	312492			Investigation	2018-04-05	8.00		12.90								1246 m	North East
6628-3789	50758		Operational	Irrigation	1955-04-22	84.73	11.00		8.20	1962	3530	7.580 0	16.46	16.46	-5.46	1246 m	North West
6628-3901	50870		Operational as required	Domestic	1964-01-01	105.16	10.00		8.00	1199	2170	6.314 0	12.19	12.19	-2.19	1252 m	West
6628-3895	50864		Backfilled	Irrigation; Stock	1958-01-01	173.74	8.00		6.00	1101 7	1873 6	10.10 24	15.24	15.24	-7.24	1256 m	West
6628-3792	50761		Unknown	Irrigation; Stock	1950-05-19	76.20	11.00			4788	8455	15.15 37				1267 m	North West
6628-18545	165942	ASR BORE 12	Operational	Managed Aquifer Recharge (incl ASR)	1997-06-08	180.00		11.30	8.10	253	460	15.00 00	0.83	0.83	10.47	1268 m	South East
6628-15114	62083		Backfilled		1989-04-14	88.42		10.00	8.00	1199	2170	25.25 61				1271 m	North 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	1272 m	East
6628-27242	279613		Operational	Irrigation	2014-04-03	108.00		12.10		687	1248	15.00 00	16.00	16.00	-3.90	1285 m	East
6628-3955	50924		Backfilled	Irrigation		78.64	10.00		7.10	1373	2480	8.840 0				1285 m	West
6628-3933	50902		Backfilled	Irrigation	1957-04-01	89.10	10.50		8.00	1765	3180	7.500 0				1287 m	North West
6628-32181	375338		Operational	Irrigation	1998-11-01	95.00		7.60								1296 m	West
6628-3009	49986		Rehabilitated	Irrigation		106.00	13.00		7.40	665	1207	6.314 0	4.00	4.00	9.00	1297 m	South East
6628-3889	50858		Abandoned	Domestic; Irrigation; Stock		33.53	9.00									1298 m	West
6628-29814	313705			Investigation	2018-05-24	8.00		7.80								1300 m	South
6628-12946	59915		Backfilled	Irrigation	1984-04-02	78.00		10.00	7.90	1664	3000	18.94 21				1301 m	North West
6628-3795	50764		Unknown	Irrigation	1955-06-10	74.68	11.00			2821	5047	7.576 8	5.79	5.79	5.21	1305 m	North West
6628-3856	50825		Operational	Domestic; Irrigation	1956-05-01	106.68	7.00		7.90	873	1584	12.62 63	22.86	22.86	-15.86	1309 m	South
6628-3902	50871		Not In Use	Irrigation	1965-01-01	92.96	8.00		7.60	1081	1956					1310 m	West
6628-3948	50917		Not Located				9.00									1313 m	West
6628-17292	151170		Operational	Irrigation	1995-07-10	99.50		12.20	7.60	680	1234	15.00 00				1317 m	East
6628-3945	50914		Not Located	Domestic; Irrigation	1958-01-30	41.45	9.00			812	1473	7.580 0	6.10	6.10	2.90	1322 m	West
6628-22932	231001		Operational		2007-04-26	114.00		12.40		697	1265	12.50 00				1323 m	East
6628-3926	50895		Backfilled	Domestic; Irrigation	1955-09-14	73.15	11.00		7.70	5262	9260	10.10 24	3.96	3.96	7.04	1327 m	North West
6628-30767	341807		Operational		2020-03-04	108.00		12.20		676	1228	10.00 00	18.10	18.10	-5.90	1329 m	East
6628-15376	62345		Backfilled	Irrigation	1990-09-17	90.00		6.70		677	1230	30.00 00				1346 m	South West
6628-15353	62322		Operational	Irrigation	1989-02-17	80.00		10.00		1053	1905	18.94 21				1351 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
6628-18881	168466		Not In Use	Irrigation	1998-03-09	89.00	10.26	9.93		4688	8280	5.0000	9.53	9.20	0.73	1365 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	1369 m	South West
6628-19657	176175		Operational	Investigation ; Observation	1999-09-03	62.20	9.91	9.94		7382	12810		2.59	2.62	7.32	1370 m	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	1375 m	North West
6628-3903	50872		Operational	Domestic; Irrigation	1968-04-13	97.54	9.00		7.60	1541	2780		17.68	17.68	-8.68	1375 m	West
6628-3957	50926		Operational	Irrigation	1968-09-13	74.07	9.00		8.10	1457	2630	12.6281				1376 m	West
6628-29067	300429	GW 2106		Investigation	2017-05-14	7.30		12.10					5.00	5.00	7.10	1382 m	East
6628-3010	49987		Operational	Irrigation		111.86	12.30		7.40	669	1214	15.1600	5.18	5.18	7.12	1390 m	East
6628-3878	50847		Unknown			76.20	7.00			578	1051	34.0957				1397 m	South West
6628-3857	50826		Operational	Domestic; Irrigation; Stock	1958-01-01	91.44	8.00		7.90	624	1133	11.3652				1398 m	South
6628-3890	50859		Abandoned		1933-04-01	67.06	8.00			596	1084	3.7884	12.19	12.19	-4.19	1400 m	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	1405 m	North West
6628-3952	50921		Operational	Irrigation	1965-01-01	94.49	9.00		7.60	767	1391	6.3200				1413 m	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	1414 m	North West
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	1416 m	North West
6628-3862	50831		Unknown	Domestic; Irrigation		60.96	7.00			2622	4699		0.00	0.00	7.00	1417 m	South
6628-3950	50919		Operational	Irrigation	1959-01-01	82.30	10.00		7.80	930	1685	12.6300				1423 m	West
6628-3861	50830		Operational	Irrigation	1971-12-01	103.63	8.00		8.00	732	1327		21.34	21.34	-13.34	1424 m	South
6628-14417	61386		Not In Use	Irrigation	1989-05-19	89.00		10.50		5338	9390	10.0000	7.03	7.03	3.47	1425 m	North 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	1425 m	North West
6628-3849	50818		Unknown	Domestic; Irrigation; Stock	1955-01-01	54.86	8.00			626	1138					1429 m	South West
6628-3867	50836		Unknown	Domestic; Irrigation; Stock		45.72	7.00					1.0102				1429 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	1429 m	South
6628-3854	50823		Operational	Irrigation; Stock	1964-01-01	121.92	8.00		8.10	615	1116	5.0512				1431 m	South
6628-3864	50833		Operational	Irrigation; Stock	1956-01-01	27.89	7.00			2323	4170	7.5768				1431 m	South
6628-3865	50834		Unknown			42.67	7.00			2024	3641					1431 m	South
6628-3866	50835		Unknown	Domestic; Irrigation; Stock		60.96	7.00			485	882					1431 m	South
6628-3863	50832		Unknown				7.00									1432 m	South
6628-30064	315666			Investigation	2018-11-14	18.00		12.20								1443 m	North
6628-28229	288638	MW 1		Investigation	2016-02-29	8.00		13.10					4.80	4.80	8.30	1444 m	North East
6628-19517	175281		Backfilled	Irrigation	1999-03-26	80.00		10.00		3287	5860	15.0000				1447 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
6628-28230	288639	MW 2		Investigation	2016-02-29	9.50		13.10					4.40	4.40	8.70	1448 m	North East
6628-29818	313709			Investigation	2018-05-28	8.00		12.20								1449 m	North
6628-3767	50736			Industrial	1957-01-01	28.96	8.00		7.40	2925	5229	5.0500				1453 m	South
6628-22234	206404		Operational	Irrigation	2005-03-11	108.00		12.50		664	1205	15.1520				1454 m	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	1456 m	West
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	1457 m	South
6628-3891	50860		Abandoned	Irrigation		152.40	8.00		6.00	3170	5659	1.7679	7.01	7.01	0.99	1460 m	West
6628-26203	267345		Operational		2012-02-08	90.00		8.20		853	1547	11.0000	14.00	14.00	-5.80	1467 m	West
6628-17291	151169		Operational	Irrigation	1995-08-15	104.00		7.40		635	1153	20.0000				1468 m	South
6628-28231	288640			Investigation	2016-02-29	8.00		13.10					4.10	4.10	9.00	1472 m	North East
6628-3806	50775		Operational	Stock	1976-03-19	88.39	11.00		8.10	950	1720					1472 m	North
6628-3951	50920		Operational	Domestic; Irrigation	1956-01-01	82.30	10.00		7.90	814	1477	7.5768				1472 m	North West
6628-3032	50009		Operational	Stock		36.58	15.00						12.19	12.19	2.81	1476 m	East
6628-15542	62511		Operational	Irrigation	1991-04-30	85.34		10.50	8.50	1284	2320	12.6281	21.33	21.33	-10.83	1480 m	North West
6628-14237	61206		Backfilled	Irrigation	1988-05-25	76.00		10.00	7.30	1732	3120	15.0000				1481 m	North West
6628-3033	50010		Operational	Irrigation		60.96	14.00			4704	8309		1.52	1.52	12.48	1486 m	East
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	1489 m	North West
6628-20489	184210		Operational	Irrigation	2000-10-10	109.00		12.90		633	1150	14.0000	15.00	15.00	-2.10	1491 m	East
6628-3847	50816		Operational	Domestic; Irrigation	1957-01-01	91.44	7.00			756	1371	2.5256	19.81	19.81	-12.81	1499 m	South West
6628-3034	50011		Operational	Domestic; Irrigation; Stock		55.78	15.00					0.6300				1503 m	East
6628-3018	49995		Backfilled	Irrigation	1966-01-01	114.30	14.00		8.40	688	1250	18.9421				1504 m	East
6628-28232	288641	MW 4		Investigation	2016-03-08	8.00		13.20					4.70	4.70	8.50	1506 m	North East
6628-3887	50856		Abandoned	Domestic; Irrigation; Stock		45.72	7.00									1509 m	West
6628-3958	50927		Operational	Irrigation	1974-05-03	91.44	9.00		7.70	705	1280	9.0000				1515 m	West
6628-15905	62874		Operational	Irrigation	1992-02-25	76.50		10.00		898	1628	12.0000	17.95	17.95	-7.95	1525 m	West
6628-3768	50737	INGHAM S	Not Located	Irrigation	1968-12-10	107.90	5.00		7.00	616	1120					1526 m	South
6628-3953	50922		Operational	Irrigation	1962-01-01	75.59	10.00		8.20	930	1685	5.0512				1528 m	West
6628-3988	50957		Abandoned	Irrigation	1961-01-01	88.09	11.00			741	1345	12.6300				1531 m	North West
6628-16116	63085		Operational	Irrigation	1992-03-27	79.24		11.40		2454	4400	12.5000				1533 m	North
6628-3858	50827		Unknown		1959-01-01	27.43	8.00			2394	4297					1541 m	South
6628-3766	50735		Operational	Industrial	1962-01-01	107.29	8.00		7.80	629	1141	10.1000				1549 m	South
6628-24981	253143		Operational		2009-10-15	88.00		10.60		1036	1877	8.0000	12.00	12.00	-1.40	1551 m	North West
6628-3008	49985		Not Located				13.00									1552 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
6628-3987	50956		Operational	Domestic; Irrigation	1962-03-15	85.34	10.00		7.90	1278	2310	12.6281				1553 m	North West
6628-3876	50845		Abandoned		1933-01-01	117.35	6.00			2400	4305	3.7884	0.00	0.00	6.00	1565 m	South West
6628-20905	192831		Operational	Irrigation	2002-05-28	91.00		8.10		763	1383	11.0000	12.00	12.00	-3.90	1569 m	West
6628-3956	50925		Operational	Irrigation; Stock		88.39	10.00		8.00	783	1420	6.3200	12.19	12.19	-2.19	1585 m	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	1587 m	North
6628-3947	50916		Backfilled	Irrigation	1956-01-01	79.25	9.00			657	1195	10.1000	21.34	21.34	-12.34	1588 m	West
6628-17040	148210	SZ 55				3.80	13.00									1591 m	South East
6628-15214	62183		Operational	Irrigation	1990-01-18	110.00		13.00	7.30	2778	4970	12.0000				1593 m	East
6628-20412	183441		Operational	Irrigation	1994-11-28	82.20		9.50				10.0000				1595 m	West
6628-22012	203167		Operational		2003-12-03	90.00		7.60		730	1324	12.0000	30.00	30.00	-22.40	1599 m	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	1605 m	North 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	1609 m	South East
6628-27636	284481		Operational			111.00		12.90		651	1182	8.0000	11.00	11.00	1.90	1613 m	East
6628-22565	218366		Operational	Irrigation	2005-03-25	110.00		14.00		684	1242	15.0000	12.40	12.40	1.60	1614 m	East
6628-14418	61387		Backfilled	Irrigation	1989-04-21	110.00		13.00	8.10	644	1170	12.0000				1618 m	East
6628-3882	50851		Abandoned	Domestic; Irrigation	1947-01-01	60.96	8.00			589	1071		4.88	4.88	3.12	1624 m	West
6628-3800	50769		Backfilled		1954-01-01	56.39	11.00						5.49	5.49	5.51	1626 m	North West
6628-3036	50013		Operational	Irrigation		78.33	14.00		7.40	757	1372					1640 m	North East
6628-3836	50805		Unknown	Domestic; Irrigation; Stock	1959-04-21	64.01	8.00			857	1554	3.7884	0.00	0.00	8.00	1640 m	South
6628-3949	50918		Rehabilitated	Irrigation	1963-01-01	82.20	9.00		7.80	757	1372	7.5800	15.00	15.00	-6.00	1642 m	West
6628-3884	50853		Backfilled	Domestic; Irrigation; Observation	1951-01-01	76.20	6.94		7.50	799	1450	7.5788	0.10	0.10	6.84	1649 m	West
6628-3826	50795		Not Operational	Stock	1964-01-01	93.88	13.00		7.80	1076	1947	4.4200				1651 m	North
6628-3765	50734		Operational	Irrigation	1967-02-01	106.68	8.00		7.90	689	1251	12.6281				1654 m	South
6628-20737	188565		Operational		2000-08-01	81.00		8.30		945	1712	12.0000	18.00	18.00	-9.70	1659 m	West
6628-29658	312499			Investigation	2018-04-04	10.00		11.50								1665 m	South East
6628-29829	313723			Investigation	2018-03-05	21.00		12.00								1669 m	South East
6628-29835	313729			Investigation	2018-08-24	36.00		12.00								1669 m	South East
6628-10973	57942		Operational	Observation	1979-03-21	63.00		7.80	11.50	1832	3300		15.80	15.80	-8.00	1670 m	South
6628-16469	136446		Unknown		1979-03-21	63.00		7.80	7.90	1189	2152					1670 m	South
6628-29062	300424	GW 2101		Investigation	2017-05-17	9.50		12.00					4.00	4.00	8.00	1671 m	South East
6628-30045	315404			Investigation	2017-05-18	9.50		12.00								1671 m	South East
6628-30054	315596			Investigation	2019-02-01	48.00		12.00								1674 m	South East
6628-31246	355107		Operational	Irrigation	2021-04-16	101.00		12.40		682	1238	10.0000	12.00	12.00	0.40	1674 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
6628-14343	61312		Operational	Irrigation		90.00		8.80	7.00	858	1557	15.1537	18.27	18.27	-9.47	1678 m	West
6628-29817	313708			Environmental	2018-06-22	23.50		13.00								1680 m	North East
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	1682 m	North West
6628-29071	300433	GW 2111		Investigation	2017-05-17	7.20		13.00					5.00	5.00	8.00	1684 m	North East
6628-15930	62899		Operational	Irrigation	1991-12-05	103.63		11.20				10.0000				1685 m	North West
6628-15588	62557		Operational	Irrigation	1991-06-16	97.54	6.00	6.00	8.00	702	1274	21.4677	11.12	11.12	-5.12	1693 m	South West
6628-16607	141355		Operational	Domestic; Irrigation; Stock	1994-03-15	85.00		10.00		1524	2750	4.0000				1698 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	1699 m	North West
6628-3851	50820		Operational	Irrigation	1966-01-01	95.71	6.00		7.90	621	1127	5.0000	6.72	6.72	-0.72	1706 m	South West
6628-3013	49990		Not Located			7.62	14.00									1709 m	East
6628-29068	300430	GW 2107		Investigation	2017-05-20	8.00		14.80					4.00	4.00	10.80	1713 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	1713 m	West
6628-3777	50746		Unknown	Irrigation	1942-04-01	111.25	9.00		7.60	610	1080	8.8396	12.19	12.19	-3.19	1717 m	South
6628-3011	49988		Not Located			9.14	14.00			644	1170	1.2600	1.83	1.83	12.17	1720 m	East
6628-29807	313694			Investigation	2018-07-05	22.50		12.80								1731 m	East
6628-23161	235523		Operational		2007-10-17	112.00		13.00		659	1197	10.0000	12.50	12.50	0.50	1737 m	East
6628-29101	300463	GW 2143		Investigation	2017-05-17	7.00		13.00					6.50	6.50	6.50	1740 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	1741 m	North West
6628-29832	313726			Investigation	2018-08-31	45.00		13.10								1742 m	East
6628-3850	50819		Abandoned	Domestic; Stock		36.58	6.00			5387	9476	0.6300	4.42	4.42	1.58	1754 m	South West
6628-26797	274785			Irrigation	2012-04-07	81.00		9.50		803	1456	12.6281	10.00	10.00	-0.50	1757 m	West
6628-3778	50747		Operational	Irrigation	1956-01-01	121.92	10.00			506	920					1757 m	South
6628-16220	130760		Unknown	Drainage		12.00		7.50					1.80	1.80	5.70	1760 m	South
6628-3825	50794		Operational	Stock	1960-01-01	30.48	12.00									1760 m	North East
6628-3839	50808		Unknown				8.00									1761 m	South
6628-3848	50817		Operational	Stock	1956-01-01	45.72	7.00			499	907					1761 m	South West
6628-32172	375215		Backfilled	Investigation	2022-12-02	25.00		7.40								1764 m	West
6628-32164	375195		Backfilled	Investigation	2022-12-05			6.20								1770 m	South West
6628-3015	49992		Abandoned			22.86	14.00									1776 m	East
6628-3944	50913		Backfilled	Irrigation; Observation	1954-01-29	76.20	9.00		7.80	758	1375					1778 m	West
6628-3954	50923		Operational	Irrigation	1967-01-01	79.25	9.00		7.70	747	1354	8.8400				1784 m	West
6628-3019	49996		Operational	Irrigation			14.00		7.40	674	1224					1788 m	East
6628-3879	50848		Unknown	Domestic; Irrigation		91.44	6.00			715	1298	15.1537	30.48	30.48	-24.48	1798 m	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
6628-23051	234156				2007-01-04	84.00		10.00		1423	2570	10.0000	17.00	17.00	-7.00	1801 m	North West
6628-3885	50854		Backfilled	Domestic; Irrigation	1956-04-01	93.27	7.00			715	1298	8.8380				1801 m	West
6628-13034	60003		Backfilled	Irrigation	1983-01-23	94.48		7.10	7.70	735	1332	18.9421				1805 m	West
6628-3886	50855		Unknown		1937-01-01		7.00			2795	5000		0.76	0.76	6.24	1807 m	West
6628-3016	49993		Not Located			12.19	14.00									1809 m	East
6628-16793	146742		Operational	Irrigation	1994-01-09	90.00		7.10	7.50	719	1304	8.0000				1811 m	West
6628-2990	49967		Operational	Irrigation		51.82	13.00			626	1138					1813 m	South East
6628-32120	373209			Investigation	2022-11-10	4.00		6.30								1813 m	South West
6628-30300	316951		Operational			88.00		8.20		1856	3340	10.0000	8.00	8.00	0.20	1814 m	West
6628-2988	49965		Abandoned		1962-01-01	105.16	12.00									1815 m	South East
6628-32122	373211			Investigation	2022-11-11	4.00		5.80								1815 m	South West
6628-3960	50929		Backfilled	Irrigation		91.44	9.00		8.00	701	1272	3.7884	10.24	10.24	-1.24	1819 m	West
6628-29063	300425	GW 2102		Investigation	2017-05-17	9.50		13.50								1820 m	East
6628-29891	313967			Investigation	2018-03-02	19.50		13.50								1820 m	East
6628-3823	50792		Unknown			4.27	12.00			4560	8064					1820 m	North
6628-30049	315591			Investigation	2018-10-09	45.00		7.80								1824 m	South
6628-20136	180504		Operational	Monitoring	2000-05-25	98.70	5.41	4.89	7.50	771	1360	5.0000	5.79	5.28	-0.38	1825 m	South West
6628-3837	50806		Not Located	Irrigation	1961-01-01	45.72	8.00			1639	2956		0.91	0.91	7.09	1826 m	South
6628-16497	138514		Operational	Irrigation	1993-04-26	79.20		8.80	7.80	1463	2640	12.5000	25.00	25.00	-16.20	1827 m	West
6628-29810	313697			Investigation	2018-07-13	18.00		7.80								1827 m	South
6628-3838	50807		Abandoned				8.00						1.52	1.52	6.48	1828 m	South
6628-23032	234109	BH 1			2007-01-11	10.00		11.60					8.00	8.00	3.60	1833 m	South East
6628-29627	312464			Investigation	2018-01-18	8.50		7.70								1834 m	South
6628-29706	312743			Investigation	2018-08-22	8.00		6.50								1834 m	South West
6628-13814	60783	BUI AT 5042	Backfilled	Irrigation	1986-10-24	122.00		8.90	7.20	1664	3000	18.0000				1841 m	West
6628-3017	49994		Operational	Irrigation	1961-01-31	117.65	14.00		7.50	651	1182	7.5768				1842 m	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	1842 m	West
6628-21455	197984	37		Investigation ; Monitoring	2003-07-31	6.00	9.25	9.21					2.00	1.96	7.25	1854 m	North West
6628-3012	49989		Not Located	Irrigation; Stock		18.29	14.00									1856 m	East
6628-13576	60545		Backfilled	Irrigation	1985-11-30	91.50		8.00	7.50	1703	3070	9.0000				1857 m	West
6628-31337	355489			Monitoring	2021-06-21	9.00		5.20								1867 m	South 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	1868 m	East
6628-3845	50814		Abandoned		1962-01-01		6.00			3206	5720		2.13	2.13	3.87	1868 m	South West
6628-30668	335004		Backfilled					5.30								1872 m	South West

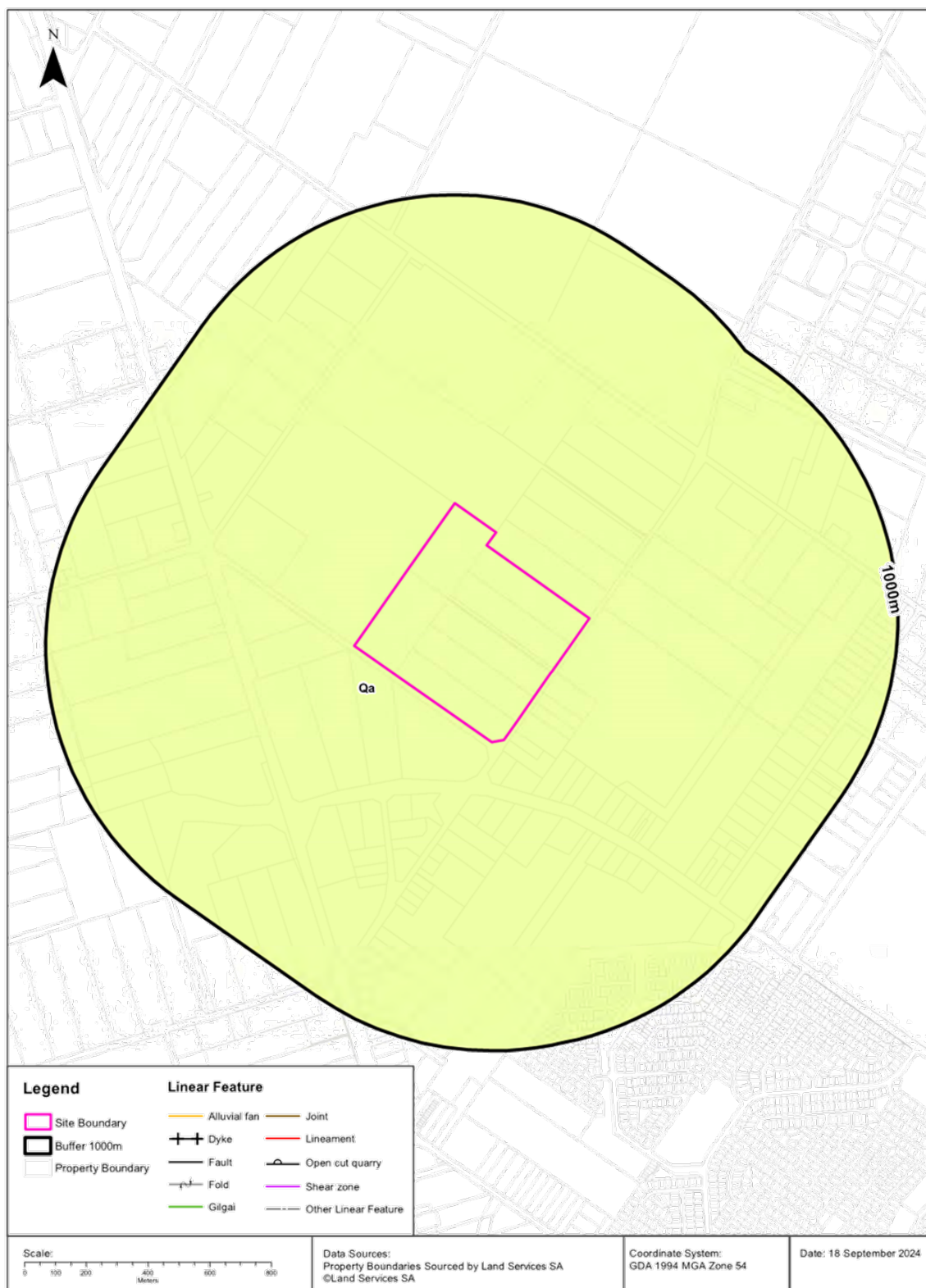
Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-3014	49991		Abandoned	Irrigation; Stock		13.72	14.00									1880 m	East
6628-30764	341110		Operational	Monitoring	2020-06-27	105.00	11.06	10.20		1132	2050		17.98	17.12	-6.92	1881 m	North West
6628-16791	146740		Backfilled	Irrigation	1993-02-09	86.00		10.00								1883 m	North West
6628-32121	373210			Investigation	2022-11-10	4.00		5.60								1886 m	South West
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	1895 m	North West
6628-3846	50815		Abandoned		1962-01-01		7.00									1897 m	South West
6628-29064	300426	GW 2103		Investigation	2011-05-18	8.00		14.00					4.00	4.00	10.00	1902 m	East
6628-29094	300456	GW 2136		Investigation	2017-05-19	8.00		14.70					6.00	6.00	8.70	1903 m	East
6628-29639	312480			Investigation	2018-01-25	10.00		14.90								1905 m	North East
6628-29848	313744			Investigation	2018-02-15	20.00		14.90								1905 m	North East
6628-27293	280020	GW 43		Investigation	2014-05-30	8.50		15.00					2.10	2.10	12.90	1906 m	North East
6628-16444	135717		Operational	Irrigation	1993-05-28	89.00		10.00	7.40	1311	2370	15.0000	24.00	24.00	-14.00	1909 m	North West
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	1909 m	North West
6628-30665	334987		Backfilled					5.30								1910 m	South West
6628-3844	50813		Abandoned	Stock	1962-01-01		6.00			540	982					1912 m	South 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	1918 m	West
6628-13840	60809		Operational	Irrigation	1986-06-01	97.00		7.90	7.31	928	1681	8.8400				1919 m	West
6628-30050	315592			Investigation	2018-10-19	39.00		15.10								1920 m	North East
6628-15845	62814		Backfilled	Observation	1991-11-07	91.40	6.82	6.27		1373	2480		11.07	10.52	-4.25	1921 m	West
6628-15846	62815		Backfilled	Observation	1991-11-07	91.40	6.91	6.27		1765	3180		11.58	10.94	-4.67	1921 m	West
6628-15847	62816		Operational	Observation	1991-11-11	38.00	6.79	6.19		14862	24700		7.04	6.45	-0.26	1921 m	West
6628-21454	197983	35	Operational as required	Investigation ; Monitoring	2003-07-31	6.00	6.39	6.45				2.7300				1921 m	West
6628-21596	198901	C 2		Investigation		15.00	6.45	6.39				1.5000	1.30	1.24	5.15	1922 m	West
6628-21652	199570	C 3				24.00	6.40	6.38					1.24	1.22	5.16	1922 m	West
6628-29640	312481			Investigation	2018-01-24	6.30		15.10								1922 m	North East
6628-29847	313743			Investigation	2018-02-12	18.00		15.10								1922 m	North East
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	1923 m	West
6628-21595	198900	C 1		Investigation		15.00	6.39	6.37					1.21	1.19	5.18	1924 m	West
6628-30055	315597			Investigation	2019-01-25	57.00		15.10								1924 m	North East
6628-3883	50852		Backfilled	Irrigation; Stock	1935-08-28	152.40	8.00		7.80	3431	6110	10.1024	4.88	4.88	3.12	1925 m	West
6628-29650	312491			Investigation	2018-01-22	8.00		13.50								1928 m	North
6628-29803	313690			Investigation	2018-07-02	21.00		13.40								1928 m	North
6628-30048	315590			Investigation	2018-10-20	30.00		13.50								1928 m	North

Unit No	Drillhole No	Name	Status	Purpose	Drill Date	Max Depth	Ref Elev	Ground Elev	PH	TDS	EC	Yield	DTW	SWL	RSWL	Dist	Dir
6628-29638	312479			Investigation	2018-01-25	6.00		14.00								1931 m	North East
6628-3813	50782			Construction Materials	1954-12-08	3.35	11.00			6854	11961	0.1300	2.44	2.44	8.56	1933 m	North West
6628-26279	268973		Backfilled	Investigation	2012-05-04	2.80		10.00								1938 m	North West
6628-26280	268974		Backfilled	Investigation	2012-05-04	2.80		10.00								1938 m	North West
6628-26277	268971		Backfilled	Investigation	2012-05-04	2.80		10.00								1939 m	North West
6628-26278	268972		Backfilled	Investigation	2012-05-04	2.80		10.00								1939 m	North West
6628-26275	268969		Backfilled		2012-05-04	5.40		10.00		7416	12870	0.0100	2.00	2.00	8.00	1940 m	North West
6628-26276	268970		Backfilled	Investigation	2012-05-04	2.80		10.00								1940 m	North West
6628-26407	270229		Backfilled		2012-05-04	5.40		10.00								1940 m	North West
6628-23033	234110	BH 2		Investigation	2007-01-11	10.00		12.00					8.00	8.00	4.00	1942 m	South East
6628-2985	49962		Not Operational			13.72	13.00									1949 m	South East
6628-29100	300462	GW 2142		Investigation	2017-05-19	6.50		13.40					4.50	4.50	8.90	1959 m	North East
6628-29096	300458	GW 2138		Investigation	2017-05-22	5.50		15.00					3.50	3.50	11.50	1961 m	East
6628-30056	315598			Investigation	2018-11-14	57.00		14.00								1967 m	North East
6628-20088	178690		Operational	Irrigation	2000-02-02	87.00		8.90		738	1339	10.0000	25.00	25.00	-16.10	1970 m	West
6628-29831	313725			Investigation	2018-07-30	46.50		14.00								1970 m	North East
6628-29841	313735			Investigation	2018-02-12	10.00		14.00								1970 m	North East
6628-3810	50779		Unknown				11.00									1970 m	North
6628-29657	312498			Investigation	2018-01-18	10.00		12.70								1979 m	South 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	1986 m	North West
6628-29849	313745			Investigation	2018-02-16	20.00		13.70								1986 m	North East
6628-29070	300432	GW 2110		Investigation	2017-05-31	6.00		13.70					3.50	3.50	10.20	1987 m	North East
6628-3021	49998		Operational	Irrigation	1947-12-02	45.72	15.00			2175	3907	7.5800				1988 m	East
6628-29102	300464	GW 2144		Investigation	2017-07-04	16.00		15.50					7.00	7.00	8.50	1991 m	East
6628-29069	300431	GW 2108		Investigation	2017-05-23	7.50		15.60					5.00	5.00	10.60	1992 m	East
6628-3811	50780		Backfilled	Irrigation	1961-01-01	128.02	11.00		7.70	1783	3211	7.5768				1996 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	1997 m	North West

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

60 Mumford Road, Waterloo Corner, SA 5110



Geology

60 Mumford 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

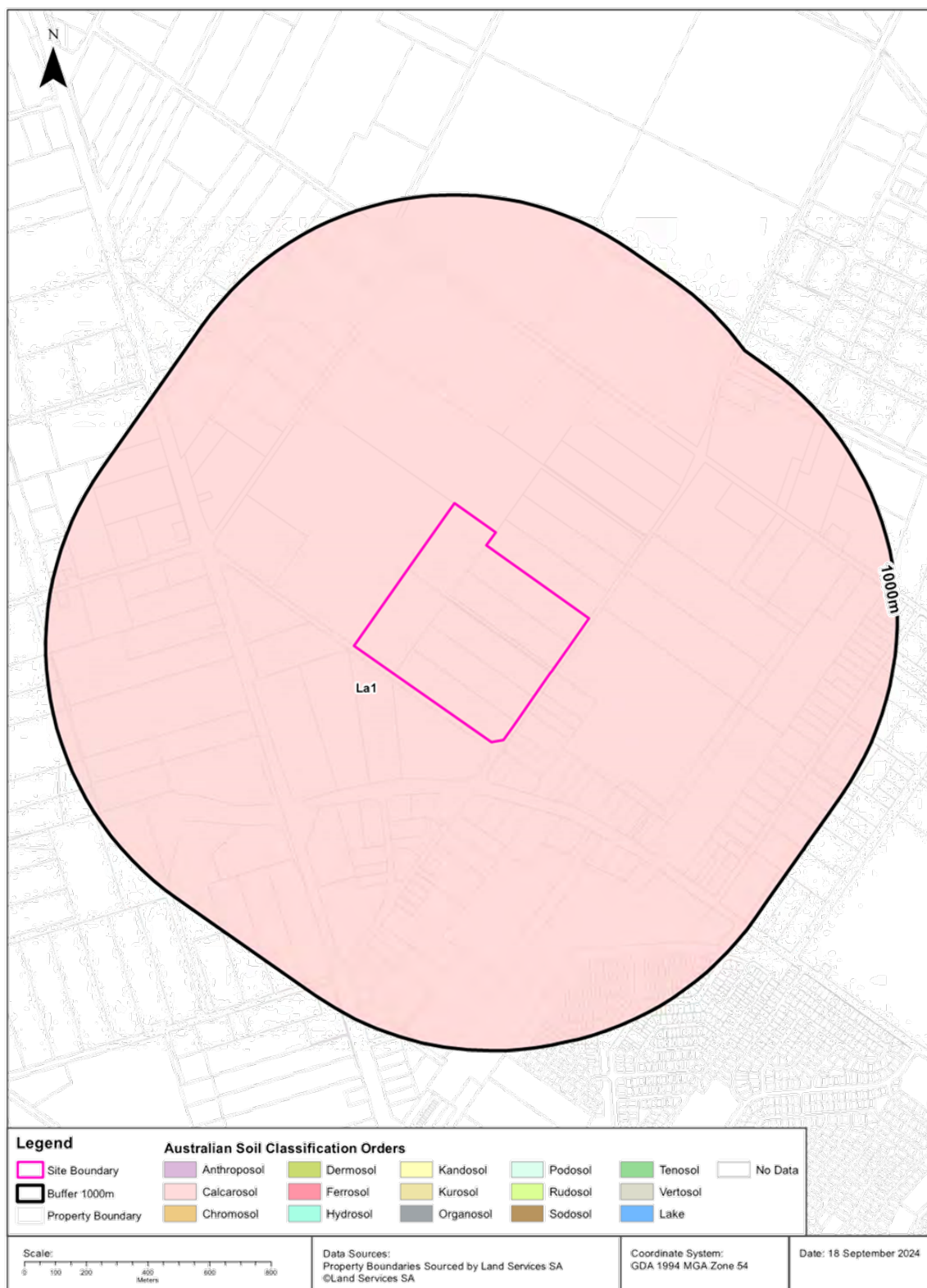
Linear geological structures within the dataset buffer:

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

60 Mumford Road, Waterloo Corner, SA 5110



Soils

60 Mumford Road, Waterloo Corner, SA 5110

Atlas of Australian Soils

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

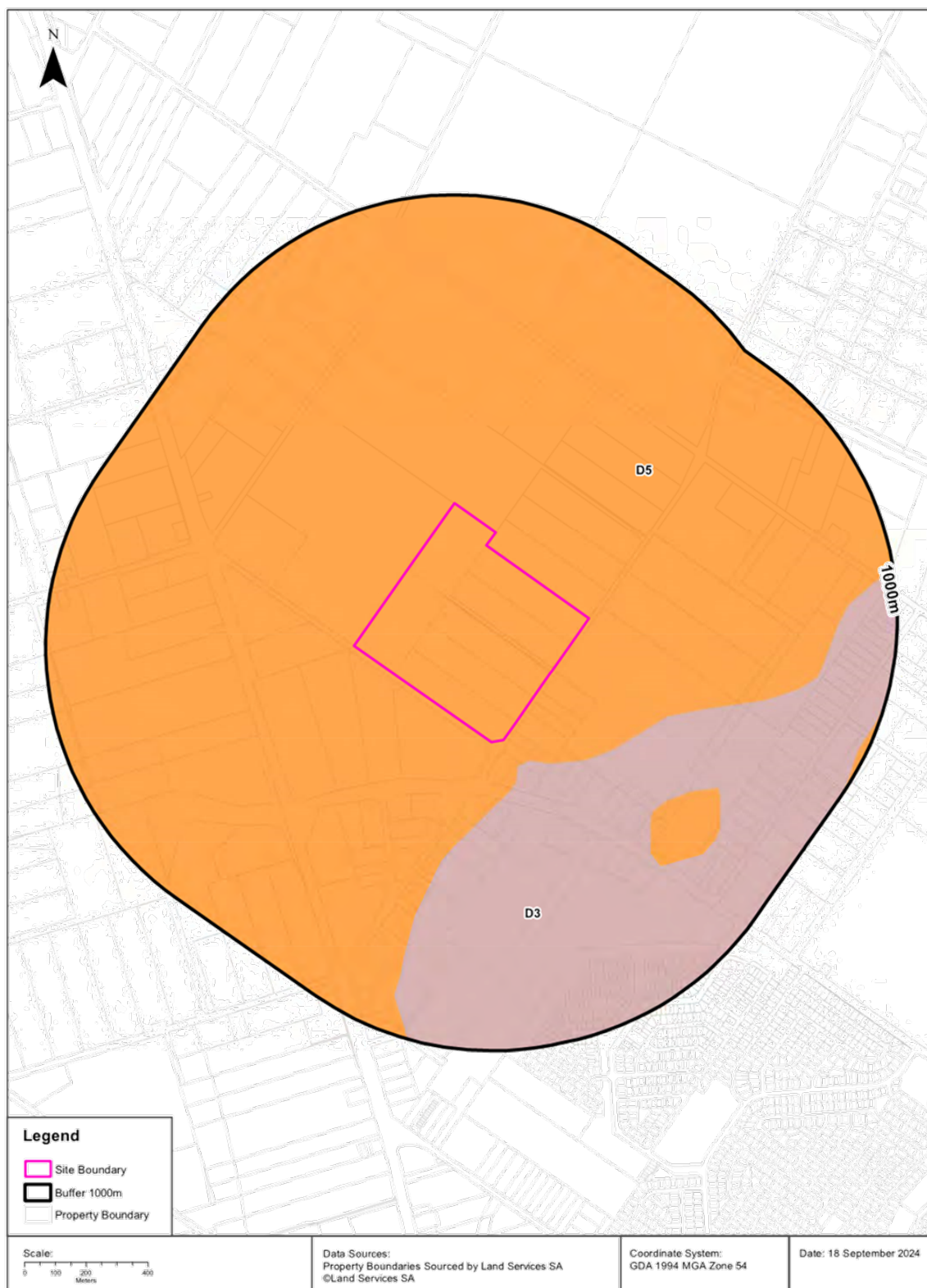
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
La1	Calcarosol	Plain with tracts of dunes: plains of dark highly calcareous loamy earths (Gc1.11) with shallow forms of hard alkaline red soils (Dr2.23) and small areas of cracking brown clays (Ug5.3) interspersed with dune tracts of brown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

60 Mumford Road, Waterloo Corner, SA 5110



Soils

60 Mumford Road, Waterloo Corner, SA 5110

Soil Types

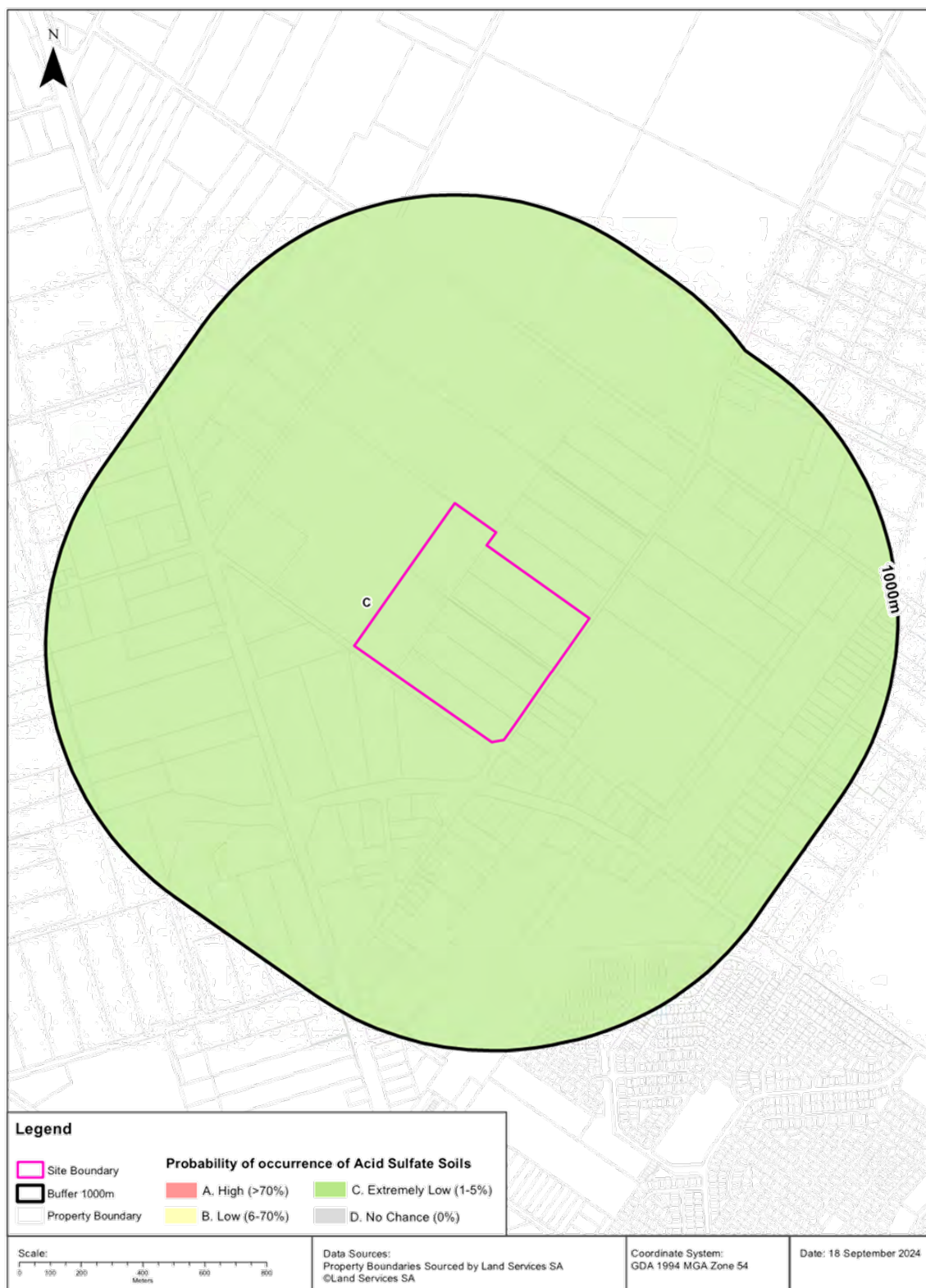
Soil types within the dataset buffer:

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	97m	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

60 Mumford Road, Waterloo Corner, SA 5110



Acid Sulfate Soils

60 Mumford Road, Waterloo Corner, SA 5110

Atlas of Australian Acid Sulfate Soils

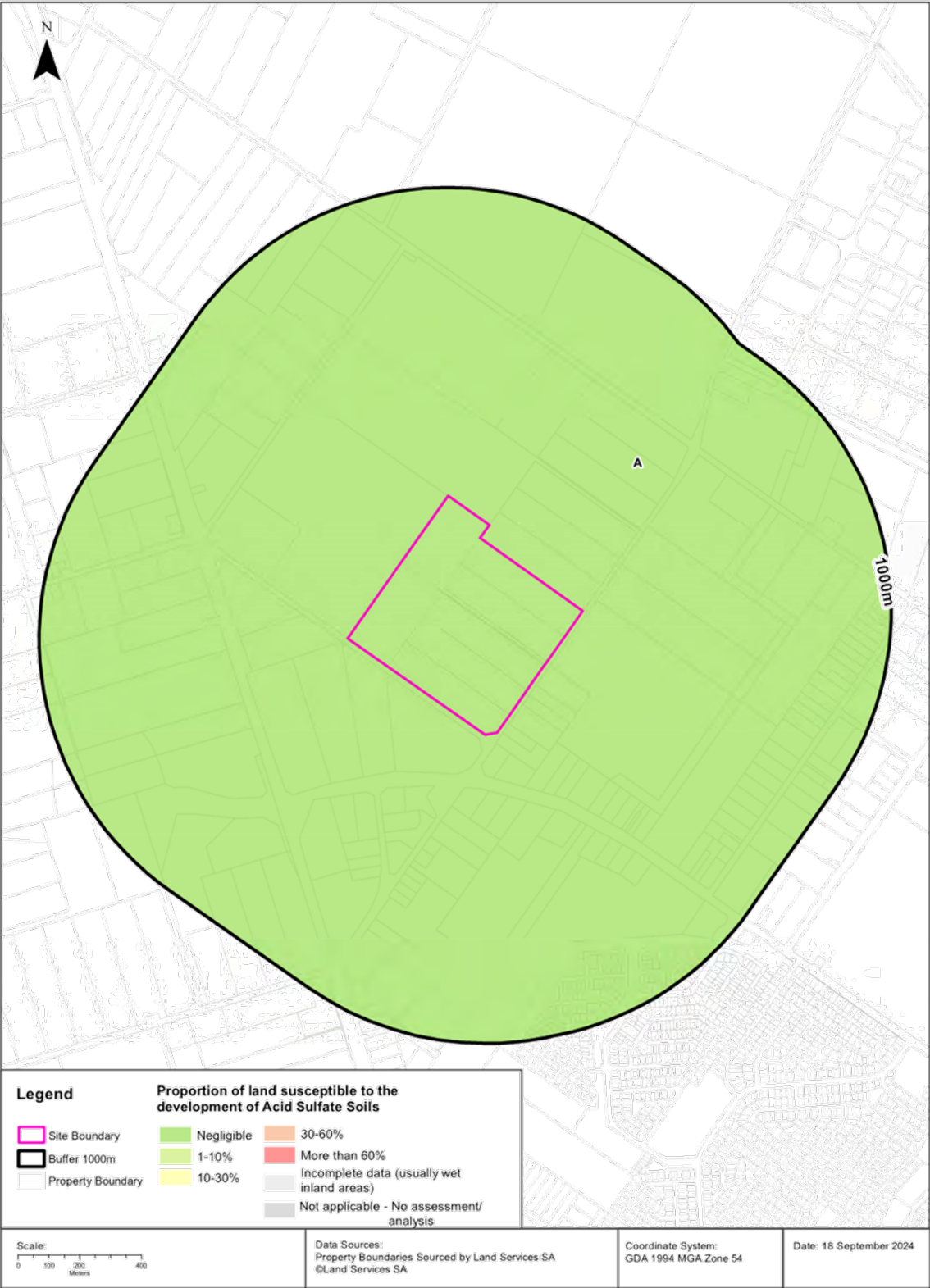
Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

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 60 Mumford Road, Waterloo Corner, SA 5110



Acid Sulfate Soils

60 Mumford Road, Waterloo Corner, SA 5110

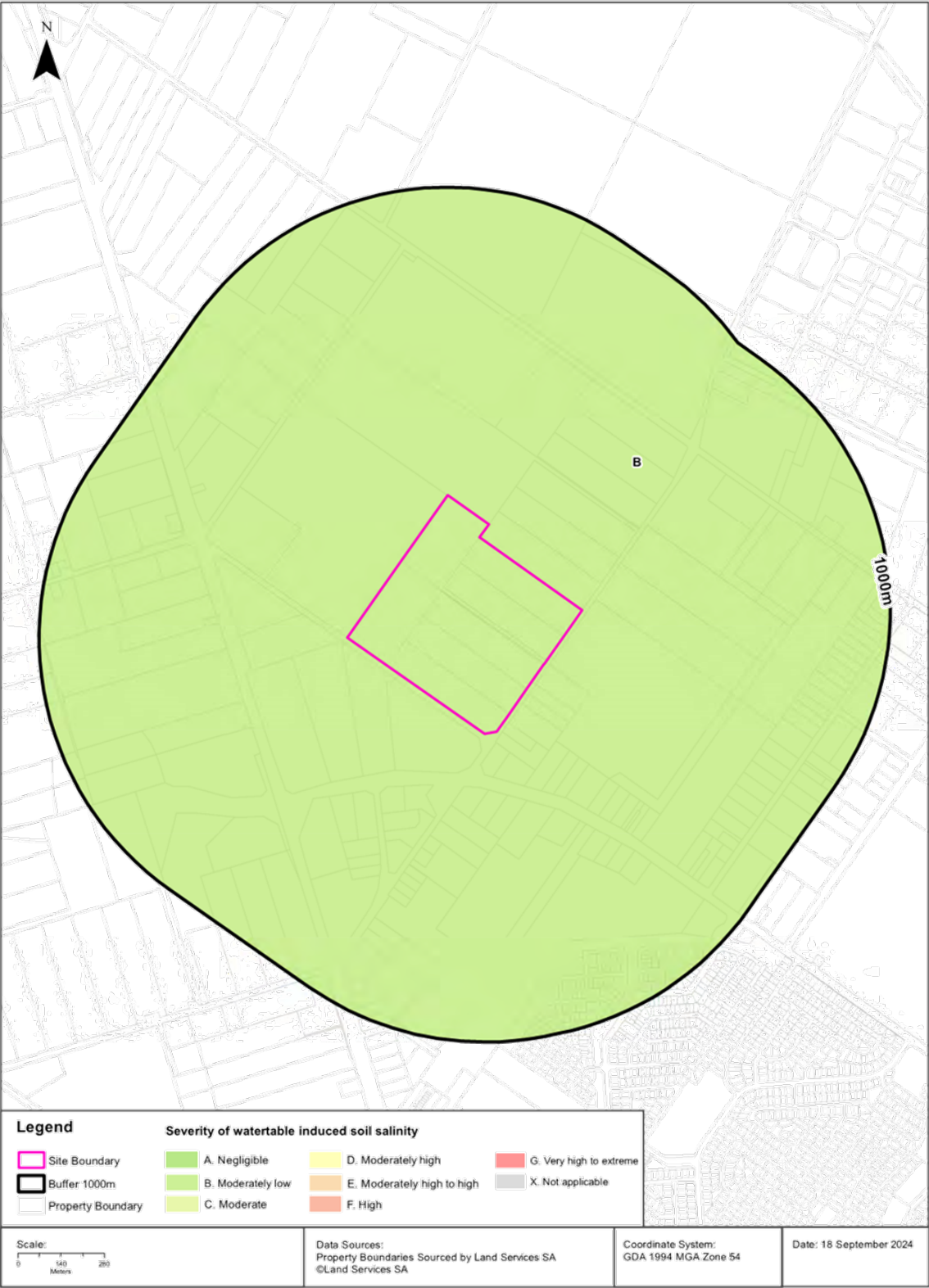
Acid Sulfate Soil Potential

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

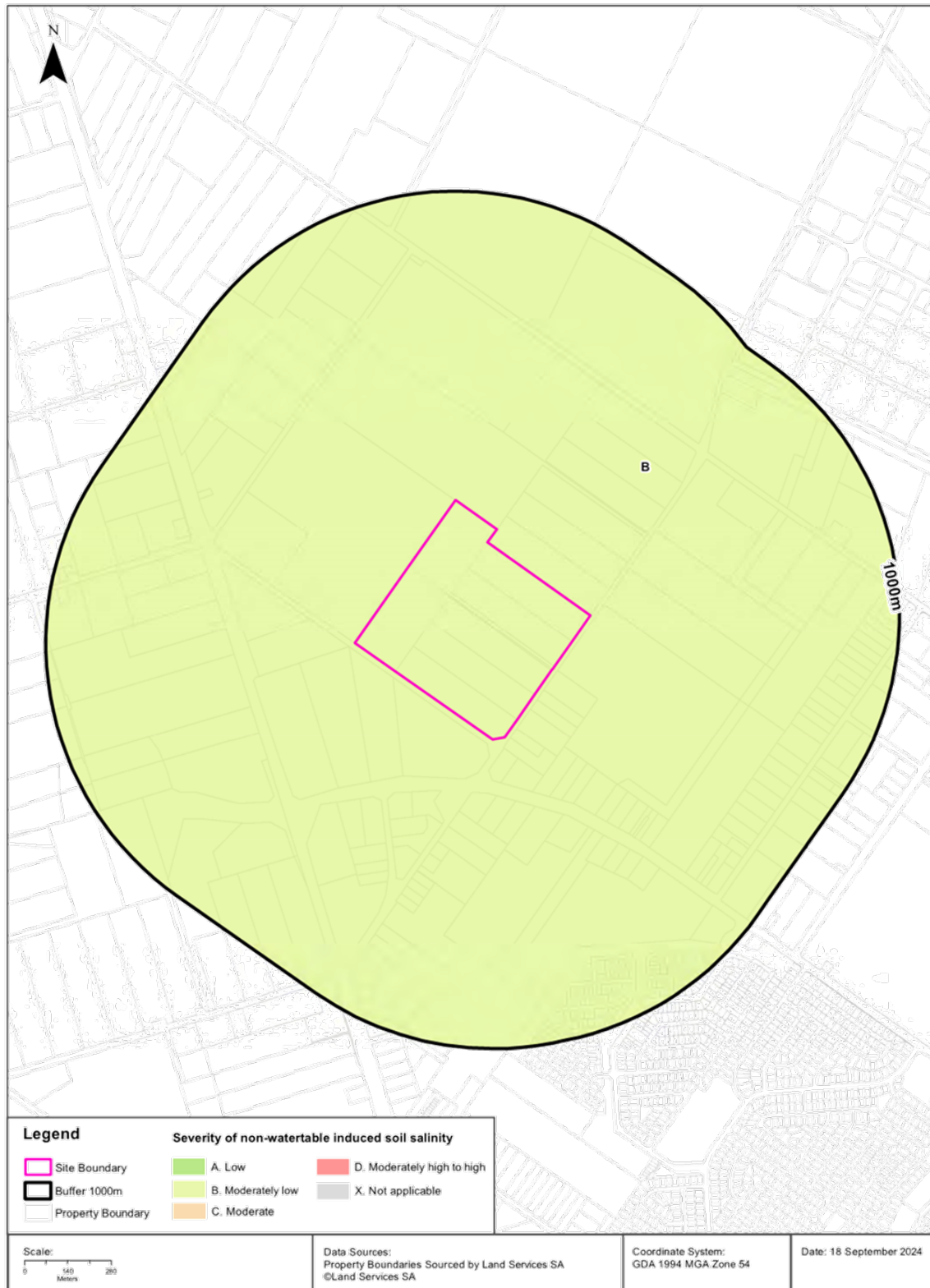
Acid Sulfate Soils Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Watertable Induced
60 Mumford Road, Waterloo Corner, SA 5110



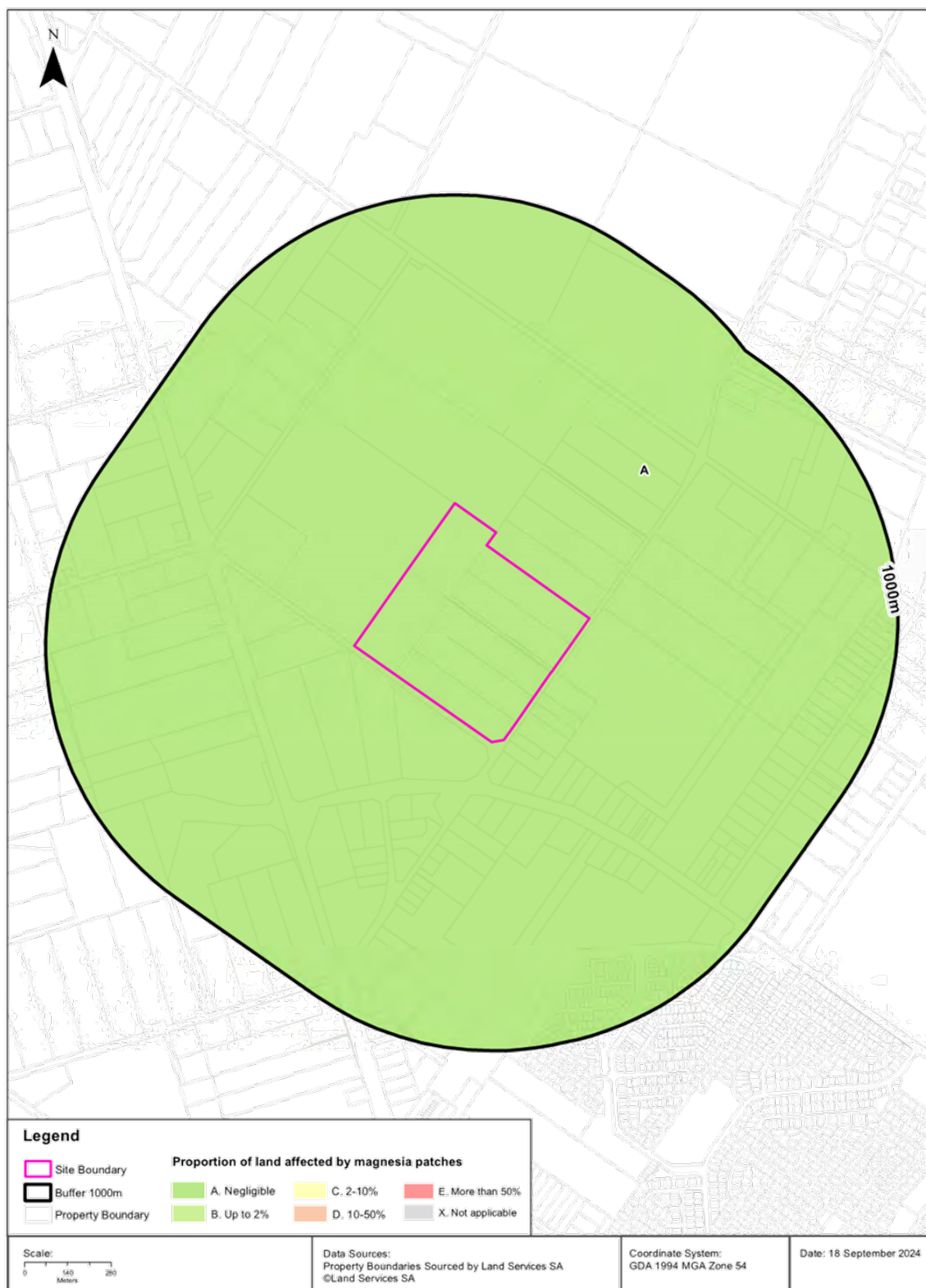
Soil Salinity - Non-watertable

60 Mumford Road, Waterloo Corner, SA 5110



Soil Salinity - Non-watertable (Magnesia Patches)

60 Mumford Road, Waterloo Corner, SA 5110



Soil Salinity

60 Mumford 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)

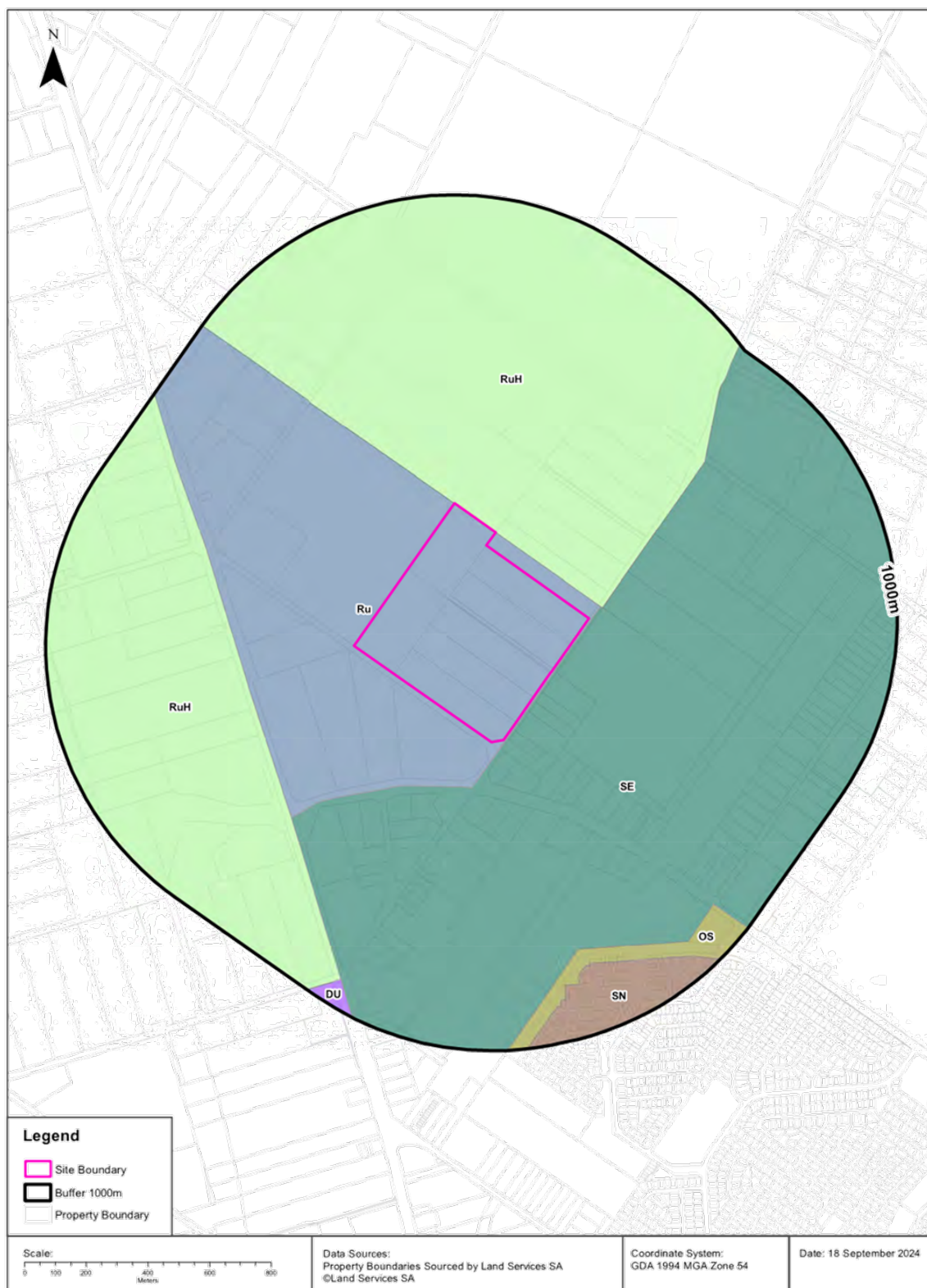
Magnesia patches within the dataset buffer:

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

60 Mumford Road, Waterloo Corner, SA 5110



Planning

60 Mumford 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	North West
SE	Z5720	Strategic Employment	19/03/2021	0	8m	South East
OS	Z4501	Open Space	19/03/2021	0	721m	South East
SN	Z5707	Suburban Neighbourhood	19/03/2021	0	777m	South
DU	Z1201	Deferred Urban	19/03/2021	0	911m	South

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

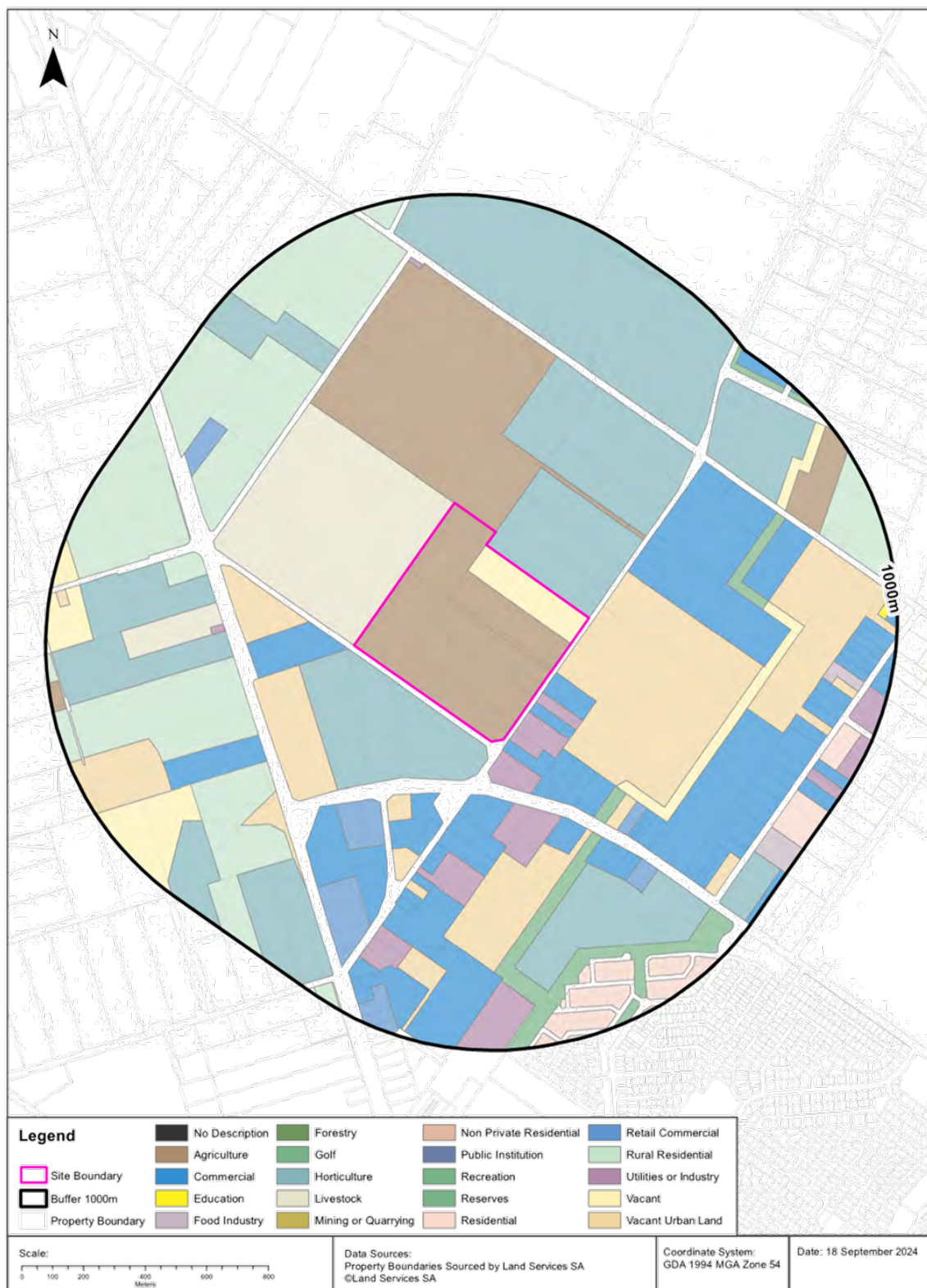
Planning and Design Code subzones within the dataset buffer:

Map Id	Subzone Code	Subzone Name	Legal Start Date	Status	Distance	Direction
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

60 Mumford Road, Waterloo Corner, SA 5110



Planning

60 Mumford Road, Waterloo Corner, SA 5110

Land Use Generalised

Land use classes within the dataset buffer:

Description	Distance	Direction
Agriculture	0m	On-site
Vacant	0m	On-site
Horticulture	0m	North East
Livestock	0m	North West
Commercial	15m	South East
Utilities or Industry	15m	South East
Vacant Urban Land	16m	East
Retail Commercial	367m	South West
Rural Residential	382m	West
Reserves	384m	South East
Residential	780m	South
Food Industry	781m	East
Education	935m	East

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

60 Mumford 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

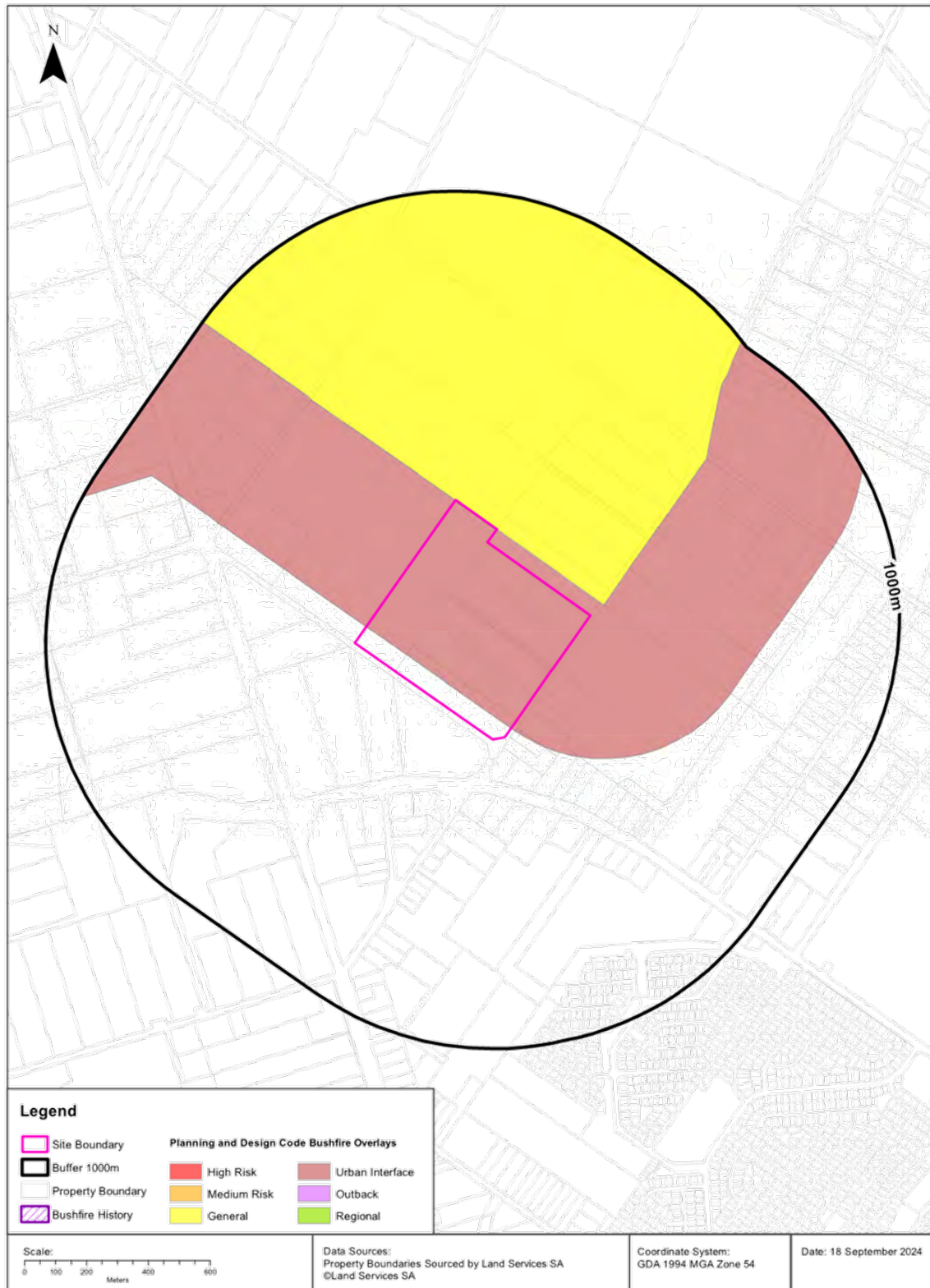
Aboriginal Land within the dataset buffer:

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

60 Mumford Road, Waterloo Corner, SA 5110



Natural Hazards

60 Mumford 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 - Urban Interface)	The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation	19/03/2021		0m	On-site
O2408	Hazards (Bushfire - General)	The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency services	15/02/2024		0m	North

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

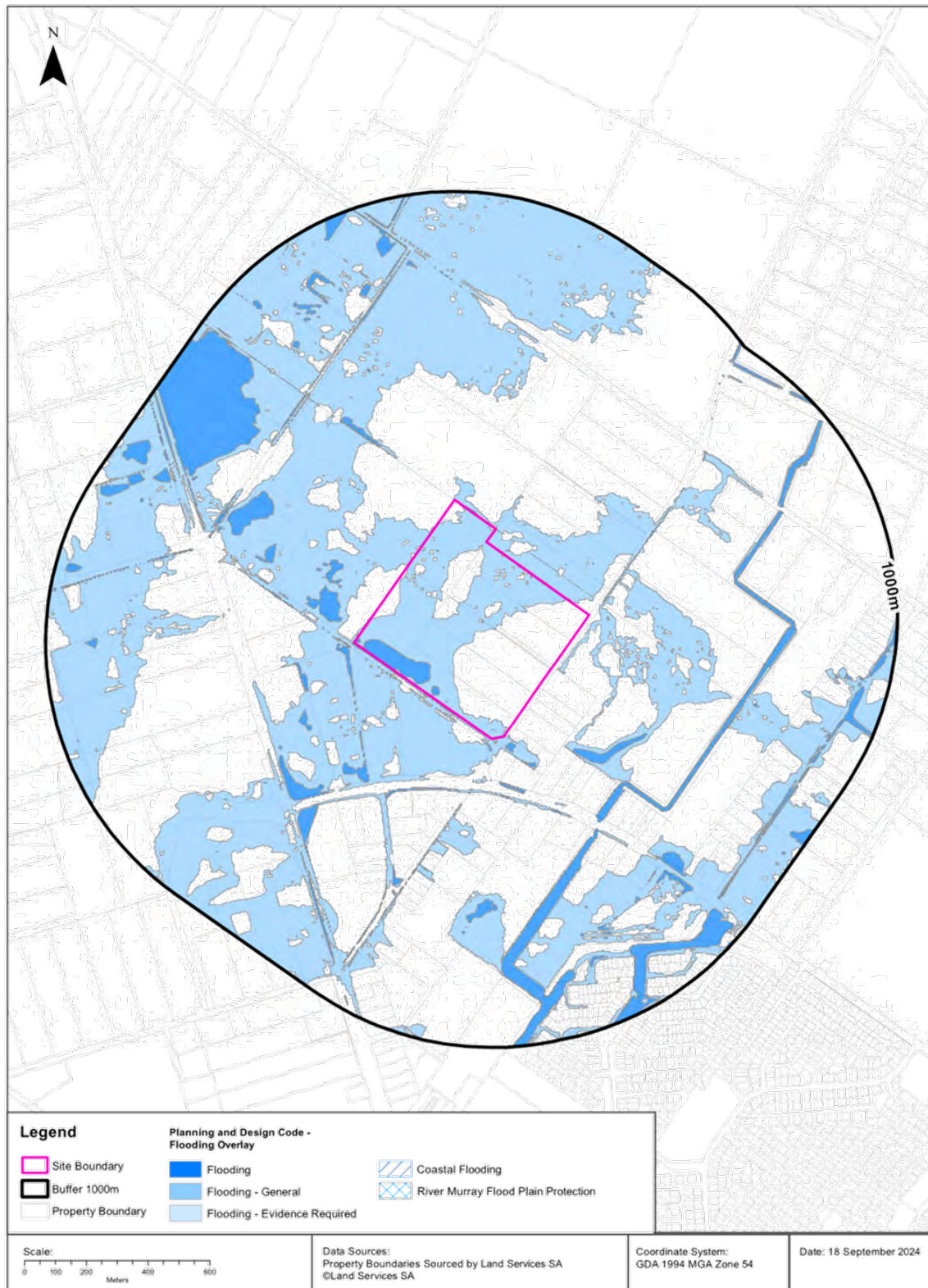
Bushfires and prescribed burns within the dataset buffer:

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

60 Mumford Road, Waterloo Corner, SA 5110



Natural Hazards

60 Mumford 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

60 Mumford 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

60 Mumford 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

60 Mumford 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

60 Mumford 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

60 Mumford 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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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:

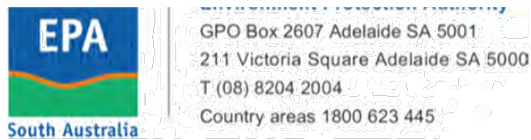
LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered 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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Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

28 October, 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 5891 Folio 751
Address Allotment 5 (DP 19002), 44-54 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

CT Volume 5891 Folio 751

page 1 of 5

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

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

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

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

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

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

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

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

Records identified in this EPA Statement to Form 1: **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.

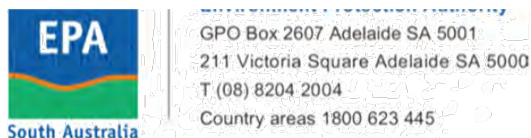
NOTE

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



Receipt No :
Admin No : 101679 (88302)

Lotsearch Pty Ltd
Level 10
5 Blue Street
NORTH SYDNEY NSW 2060

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

28 October, 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 5898 Folio 631
Address Allotment 4 (DP 16692), 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 <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

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

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

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

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

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

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

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

Records identified in this EPA Statement to Form 1: **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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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 : 101785 (88303)

Lotsearch Pty Ltd
 Suite 10.01
 5 Blue Street
 NORTH SYDNEY NSW 2060

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

28 October, 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 5898 Folio 633
 Address Allotment 13 (DP 16692), 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 <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

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

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

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

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

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

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

Records identified in this EPA Statement to Form 1: **SC62531**

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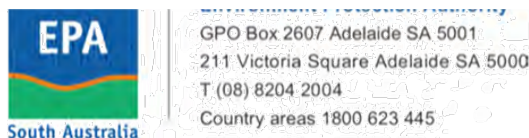
NOTE

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



Receipt No :
Admin No : 103451 (88304)

Lotsearch Pty Ltd
Suite 10.01
5 Blue Street
NORTH SYDNEY NSW 2060

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

28 October, 2024

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

Title Reference CT Volume 5898 Folio 630
Address Allotment 3 (DP 16689), 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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8.1	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 <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
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4-Pollution and site contamination on the land - details recorded by the EPA in public register

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

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

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

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

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

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

Records identified in this EPA Statement to Form 1: **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.

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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 : 100497 (88305)

Lotsearch Pty Ltd
 Suite 10.01
 5 Blue Street
 NORTH SYDNEY NSW 2060

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

28 October, 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 5898 Folio 632
 Address Allotment 12 (DP 16692), 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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page 1 of 5



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

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

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

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

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

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

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

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

Records identified in this EPA Statement to Form 1: **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

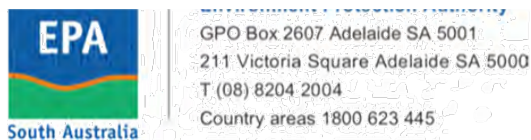
All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.

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



Receipt No :
Admin No : 100949 (88306)

Lotsearch Pty Ltd
Suite 10.01
5 Blue Street
NORTH SYDNEY NSW 2060

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

28 October, 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 5898 Folio 629
Address Allotment 2 (DP 16689), 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 <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land?	NO

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

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

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

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

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

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

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b)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ?	NO
c)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ?	NO
d)	a copy of a pre-1 July 2009 site audit report?	NO
e)	details relating to the termination before completion of a pre-1 July 2009 site audit?	NO

Records identified in this EPA Statement to Form 1: **SC62531**

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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 : 100384 (88307)

Lotsearch Pty Ltd
 Level 10
 5 Blue Street
 NORTH SYDNEY NSW 2060

Contact: Section 7
 Telephone: (08) 8204 2026
 Email: epasection7@sa.gov.au

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

Title Reference CT Volume 5932 Folio 514
 Address Allotment 1 (DP 16689), 6-10 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

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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

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page 1 of 5



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

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

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

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

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

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

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

Records identified in this EPA Statement to Form 1: **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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NOTE

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NOTE

General

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https://www.epa.sa.gov.au/environmental_info/site_contamination/gpa



Appendix D – Certificates of Title

ORIGINAL
CERTIFICATE OF TITLE

South Australia

Register Book,
Volume **4268** Folio **710**



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 1 of Section 4245 HUNDRED OF MUNNO PARA in the area named WATERLOO CORNER (L.T.R.O. DEPOSITED PLAN No.16689)

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. Heestwood

B. Hamman

Acting Deputy Registrar-General



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)

TRANSFER 6680004 to LACINATA PTY. LTD. of 1294 North East Road Tea Tree Gully 5091 of the within land Produced 3.2.1989 at 12:30



DM 6312221

DISCHARGE of Mortgage 5191191 vide 6312221 Produced 12.2.1987 at 13:10

MORTGAGE 6680005 to AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED Produced 3.2.1989 at 12:30



76374215

TRANSFER 5374215 to THE WITHIN NAMED PRINKTON INVESTMENTS PTY. LIMITED of the within land Produced 29.5.1987 at 11:35



P.A.4523763
The within land is discharged from Mortgage 6680005 vide 6850976 Produced 5.1.1990 at 14:55



MORTGAGE 6850977 to FARROW MORTGAGE SERVICES PTY. LTD. Produced 5.1.1990 at 14:55



VOL 4268 FOL 710

The within land is discharged from Mortgage
6850977 vide 6901321 Produced 17.4.1990 at
15:15



TRANSFER 6901322 to GIUSEPPE AGOSTINO and
CATHERINE AGOSTINO both of 2A Basten Avenue
Seaview Downs 5049 Shop Proprietors of the
within land Produced 17.4.1990 at 15:15



MORTGAGE 6901323 to AUSTRALIA & NEW ZEALAND
BANKING GROUP LTD Produced 17.4.1990 at
15:15



ORIGINAL LAND GRANT

South Australia

REGISTER BOOK
Volume 4249 Folio 414

(Comprising 2 Sheets)

R. J. Hamman
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
P.B. Harlin
Acting Registrar, Land Office

BY COMMAND,
J. J. Harlin
The Minister of Lands

Issued subject to Mortgage No. 5191191 from AMBRO PROPRIETARY LIMITED to PRINKTON INVESTMENTS PROPRIETARY LIMITED of one undivided moiety.

P.B. Harlin
Acting Registrar, Land Office.

RT 6078366 OP 16689 RT 6078367 OP 16691
RT 6078368 OP 16692

SEC 4245
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. 6079366

BALANCE
THE WHOLE OF THE WITHIN LAND IS NOW COMPRISED IN DEPOSITED PLAN 16691
VIDE APPLICATION R.T. 6079367

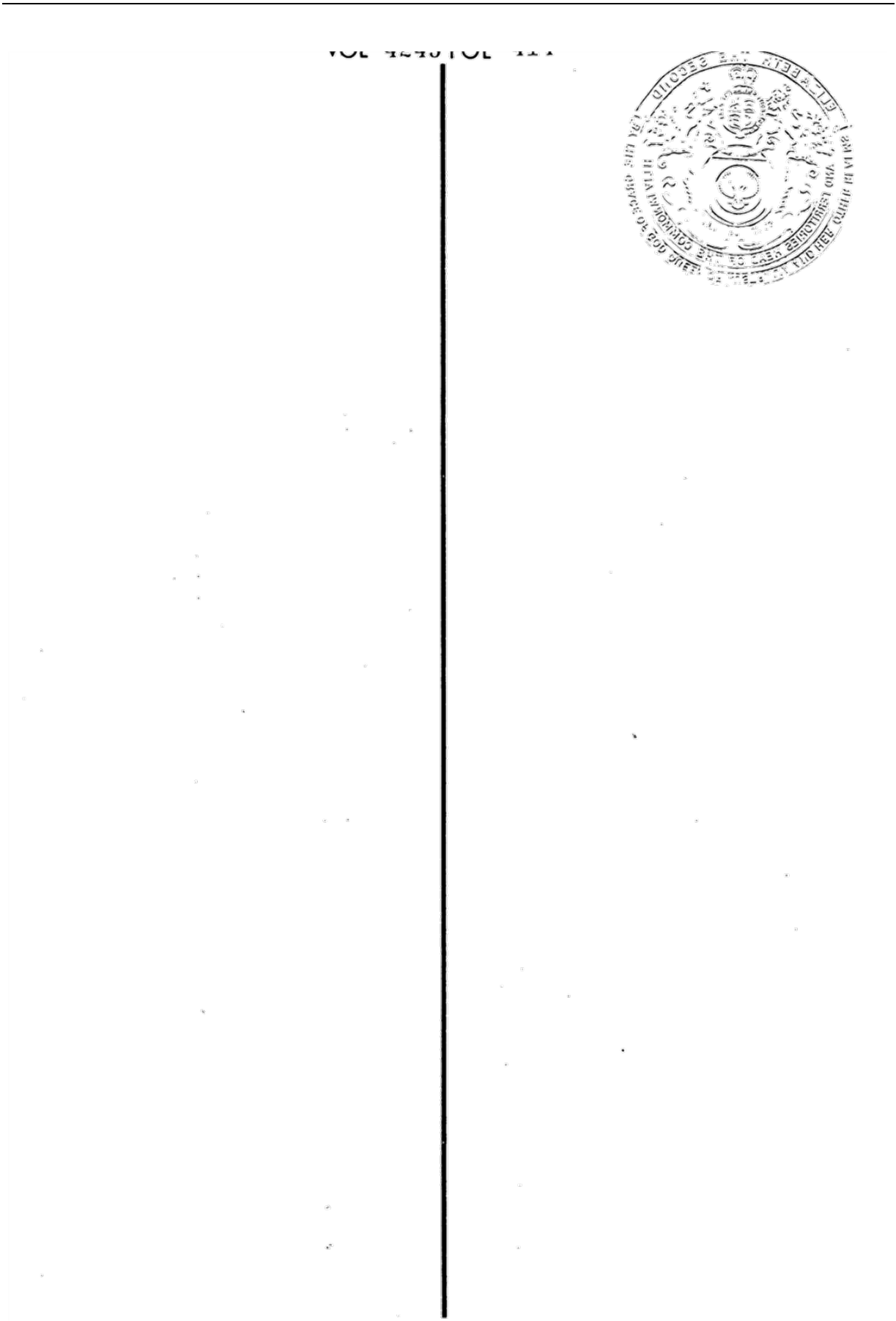
SEC 4246

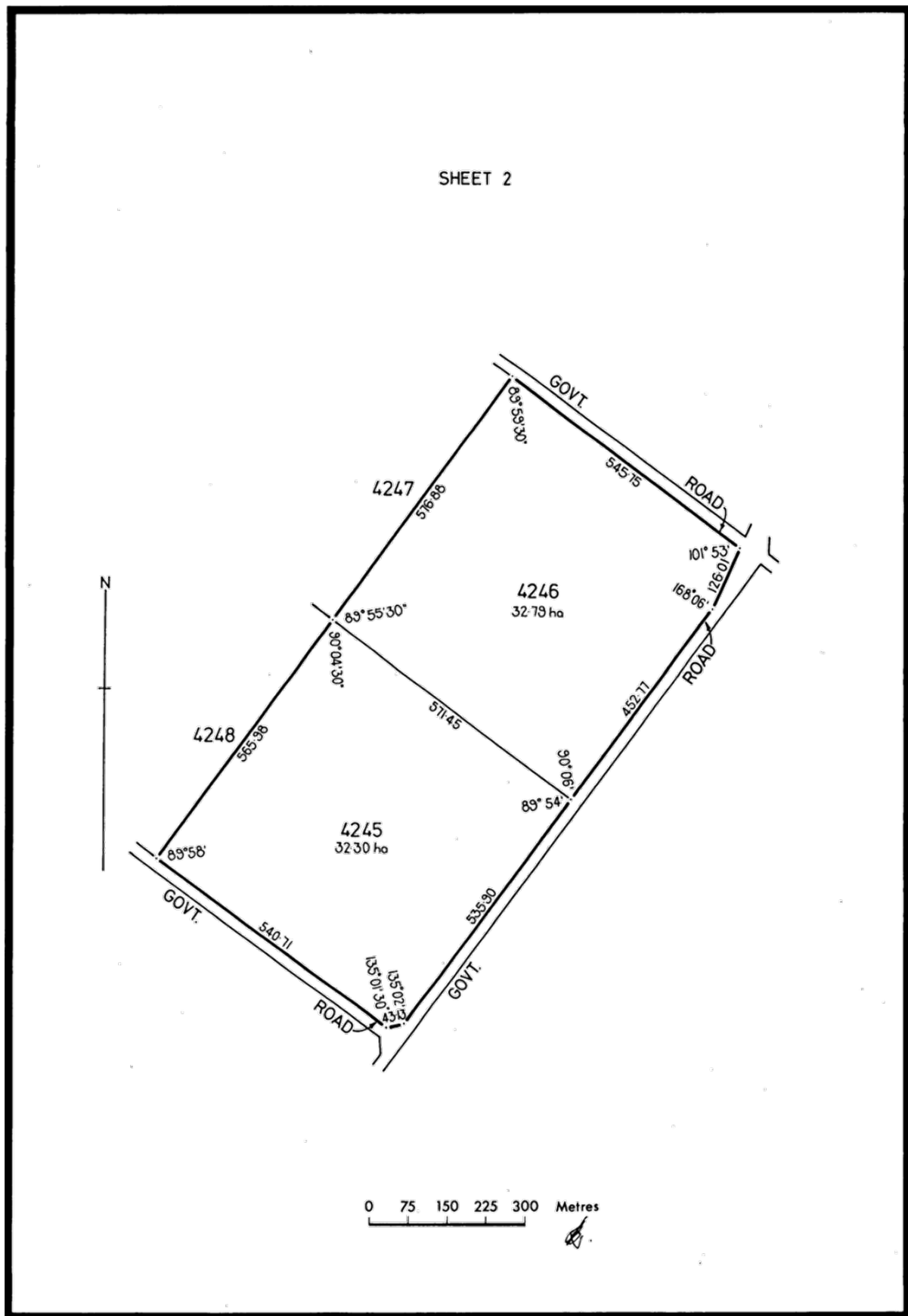
Portion of the within land as is comprised in Allotment 16 in D.P. 16691 is vested as public road by The City of Munno Para vide Sec 203B of the Real Property Act 1886 as amended CANCELLED AS REGARDS THE ABOVE LAND AND NEW CERTIFICATE OF TITLE ISSUED Volume 4268 Folio 109

ALLOTMENT 17 OF DEPOSITED PLAN 16689 IS NOW COMPRISED IN DEPOSITED PLAN 16692 VIDE APPLICATION R.T. 6078368

CANCELLED

AND 10 NEW and BALANCE
ISSUED VIDE 6078366 6078367 DEPOSITED PLAN No's 16689 16691 16692
VOL. 4268 FOLIO 710 to 720 incl.





VOL 4249 FOL 414

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Volume **4268** Folio **711**



New Certificate for portion of the Land in Vol.4249 Folio 414

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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

E. Healywood

[Signature]

Acting Deputy Registrar-General



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)

TRANSFER 6763145 to F. AGOSTINO NOMINEES PTY.LTD. of 10 Greenhill Road Wayville 5034 of the within land Produced 3.7.1989 at 15:30



DM6312221

DISCHARGE of Mortgage 5191191 vide 6312221 Produced 12.2.1987 at 13:10

MORTGAGE 6785808 to COMMONWEALTH BANK OF AUSTRALIA Produced 18.8.1989 at 12:10 (Including other land)



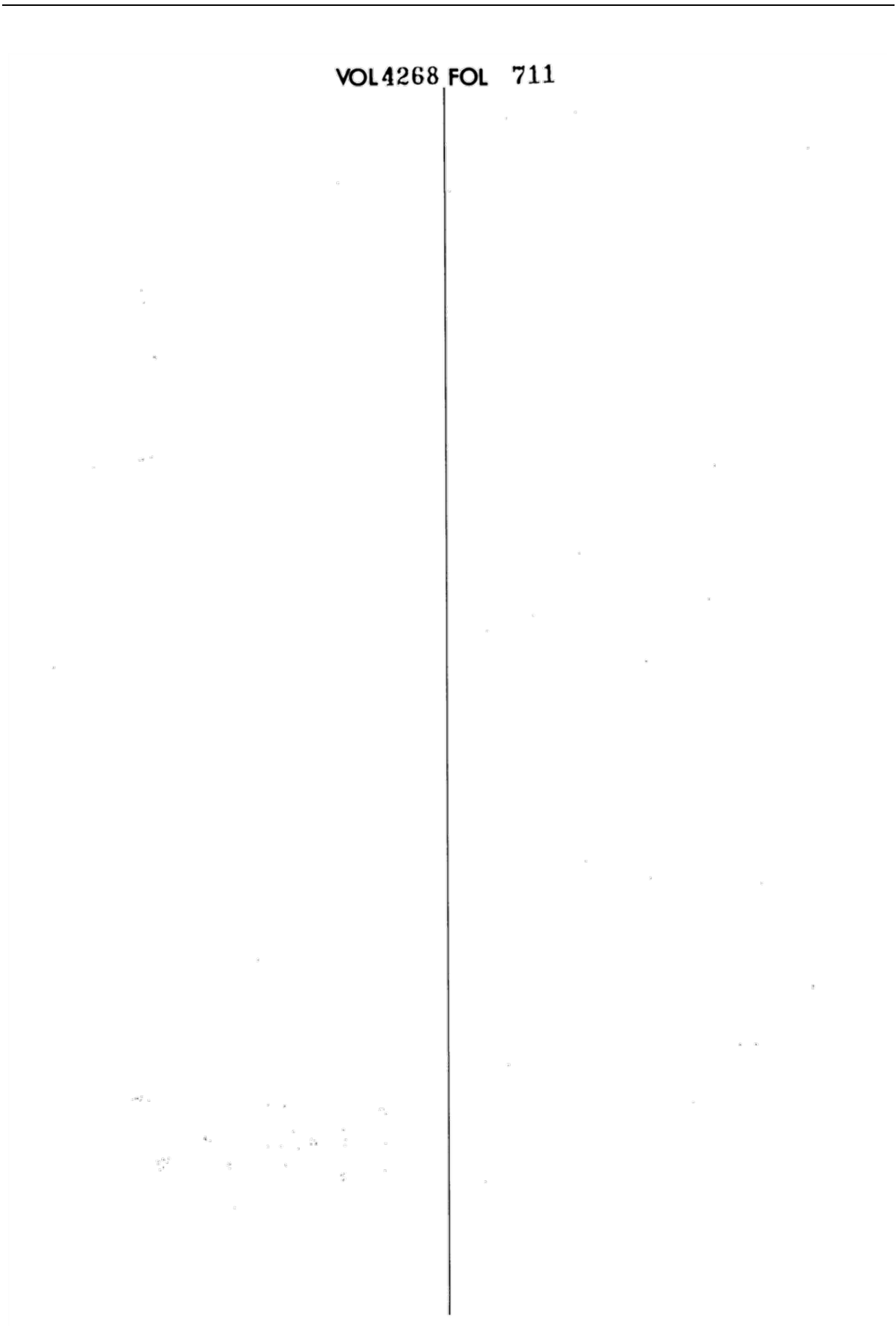
FG374215

TRANSFER 6374215 to THE WITHIN NAMED PRINKTON INVESTMENTS PTY. LIMITED of the within land Produced 29.6.1987 at 11:35



CANCELLED
CONVERTED TO A COMPUTERISED TITLE





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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 E. Hookwood
[Signature]
Acting Deputy Registrar-General



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)



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VOL 4268 FOL 717



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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

E. Hesketh

B. Y. Hamner

Acting Deputy Registrar-General



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)

TRANSFER 6763145 to F. AGOSTINO NOMINEES PTY.LTD. of 10 Greenhill Road Wayville 5034 of the within land Produced 3.7.1989 at 15:30



M63/2221

DISCHARGE of Mortgage 5191191 vide 6312221 Produced 12.2.1987 at 13:10

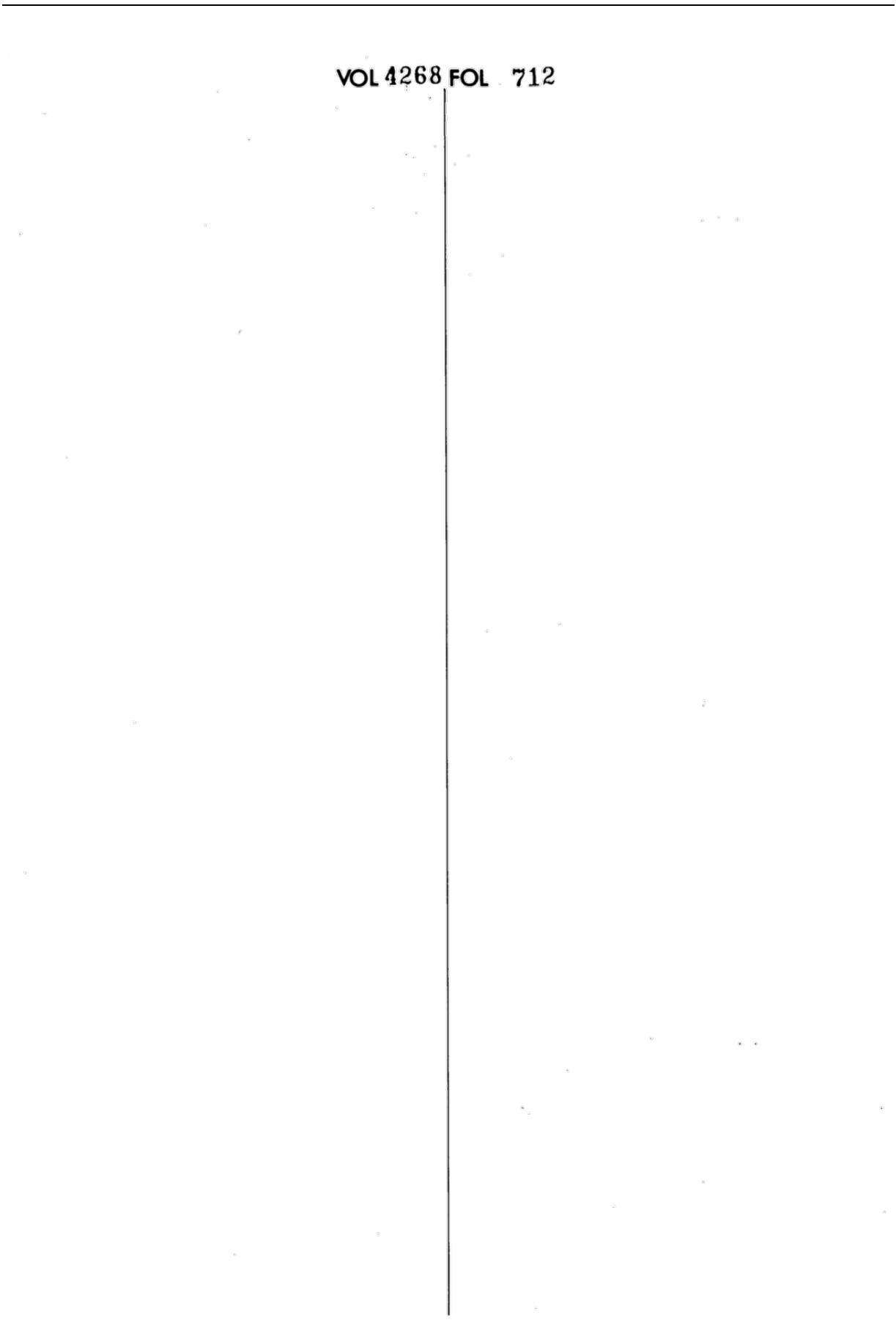
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76374215

TRANSFER 6374215 to THE WITHIN NAMED PRINKTON INVESTMENTS PTY. LIMITED of the within land Produced 29.6.1987 at 11:35





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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. Heeshwood

R. Hamman

Acting Deputy Registrar-General



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

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76374215

TRANSFER 6374215 to THE WITHIN NAMED PRINKTON INVESTMENTS PTY. LIMITED of the within land
Produced 29.6.1987 at 11:35



TRANSFER 6763145 to F. AGOSTINO NOMINEES PTY.LTD. of 10 Greenhill Road Wayville 5034 of the within land Produced 3.7.1989 at 15:30



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VOL 4268 FOL 718



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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. Heekwood

[Signature]

Acting Deputy Registrar-General



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)



TRANSFER 6763145 to F. AGOSTINO NOMINEES PTY.LTD. of 10 Greenhill Road Wayville 5034 of the within land Produced 3.7.1989 at 15:30



6312221

DISCHARGE of Mortgage 5191191 vide 6312221 Produced 12.2.1987 at 13:10



6374215

TRANSFER 6374215 to THE WITHIN NAMED PRINKTON INVESTMENTS PTY. LIMITED of the within land Produced 29.6.1987 at 11:35



MORTGAGE 6785808 to COMMONWEALTH BANK OF AUSTRALIA Produced 18.8.1989 at 12:10 (Including other land)



VOL 4268 FOL 713



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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 *[Signature]*

[Signature]
Deputy Registrar-General



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)



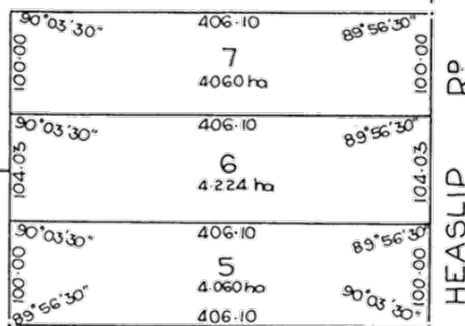
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76374215
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D.P. 19001



D.P. 16692

0 50 100 150 200 Metres

OVER.....
R.P.

VOL 4283 FOL 710

TRANSFER 6614185 to FRANCESCO TRIMARCHI of 1 Malin Street Albert Park 5014 Tool Maker and ROSA TRIMARCHI his wife OF ONE UNDIVIDED MOIETY GIUSEPPE SERGI of 9 Waddom Road Brooklyn Park 5032 Shop Attendant and FRANCESCA SERGI his wife OF ONE UNDIVIDED MOIETY in the within land Produced 5.10.1988 at 11:55



TRANSFER 7205144 to BRUNO FACCHIN and ANNA FACCHIN both of 1 Tudor Avenue Fulham Gardens 5024 OF TWO UNDIVIDED FOURTH PARTS SERGIO DANIELE FACCHIN of 1 Tudor Avenue Fulham Gardens 5024 OF ONE UNDIVIDED FOURTH PART and DANIELA CAMOZZATO of 8 Lancaster Avenue Fulham Gardens 5024 OF ONE UNDIVIDED FOURTH PART in the within land Produced 21.11.1991 at 15:55



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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. F. F. F. F.

R. H. H. H.

Acting Deputy Registrar-General



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)

R76206464 DP19002



Cancelled as regards that portion of the within
land comprised in Deposited Plan 19002
and new Certificates issued (R.T. 6206464)
Vol. 4283 Folios 710 and 711



VOL 4268 FOL 720



Attachment G

Stormwater and Services Review

www.masterplan.com.au



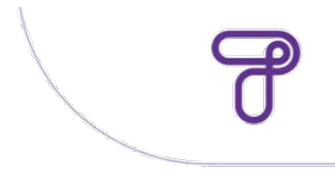
Stormwater and Services Review for Waterloo Corner Code Amendments

Combined Report

Multiple Planners

17 February 2025

Ref: 241124R001C



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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241124R001C Stormwater and Services Review for Waterloo Corner Code Amendments | Combined Report

2



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Client: Multiple Planners
Ref: 241124R001C

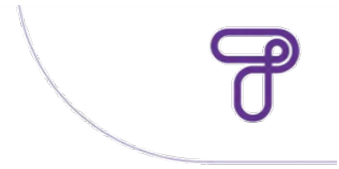
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1 Introduction

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.

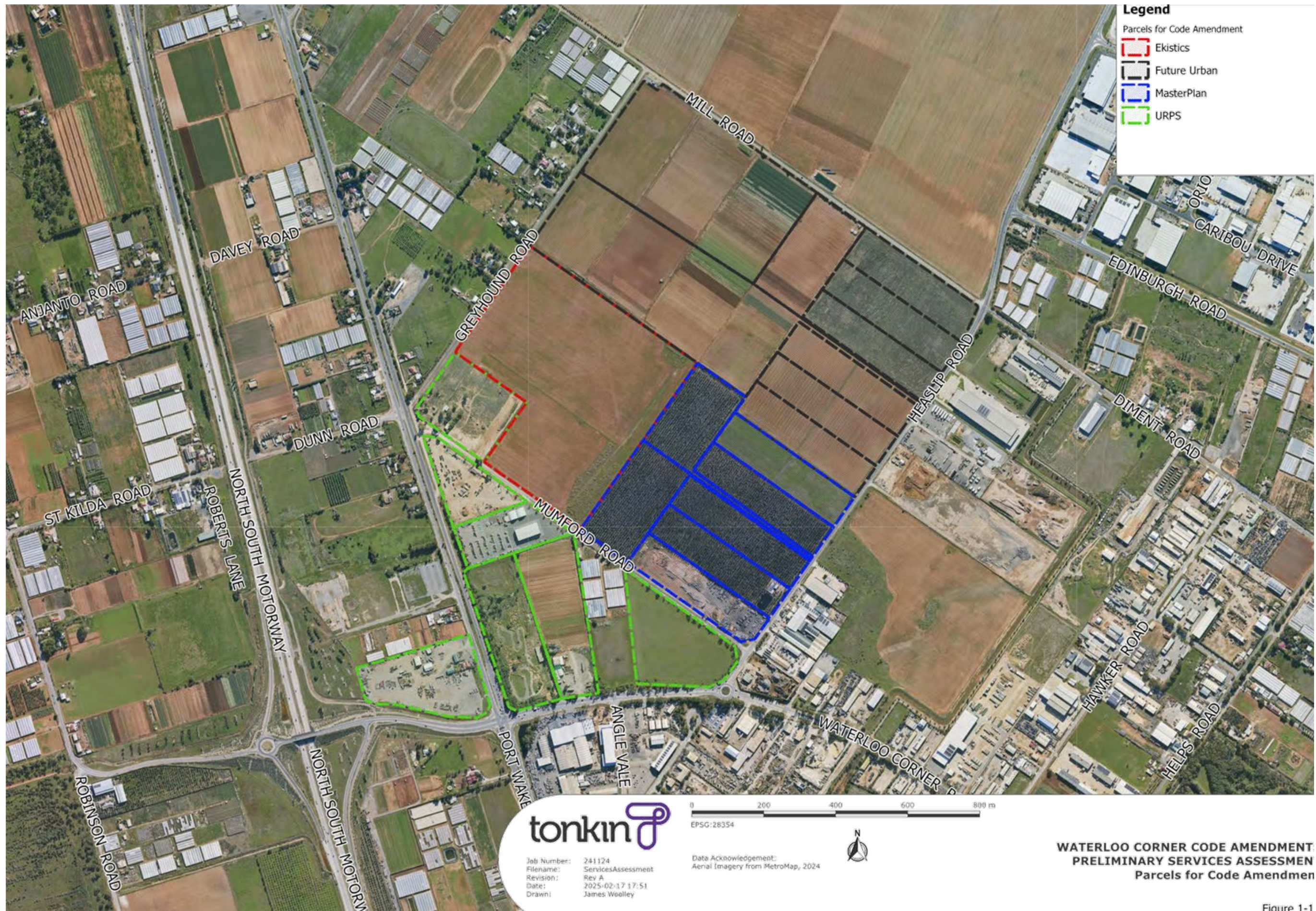


Figure 1-1



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

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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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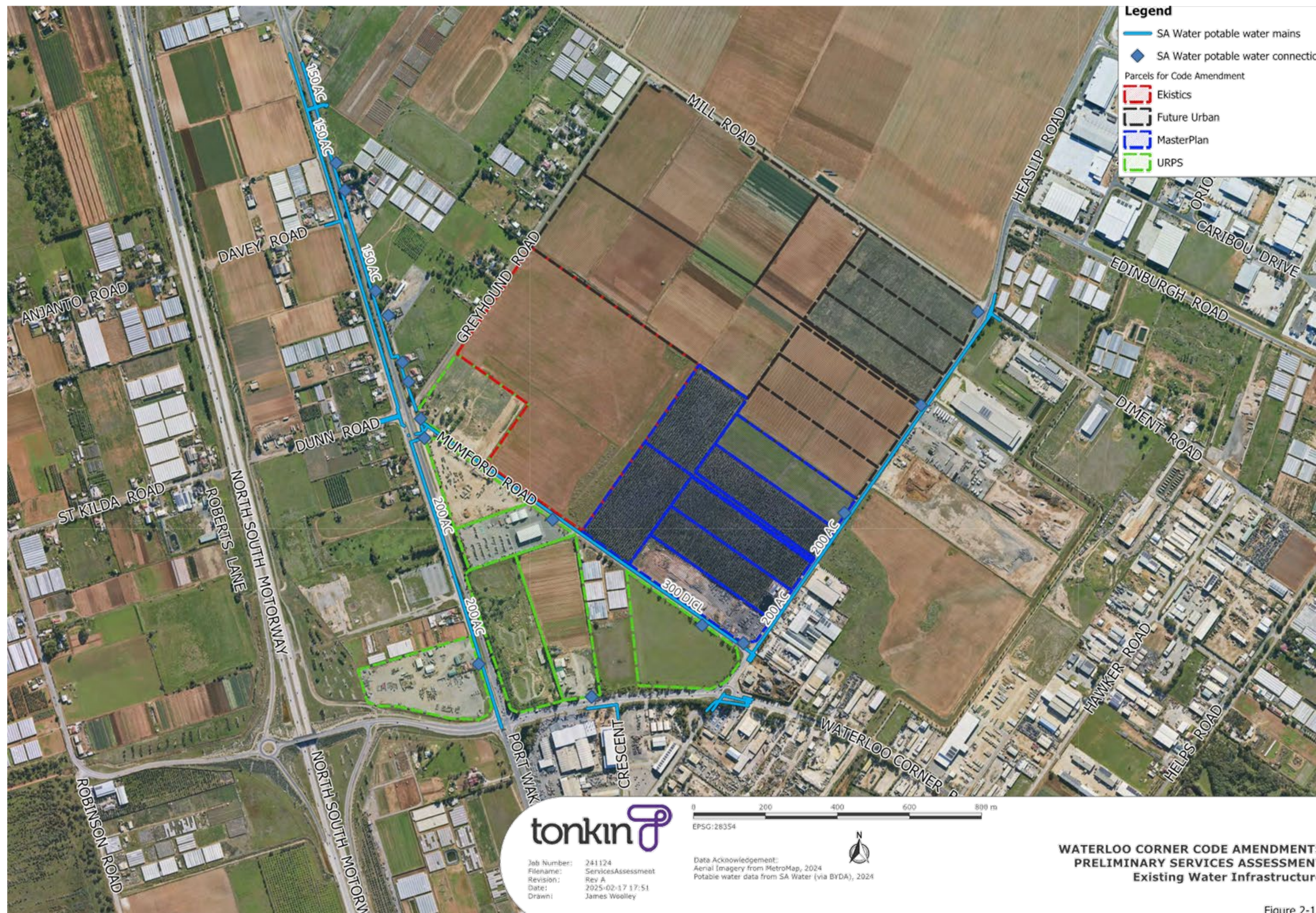


Figure 2-1



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

241124R001C Stormwater and Services Review for Waterloo Corner Code Amendments | Combined Report



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)

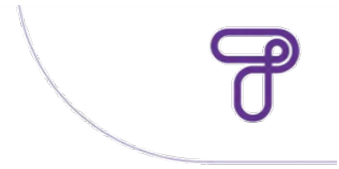


2.3.2 Low voltage network

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.

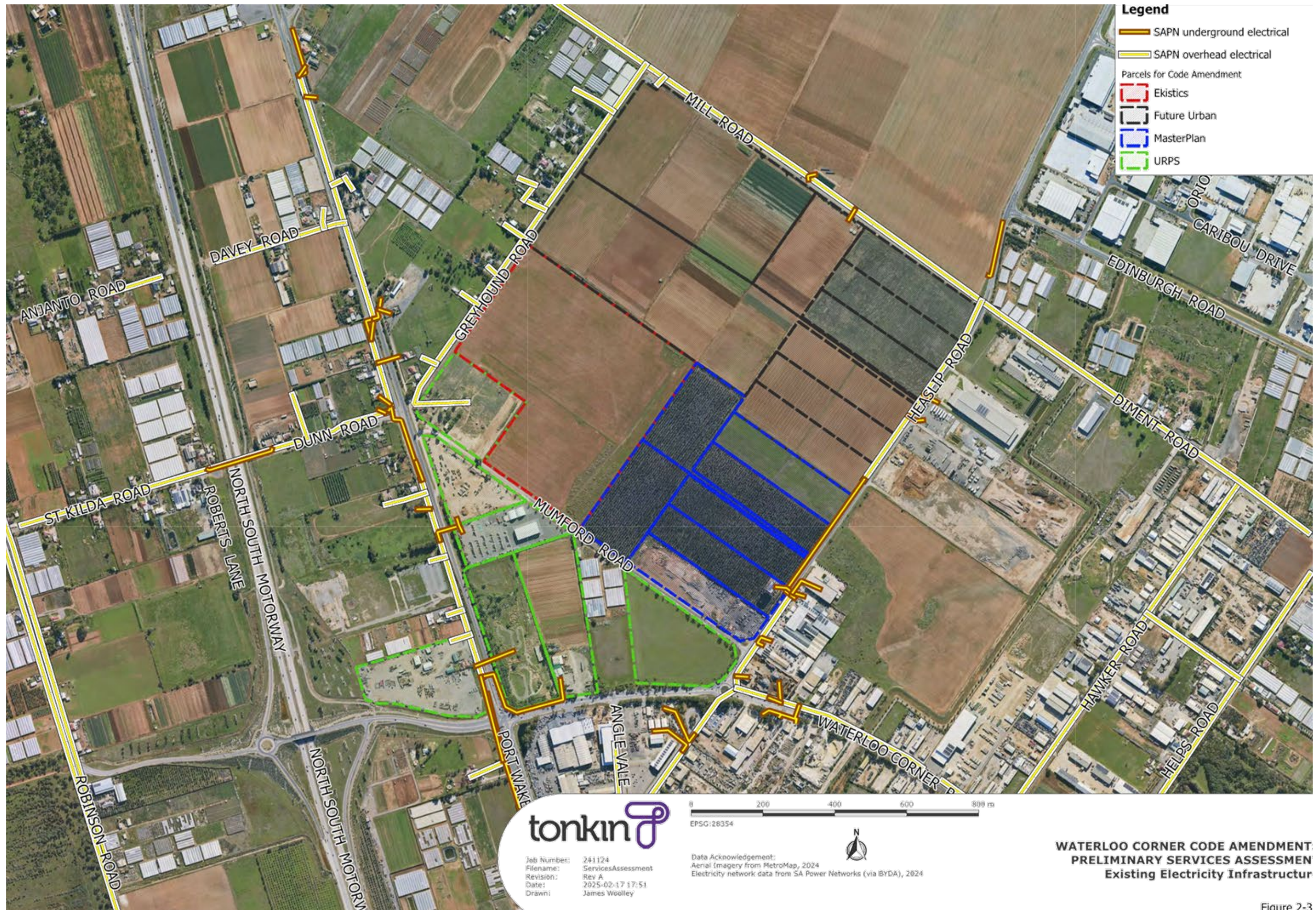


Figure 2-3



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:

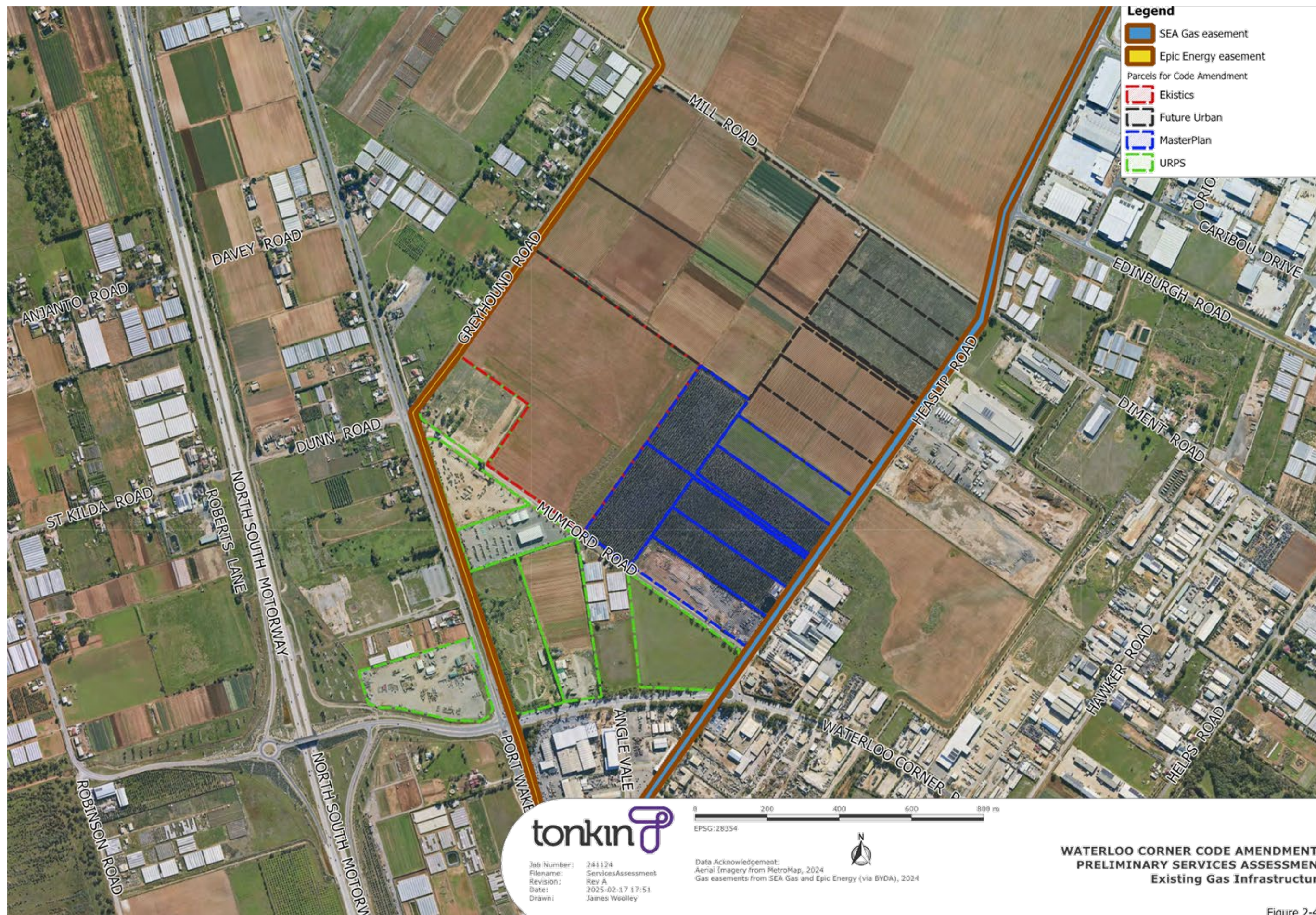
Parcel	Planner	Length of intersection (m)
CT5892/933	Future Urban	110
CT5892/932	Future Urban	100
CT5892/931	Future Urban	100
CT6123/582	Future Urban	4

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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.





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.

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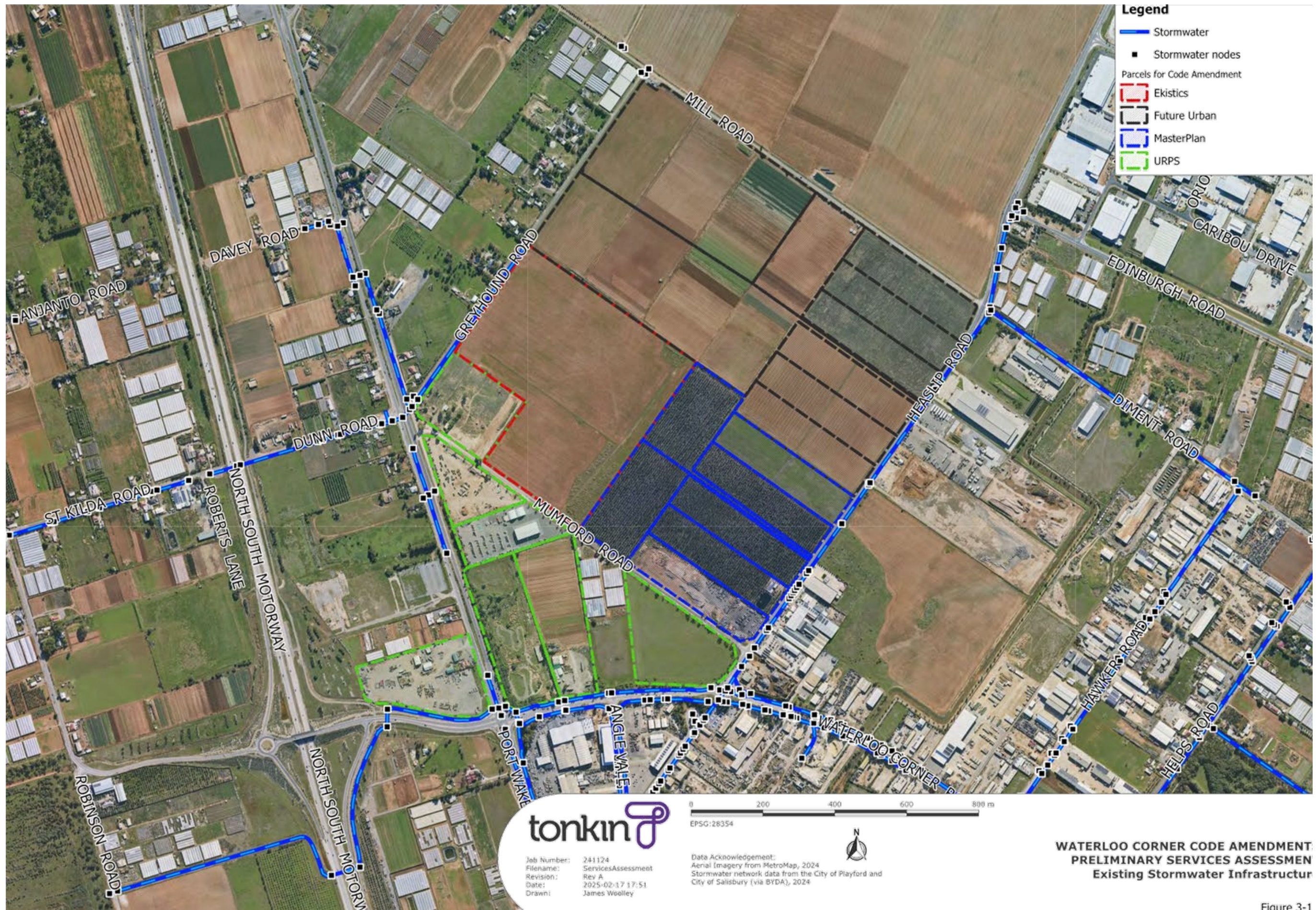


Flows from Heaslip Road, Waterloo Corner Road (between Heaslip and Port Wakefield Road) and Port Wakefield Road (between Greyhound and Waterloo Corner Road) passes under the Waterloo Corner Interchange and then under the Northern Connector, and ultimately discharges into undeveloped private property 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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3.2 Interim site drainage

3.2.1 Interim Strategy Objectives

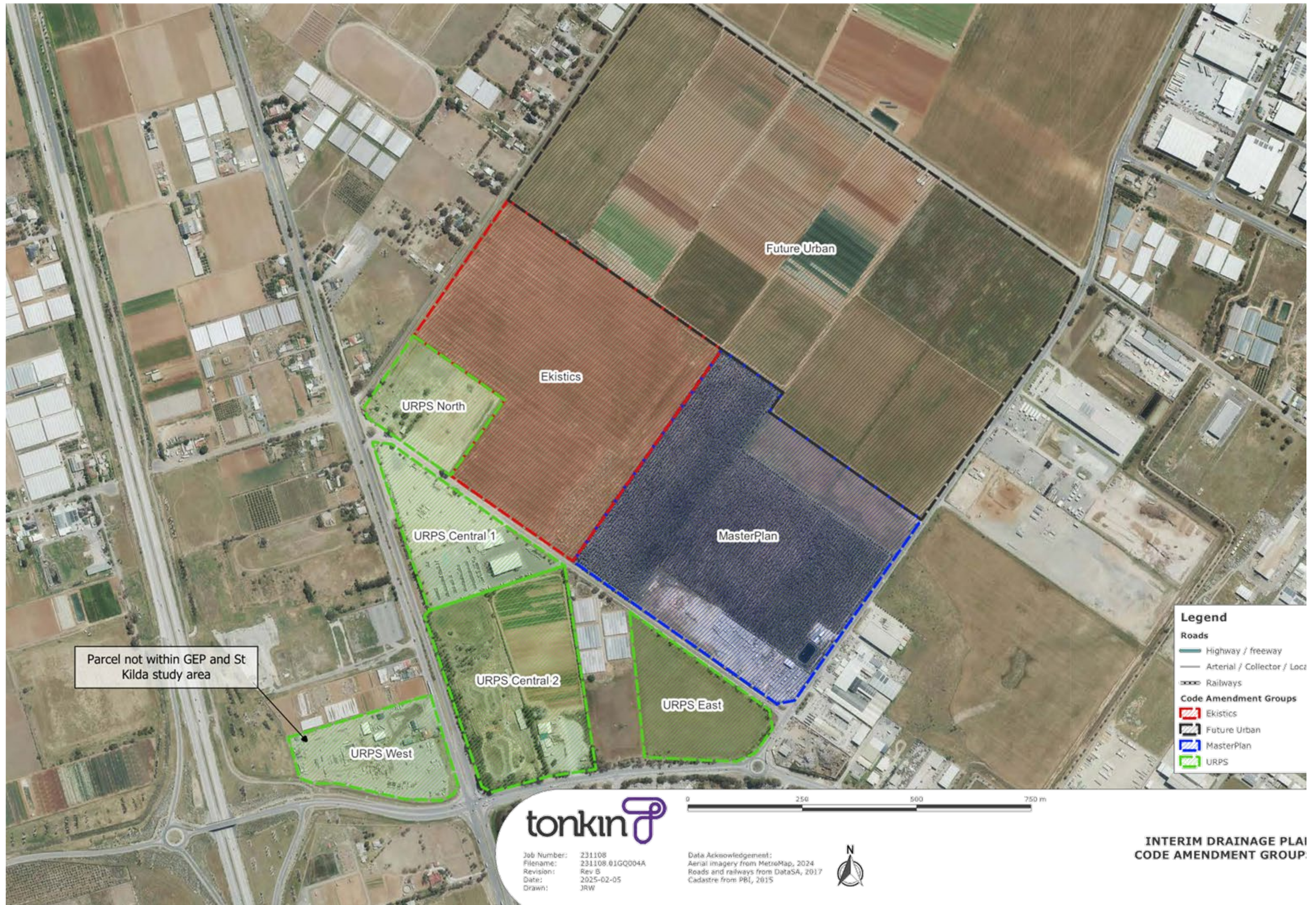
An interim stormwater plan, based on the GEP SMP interim plan, is proposed based on the following principles/objectives:

- 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.





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
<i>Other areas (other lots, roads etc.)</i>	<i>12.23</i>	<i>11.0</i>
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.

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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).

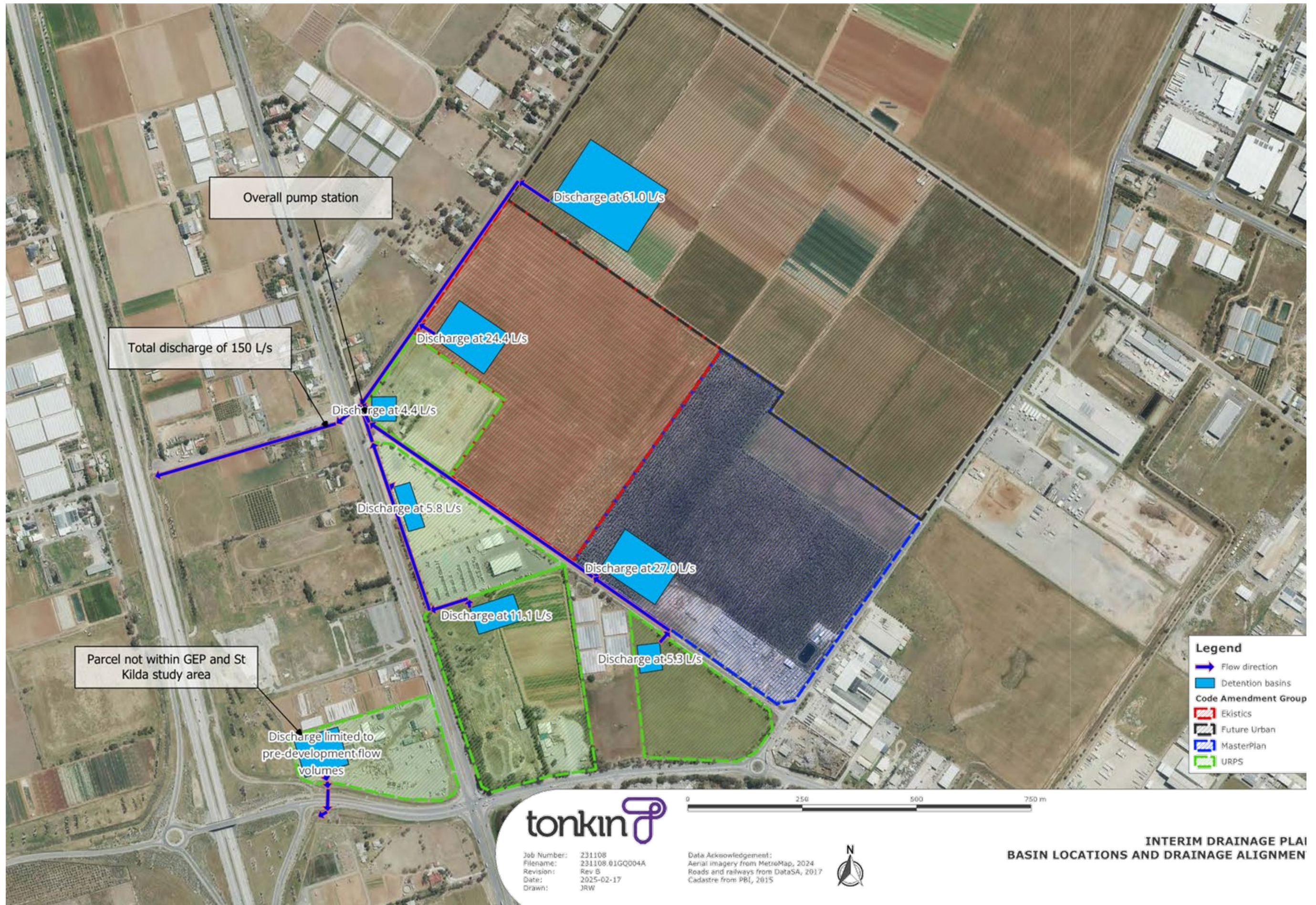
As mentioned previously, URPS West does not lie within the GEP SMP catchments and as such the GEP SMP strategy does not include any modelling or proposed works that would affect this site. The recommended approach is to maintain the existing flow path. Discharging runoff from this site into the same 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.

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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 to 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.

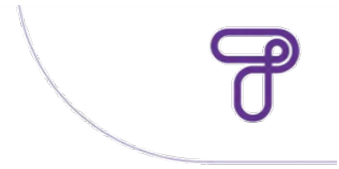
The ultimate strategy then includes a combined channel that would pass under Port Wakefield Road through three proposed 2700mm by 900mm box culverts, and then under the Northern Connector through four existing 2700mm by 1200mm box culverts. It is understood that the Northern Connector culverts have already been constructed although they require downstream works in order to function. They have a flow capacity of approximately 15 m³/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.

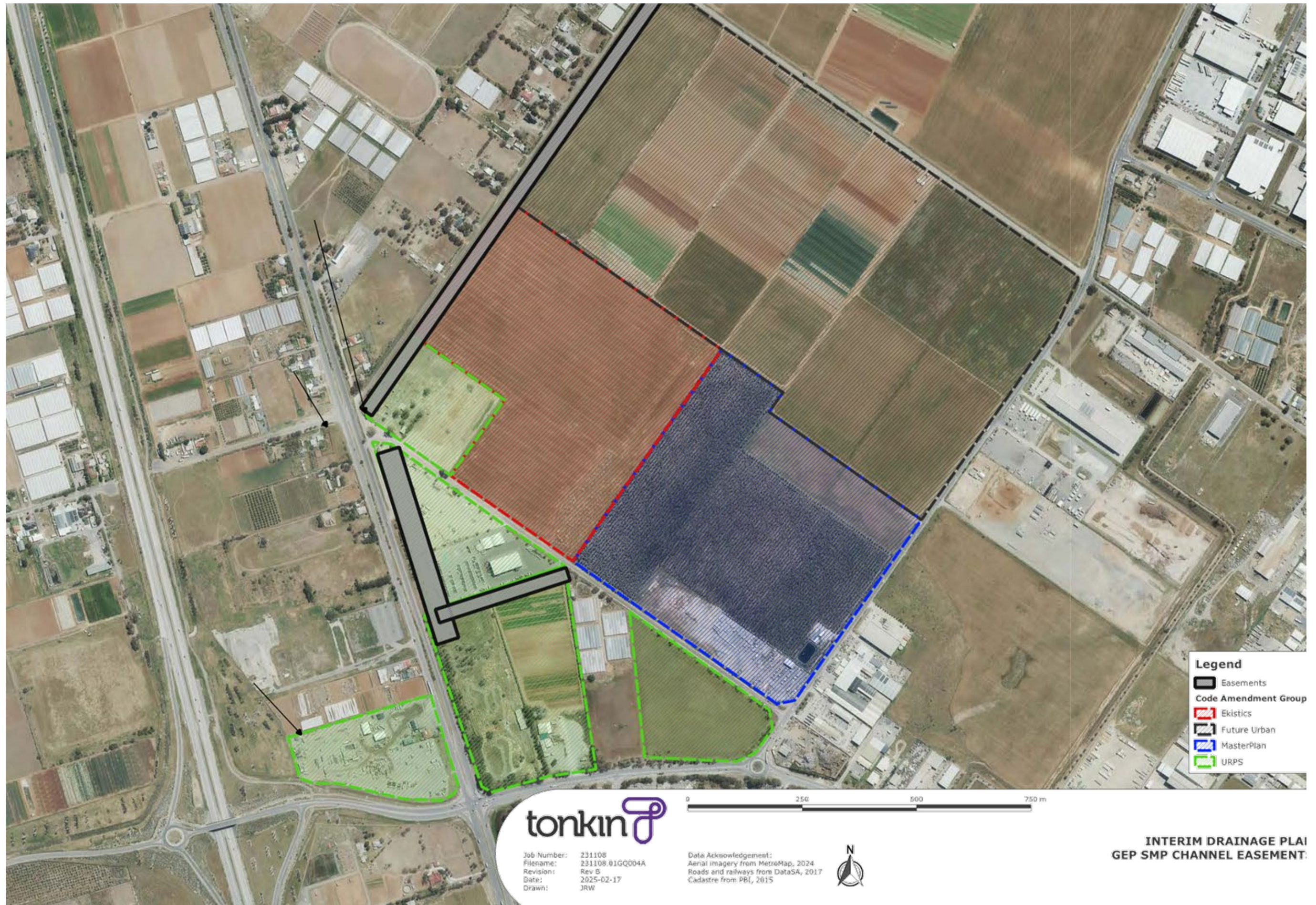


On the other hand, the large channels listed above are not able to be accommodated within the road corridor and will be constructed within private land. This land will have to be set aside and not developed in the interim, and either be sold to Council or an easement created.

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.

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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).

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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.



Attachment H

Traffic Study

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Masterplan SA

WATERLOO CORNER CODE AMENDMENTS

TRAFFIC STUDY

February 2025

23-0278

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DOCUMENT ISSUE

Revision issue	Date	Description	Approved by
Draft 1	12 Feb 25	Draft for review	SV
Draft 2	14 Feb 25	Updated with trigger points	SV
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.

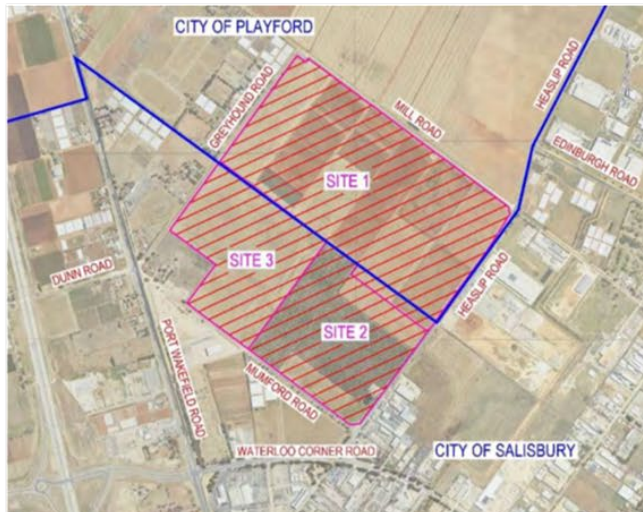


Figure 3.2: Council boundaries



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 m²;
- pm peak hour: 0.56 trips per 100 m²; and
- daily traffic generation rate: 4.6 trips per 100 m².

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.

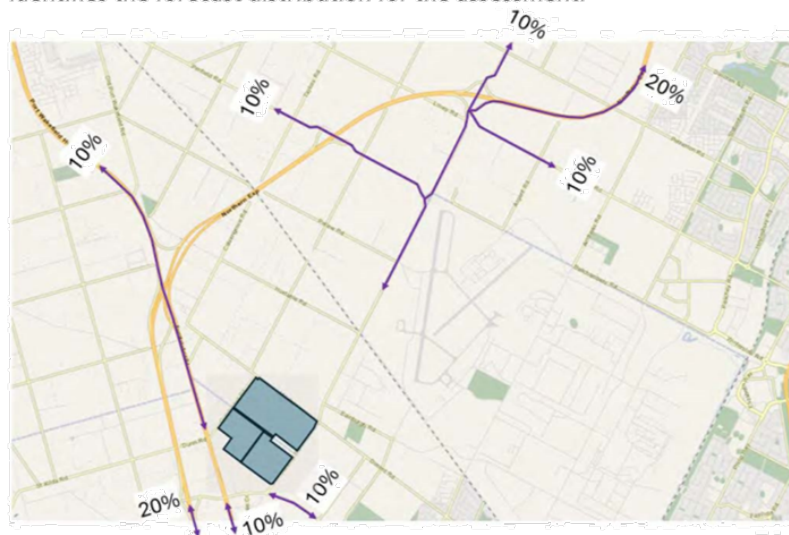


Figure 4.1: Forecast distribution

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

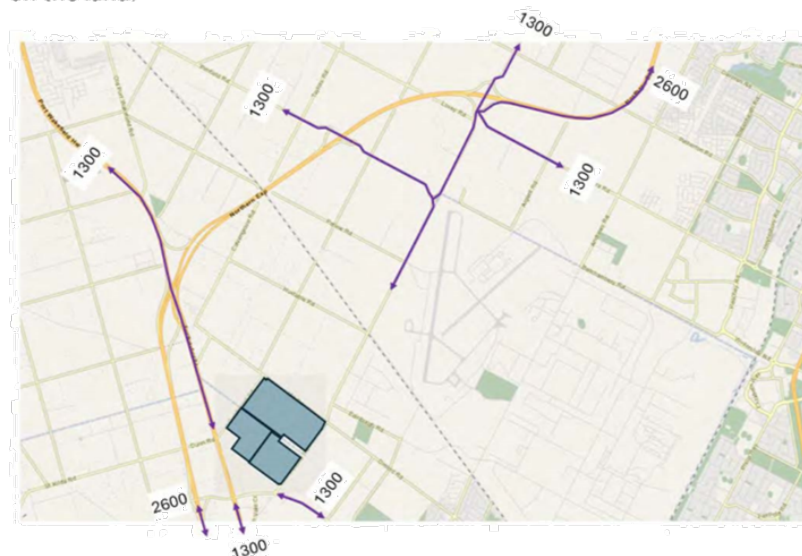


Figure 4.2 Forecast traffic volumes (vpd)



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

uplicated 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.

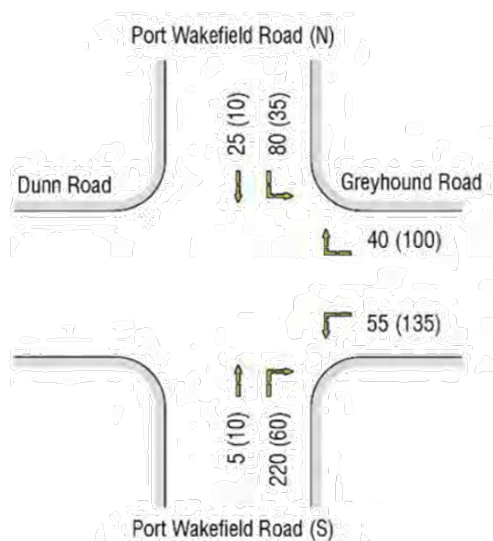


Figure 5.2: Port Wakefield Road/Greyhound Road intersection

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	95 th -percentile Queue Length (m)	DOS	95 th -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.

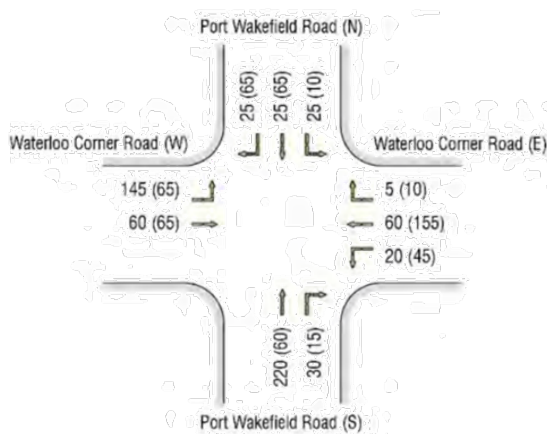


Figure 5.4: Port Wakefield Road/Waterloo Corner Road intersection

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	95 th -percentile Queue Length (m)	DOS	95 th -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	95 th -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.

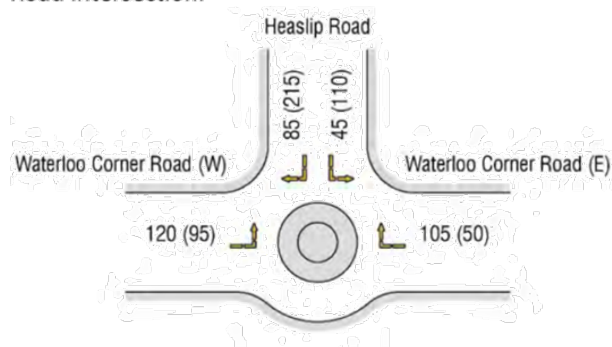


Figure 5.5: Waterloo Corner Road/Heaslip Road intersection

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	95 th -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	95 th -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	95 th -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.

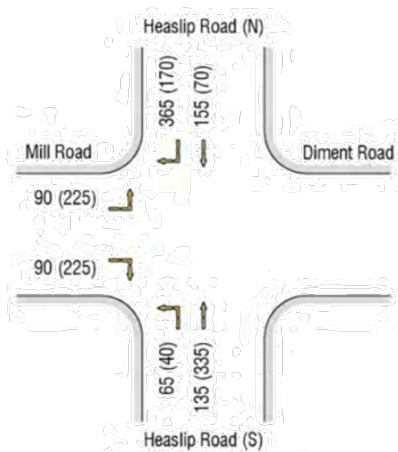


Figure 5.7: Heaslip Road/Mill Road intersection

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)	95 th -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.

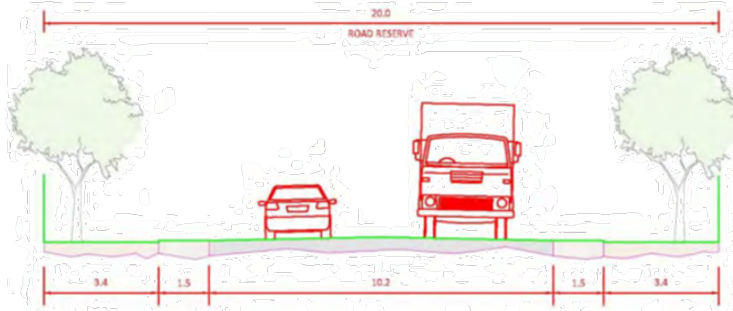


Figure 5.10: Concept cross section as per the recommendation in SA Infrastructure Guideline

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.

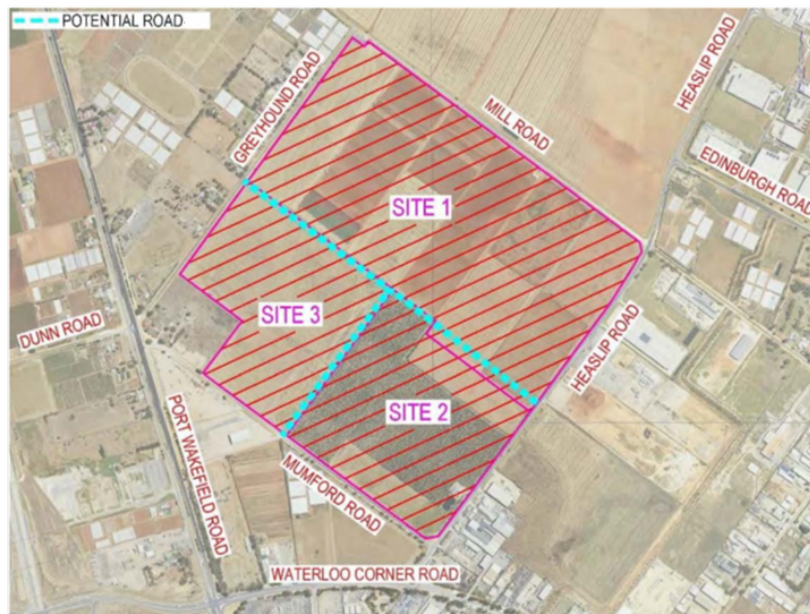


Figure 5.11: Potential road link through the site



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.



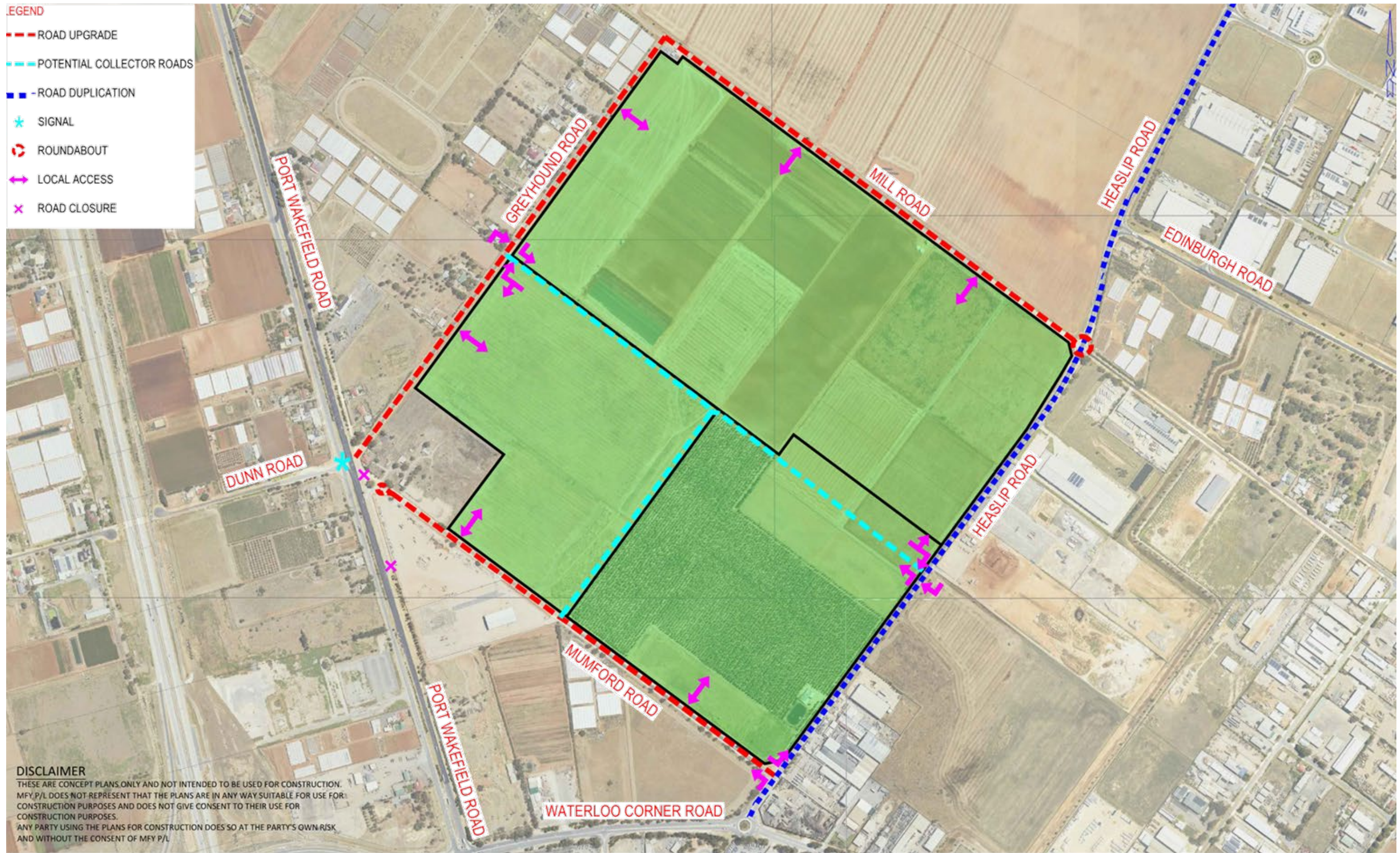
6.0 SUMMARY

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.



Code Amendments

Waterloo Corner

Network Layout - Heaslip Road Duplication

Drawing: MFY_230278_03_SH03
 Drawn: BH
 Date: 12.02.2025

Revision: C
 Scale: NTS
 Paper Size: A3

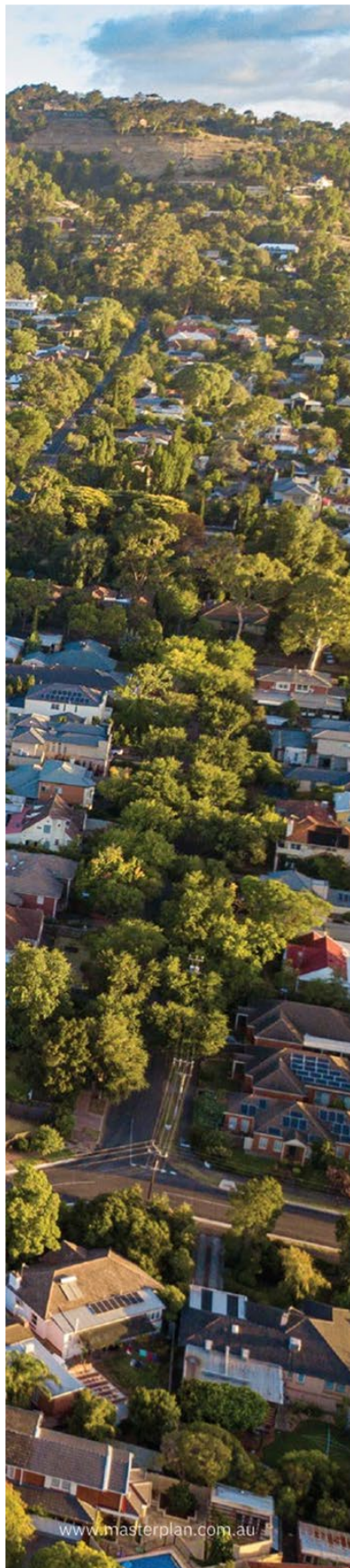


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Mumford Road Code Amendment

Engagement Plan

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June 2025



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1 Background Information

F. Agostino Nominees Pty Ltd, John Buttrose, Gurinder Pal Singh and Stamatis Choimes are proposing to make an amendment to the Planning and Design Code ('the Code Amendment') as it relates to land located at the corner of Mumford Road and Heaslip Road in Waterloo Corner (hereafter referred to as the Affected Area).

The Affected Area is located on the north-western side of the Mumford Road/Heaslip Road intersection in the Rural Zone and is currently used for primary production related uses. The land is within the Greater Edinburgh Parks Precinct and major industrial growth corridor which has become an area of high interest and demand for future employment uses.

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

The Affected Area comprises land in seven allotments with a total area of 30.249 hectares and is shown on the Area Affected Plan in **Figure 1**.



Figure 1: Area Affected Plan - Affected Area illustrated by red line



1.1 Why is this Code Amendment Being Initiated?

The Affected Area is located within the Greater Edinburgh Parks Precinct, a major industrial growth corridor which has become an area of high interest and demand for future employment purposes. Current supply of employment generating land within the region is reaching capacity and future supply is required to ensure that demand is catered for in the short to medium term.

In a strategic planning context, the Affected Area (and surrounding precinct) has been identified in both the 30-Year Plan for Greater Adelaide (both 2011 and 2017 versions) and the Greater Adelaide Regional Plan (GARP) as Future Employment lands. The GARP also identifies the Affected Area (and surrounding precinct) as part of a National Employment (Economic) Cluster - land identified as having alignment with national economic policy and priorities, including defence.

Given the long lead time in developing land at scale (infrastructure delivery, individual development applications and subsequent build) and the clear demand for well-located supply, the rezoning of land in the Inner North for employment purposes is required to ensure adequate future supply.

The Mumford Road Code Amendment is one of four (4) Code Amendments being pursued in Waterloo Corner, which seek to rezone land to either the Strategic Employment or Employment Zone.

The Proponent's consultants, State Government and Local Government have been working together to ensure all four Code Amendments are aligned, particularly in relation to traffic and stormwater infrastructure requirements.

All Code Amendments will undertake separate consultation processes.

1.2 What Does This Code Amendment Hope to Achieve?

The Code Amendment seeks to change the Rural Zone that currently applies to the Affected Area to the Strategic Employment Zone. The Strategic Employment Zone will allow the area to be developed with a range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the state.

1.3 Investigations

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate. The following investigations have been undertaken:

- Traffic impact assessment.
- Stormwater management strategy.
- Utility infrastructure investigation.
- Preliminary site investigation (land contamination).
- Land supply and demand analysis.



- Interface assessment.

In addition to this, the State Planning Commission has also specified certain investigations or information requirements to be undertaken in support of the Code Amendment:

- 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. Consideration should be given to understanding any potential consolidated infrastructure impacts associated with the proposed Code Amendments being undertaken directly adjacent to the affected area (being overseen by Ekistics, URPS and Future Urban). Investigations should also consider any recommendations from network planning currently underway by the Department for Infrastructure and Transport.
- Demonstrate integration and coordination of infrastructure between the Code Amendments being undertaken directly adjacent to the affected area (being overseen by Ekistics, URPS and Future Urban).
- 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, Designated Entity, and the affected landowners).
- 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.
- Explore the use of a Concept Plan that outlines a layout that ensures connectivity and integration with existing and future adjacent uses, for example, through the identification of interface buffers, stormwater treatments, transport linkages, and so forth.

1.4 Past Engagement

In accordance with Practice Direction 2, the City of Salisbury has been consulted on the proposal during preparation of the Code Amendment.

The proposal to initiate the Mumford Road Code Amendment was initially reviewed and provided with in-principle support to initiate and commence investigations associated with the Code Amendment by the City of Salisbury in September 2023. This in-principle support was subject to:

- The required investigations.
- Recognition that the City of Salisbury and City of Playford are continuing to work on the requirements for stormwater and road infrastructure, and the equitable funding of these requirements to be resolved through the established Working Group.
- An Infrastructure Agreement being required prior to the Code Amendment approval.

Regular liaison has therefore occurred between the proponent's consultants for each Code Amendment, State Government and Local Government to ensure all four Code Amendments in the Waterloo Corner area are aligned, particularly in relation to traffic and stormwater infrastructure requirements.



2 Engagement Purpose

The purpose of the engagement is to:

- Inform the community about the Code Amendment.
- Provide information to the community about the proposal to change the zoning of the Affected Area from the Rural Zone to the Strategic Employment Zone to allow the area to be developed for employment generating uses.
- Provide opportunities for the community to review the proposal, seek clarification and offer feedback on the proposal to rezone the Affected Area.
- To ensure compliance with the statutory obligations pursuant to the Planning, Development and Infrastructure Act 2016 and the Community Engagement Charter; and
- Review and provide feedback to the community and key stakeholders, to ensure they understand the decisions made following consultation, including any resultant changes, that is, close the loop.



3 Engagement Objectives

The engagement objectives are to:

- Ensure the community and stakeholders are aware of the proposal to change the zoning for the Affected Area from the Rural Zone to the Strategic Employment Zone to allow the area to be developed for employment generating uses.
- Ensure all affected and interested stakeholders have the ability to provide input and feedback to inform the Code Amendment.
- To provide easy to understand written and graphic materials that explain the proposed rezoning.
- Demonstrate to the community and stakeholders that relevant investigations have been undertaken to ensure the proposed rezoning will not impact negatively on the locality; and
- Inform members of the community who participate in the engagement process of the outcome of the consultation and final decision.



4 Scope of Influence

It is important that the community understands the policy framework in which the Code Amendment is being undertaken and what aspects of the proposal they can influence and those they cannot.

Aspects of the project stakeholders and the community can influence are:

- Whether the Code Amendment ultimately proceeds, i.e. whether the Affected Area is rezoned to the Strategic Employment Zone.
- The application of policies that address specific issues, for example traffic management and stormwater management.
- The need for any Technical and Numeric Variations (for example minimum site area).
- The application of an Overlays to the Affected Area.

Aspects of the project stakeholders and the community cannot influence are:

- Boundary of area affected - the proponent is only able to propose a Code Amendment for properties that they have a legal interest in.
- The standard wording of the policy established by the Planning and Design Code for the Strategic Employment Zone selected.
- The standard wording of the policy established by the Planning and Design Code for relevant Overlays and General Development modules.



5 Key Messages

The following key messages will underpin the engagement regarding the Code Amendment:

- The Affected Area is located within the Greater Edinburgh Parks Precinct, a major industrial growth corridor which has become an area of high interest and demand for future employment purposes.
- Current supply of employment generating land within the region is reaching capacity and future supply is required to ensure that demand is catered for in the short to medium term.
- The Affected Area comprises land in seven allotments with a total area of 30.25 hectares and is currently situated in the Rural Zone.
- The Code Amendment seeks to apply the Strategic Employment Zone to the Affected Area, which seeks to facilitate a range of industrial, logistical, warehousing, storage, research and training uses together with compatible business activities generating wealth and employment for the state.
- The Affected Area (and surrounding precinct) has been identified by the City of Salisbury, the City of Playford and the State Government for a number of years for future employment use.
- The Greater Adelaide Regional Plan (GARP) designates the area for Future Employment and also as a part of a National Employment (Economic) Cluster - land identified as having alignment with national economic policy and priorities, including defence.
- The Mumford Road Code Amendment is one of four (4) Code Amendments being pursued in Waterloo Corner, which seek to rezone land to either the Strategic Employment or Employment Zone.
- The Proponent's consultants, State Government and Local Government have been working together to ensure the Code Amendments are aligned, particularly in relation to traffic and stormwater infrastructure requirements. All Code Amendments will undertake separate consultation processes.
- A Concept Plan has been prepared to guide future development within the Affected Area. The Concept Plan provides guidance relating to road upgrades and closures, vehicle access and stormwater management.
- Relevant investigations have been undertaken to ensure the proposed rezoning will not impact negatively on the locality.
- Once the land is rezoned, development of the allotments will require future development applications and approvals.
- Consultation on the Code Amendment will occur over a period of six (6) calendar weeks.



6 Stakeholder And Community Mapping

Stakeholder	Level of Interest in the Project (i.e., High, Medium or Low)	Nature of Interest in the Project and/or the Potential Impact of the Project	Stakeholder Needs/Expectations for Engagement in the Project	Level of Engagement (i.e., Inform, Consult, Involve, Collaborate)
Planning and Land Use Services, Department for Housing and Urban Development	High.	Ensure that the intent of the Planning and Design Code is maintained.	That the consultation is undertaken in accordance with the Engagement Plan and the Community Engagement Charter.	Involve.
City of Salisbury	High.	Governance, planning policy and infrastructure and service provision. Ensure application of policy and the planning for infrastructure/services is coordinated with Code Amendments on adjoining land.	Direct consultation on infrastructure and service provision, and to provide suitable consultation information that can be made available to the community. Ensure Council is kept informed of the Code Amendment process.	Involve.
City of Playford	High.	Governance, planning policy and infrastructure and service provision. Ensure application of policy and the planning for infrastructure/services is coordinated with Code Amendments on adjoining land.	Direct consultation on infrastructure and service provision, and to provide suitable consultation information that can be made available to the community. Ensure Council is kept informed of the Code Amendment process.	Involve.
Local Government Association	Low.	To review the proposed policy framework within the broader context.	Information on the Code Amendment and provide an opportunity for feedback.	Inform/consult.
Department for Infrastructure and Transport	High.	Commissioner of Highways: ensure change in zoning is consistent with State Government planning for road upgrades and is coordinated with Code Amendments on adjoining land.	Direct consultation on transportation and access requirements.	Involve/consult.
Environment Protection Authority	Medium.	Assess the appropriateness of the rezoning given the need to consider the interface with adjoining uses and potential site contamination given the history of use of the Affected Area.	Direct consultation on interface treatments and site contamination.	Inform/consult.
Department for Environment and Water	Medium.	Assess the appropriateness of the rezoning in terms of any environmental impacts.	Direct consultation on environmental impacts.	Inform/consult.
Department for Primary Industries and Regions	Medium.	Assess the appropriateness of the rezoning given the small loss of land used for farming and management of the interface with adjoining rural land.	Direct consultation on rural land management.	Inform/consult.
Department for Energy and Mining	Medium.	Assess the appropriateness of the rezoning given the opportunity to support industries that are associated with renewable energy generation and mineral processing.	Direct consultation on the opportunity to support the energy and mining industries.	Inform/consult.
South Australian Country Fire Service	Medium.	Assess the appropriateness of the rezoning given the Hazards (Bushfire – Urban Interface) applies to part of the Affected Area.	Direct consultation on bushfire impacts.	Inform/consult.
State Member of Parliament Member for Taylor Hon Nick Champion	Medium.	Development within the Taylor electorate.	Direct consultation to ensure the Hon Member is aware of the Code Amendment.	Inform/consult – listen to and acknowledge concerns and aspirations and provide feedback.
Federal Member for Spence Mr Matt Burnell MP	Medium.	Development within the Spence electorate.	Direct consultation to ensure the Hon Member is aware of the Code Amendment.	Inform/consult – listen to and acknowledge concerns and aspirations and provide feedback.
Owners and Occupiers of Adjoining Land	High.	Interest in future development of the area and any potential impacts upon their properties.	Information on the implications of the proposed Code Amendment and provide opportunity for feedback.	Inform/consult – listen to and acknowledge concerns and aspirations and provide feedback.



Stakeholder	Level of Interest in the Project (i.e., High, Medium or Low)	Nature of Interest in the Project and/or the Potential Impact of the Project	Stakeholder Needs/Expectations for Engagement in the Project	Level of Engagement (i.e., Inform, Consult, Involve, Collaborate)
Wider Community within Salisbury and Playford	Medium.	Interest in future development of the area.	Information on the implications of the proposed Code Amendment and provide opportunity for feedback.	Inform/consult – listen to and acknowledge concerns and aspirations and provide feedback.
Infrastructure/Utility Providers	High.	Interest in the ongoing provision of infrastructure to the area.	Information on the implications of the proposed Code Amendment.	Inform/consult – provide information with balanced and objective information to assist in understanding the proposed Code Amendment.



7 Applying the Charter Principles

Stakeholder	Engagement Need or Technique	
Planning and Land Use Services, Department for Housing and Urban Development	Direct consultation to provide relevant information associated with Community Engagement (i.e. information for publication on SA Planning Portal), mapping and statutory obligations of the Code Amendment process.	
City of Salisbury and City of Playford.	Direct consultation. Provision of consultation information that will be available to the public so that information can be shared via Council's website or other techniques as deemed appropriate by Council.	
Local Government Association	LGA would require information and consultation, would include direct liaison with LGA officer and provision of consultation information.	
Department for Infrastructure and Transport, Environment Protection Authority, Department for Environment and Water, Department of Primary Industries and Regions, Department for Energy and Mining, SA Country Fire Service.	Direct consultation, including direct liaison with relevant Officers, to provide mapping and consultation material, as well as any specialised reports/investigations relevant to their portfolio.	
State Member of Parliament, Hon Nick Champion, Member for Taylor and Federal Member for Spence, Mr Matt Burnell MP.	Direct consultation. Provision of mapping and consultation material that will be available to the public (in soft and hard formats) so that information can be shared via Electorate website or other techniques as deemed appropriate by the Member.	
Owners and Occupiers of Adjoining Land	Engagement Need: <ul style="list-style-type: none">• Easy to interpret information with focus on maps to illustrate change of zone boundary proposed.• People being able to access information in hard copy and online.• People have the opportunity to be informed and discuss the rezoning face to face.	Engagement Techniques: <ul style="list-style-type: none">• Preparation of maps as part of information leaflets.• Information available on SA Planning Portal.• Information available on Council websites or social media (if Councils agree to host information).• Hard copies of the Code Amendment available at Council offices.• Direct invitation (letter) to provide feedback in hard copy, email and in person.
Wider Community within Salisbury and Playford	As above.	Engagement Techniques: <ul style="list-style-type: none">• Preparation of maps as part of information leaflets.• Information available on SA Planning Portal.• Hard copies of the Code Amendment available at Council offices.• Invitation to provide feedback in hard copy, email and in person.
Infrastructure/Utility Providers	Direct consultation. Provide mapping and consultation material.	



8 Staging Your Engagement

Stage	Objective	Stakeholders	Level of Engagement	By When
1	Pre-engagement – to seek Council and agency views regarding the Code Amendment, in particular infrastructure provision	City of Salisbury, City of Playford, PLUS-DHUD, DIT	Involve/consult.	During 2023, 2024 and early 2025.
1	Pre-engagement – liaison with planning consultants preparing Code Amendments on adjoining land.	Owners of properties affected by adjacent Code Amendments.	Involve/consult.	During 2023, 2024 and early 2025.
2	Ensure consultation material is supplied to PLUS-DHUD in a timely manner prior to consultation 'going live' on the SA Planning Portal.	PLUS – DHUD.	Involve.	3 weeks prior to commencement of consultation.
2	To engage with Councils to provide consultation material.	City of Salisbury and City of Playford.	Involve.	2-3 weeks prior to the commencement of consultation.
3	To ensure interested stakeholders are informed of the Code Amendment and consultation program.	LGA, DIT, EPA, DEW, PIRSA, DEM, SACFS, Member for Taylor, Member for Spence, infrastructure and utility providers.	Inform/consult.	6 week consultation process.
4	To ensure owners and occupiers of adjoining land and the wider community are informed of the Code Amendment and have the ability to provide input to inform the amendment.	Owners and occupiers of adjoining land and the wider community.	Inform/consult.	6 week consultation process.
5	Seek feedback from community and stakeholder groups on the engagement process.	Owners and occupiers of adjoining land and the wider community.	Consult.	Incorporate with engagement activities and/or as soon as practical after consultation has been completed.
6	Close the loop – inform community and stakeholders of the outcomes of the engagement process and any alterations proposed to the Code Amendment.	Stakeholders and members of the community that have made a submission or otherwise indicated during the process that they wish to be informed.	Inform.	As soon as possible after the completion of the consultation process.
7	Close the loop – inform community and stakeholders of the outcome of the Code Amendment.	Stakeholders and members of the community that have made a submission or otherwise indicated during the process that they wish to be informed.	Inform.	As soon as possible following the decision/outcome of the Code Amendment.
8	Adapt Engagement Plan – should matters be identified during the engagement process that require additional consultation that be incorporated into an update Engagement Plan and necessary consultation undertaken if/as required.	All.	Inform/consult.	Determined if/as applicable.



9 Planning Your Engagement Approach

Stage	Engagement Activity	Engagement Level and Objective of Activity	Stakeholders/ Target Audience	Timing
1	Pre-engagement – liaison with City of Salisbury, City of Playford, PLUS-DHUD, DIT, planning consultants preparing Code Amendments on adjoining land.	Involve/consult.	City of Salisbury, City of Playford, PLUS-DHUD, DIT, planning consultants preparing Code Amendments on adjoining land.	2023, 2024 and early 2025.
2	Provide information for publication on Planning SA Portal, including mapping, information brochure, Code Amendment document, Engagement Plan and where/how to make a submission.	Involve.	PLUS-DHUD.	May 2025
2	Provide consultation information that will be available to the public so that information can be shared via Council website/social media as appropriate, hard copies at Council offices or other techniques as deemed appropriate by Councils.	Inform/involve.	City of Salisbury and City of Playford.	May 2025.
3	Letters to inform about the Code Amendment and consultation process, and to seek feedback. Include mapping and information brochure, link to the Code Amendment document, and where/how to make a submission.	Inform/consult.	LGA, DIT, EPA, DEW, PIRSA, DEM, SACFS, Member for Taylor, Member for Spence, infrastructure and utility providers.	May 2025
4	Letters to inform about the Code Amendment and consultation process, and to seek feedback. Including mapping and information brochure, link to the Code Amendment document and where/how to make a submission.	Inform/consult.	Owners and occupiers of adjoining land.	May 2025
5	Survey to all written submissions received after engagement process to seek feedback on the process.	Consult.	Stakeholders and members of the community that have made a submission.	July 2025
6	Letter to inform of the outcomes of the engagement process and any alterations proposed to the Code Amendment.	Inform.	Stakeholders and members of the community that have made a submission or otherwise indicated during the process that they wish to be informed	July 2025
7	Following a decision on the Code Amendment by the Minister, communicate the decision through the SA Planning Portal and in writing to all persons who provided written submissions.	Inform.	Stakeholders and members of the community that have made a submission or otherwise indicated during the process that they wish to be informed.	Late 2025



10 Applying The Charter Principles In Practice

CHARTER PRINCIPLES	HOW DOES YOUR ENGAGEMENT APPROACH/ACTIVITIES REFLECT THIS PRINCIPLE IN ACTION?
Engagement is genuine	<p>The following techniques are incorporated in the Engagement Plan to provide suitable opportunity to participate in the engagement:</p> <ul style="list-style-type: none"> • Clear and concise information on the draft Code Amendment is provided to ensure community understanding of the Code Amendment process and the planning policy proposed in the draft Code Amendment. • Suitable time is allocated to participate in consultation activities and provide feedback. • Representatives of the Designated Entity are available to discuss the Code Amendment. • Ability to provide feedback via: <ul style="list-style-type: none"> ◦ Personal contact via phone or a meeting if requested. ◦ Electronically via SA Planning Portal or direct email. ◦ Via written correspondence
Engagement is inclusive and respectful	<p>The variety of engagement techniques are suitable for the identified stakeholder groups, with a number of opportunities to be informed and provide feedback.</p> <p>Comments and feedback are appropriately recorded and considered.</p>
Engagement is fit for purpose	<p>The engagement is of an appropriate scale and form to reflect the likely impact of the amendment.</p> <p>Engagement incorporates a variety of techniques to ensure the community of interest and the wider community are aware of the Code Amendment and ability to provide feedback.</p> <p>Information is available from a range of sources i.e. SA Planning Portal, Council websites and direct correspondence.</p> <p>The engagement information is presented in a manner which allows for ease of interpretation:</p> <ul style="list-style-type: none"> • Clearly presented information in a graphical form, in addition to written material. • Information available in hard copy and electronically. • Ability for people to speak to a representative of the Designated Entity in person via phone or at a meeting if requested.
Engagement is informed and transparent	<p>Clear and concise information on the draft Code Amendment is provided to ensure community understanding of the Code Amendment process and the planning policy proposed in the draft Code Amendment.</p> <p>Letters to inform of the outcomes of the engagement process and any alterations proposed to the Code Amendment will be sent to stakeholders and members of the community that have made a submission or otherwise indicated during the process that they wish to be informed. Similarly, letters will also be sent following a final decision by the Minister on the Code Amendment.</p> <p>An Engagement Report is prepared at the end of the engagement process to summarise the feedback received and how it has been used to inform any amendments to the draft Code Amendment for a decision by the Minister.</p>
Engagement is reviewed and improved	<p>The engagement process is evaluated and measured at the conclusion of the engagement process and reported on in the Engagement Report.</p>



11 Measuring Success

At the completion of the engagement, all participants will be invited to assess the success of the engagement against performance criteria one to four, below. The Designated Entity will assess the success of the engagement against criteria five to nine. This evaluation will be included in the statutory report required to be prepared by the Designated Entity under section 73(7) of PDI Act (the Engagement Report). The Engagement Report provides details and analysis of engagement activities undertaken for the Code Amendment, and is provided to the Minister for Planning and Local Government. This Engagement Report will also be referenced in the State Planning Commission's Parliamentary Report under section 74(3)(b) of the Act, which is issued to the Environment Resources and Development Committee of Parliament following adoption of a Code Amendment.

No.	Charter Criteria	Charter Performance Outcomes	Respondent	Indicator 2	Evaluation Tool 3: Exit Survey / Follow-Up Survey	Measuring Success of Project Engagement
1	Principle 1: Engagement is genuine	<ul style="list-style-type: none"> People had faith and confidence in the engagement process. 	Community	I feel the engagement genuinely sought my input to help shape the proposal	Likert scale - strongly disagree to strongly agree	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful	<ul style="list-style-type: none"> Affected and interested people had the opportunity to participate and be heard. 	Community	I am confident my views were heard during the engagement	Likert scale - strongly disagree to strongly agree	Per cent from each response.
			Project Lead	The engagement reached those identified as community of interest.	<ul style="list-style-type: none"> Representatives from most community groups participated in the engagement Representatives from some community groups participated in the engagement There was little representation of the community groups in engagement. 	Per cent from each response.
3	Principle 3: Engagement is fit for purpose	<ul style="list-style-type: none"> People were effectively engaged and satisfied with the process. People were clear about the proposed change and how it would affect them. 	Community	I was given sufficient information so that I could take an informed view.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
				I was given an adequate opportunity to be heard	Likert scale - strongly disagree to strongly agree	Per cent from each response.
4	Principle 4: Engagement is informed and transparent	<ul style="list-style-type: none"> All relevant information was made available and people could access it. People understood how their views were considered, the reasons for the outcomes and the final decision that was made. 	Community	I felt informed about why I was being asked for my view, and the way it would be considered.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
5	Principle 5: Engagement processes are reviewed and improved	<ul style="list-style-type: none"> The engagement was reviewed and improvements recommended. 	Project Lead	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement	<ul style="list-style-type: none"> Reviewed and recommendations made Reviewed but no system for making recommendations Not reviewed 	Per cent from each response.
6	Engagement occurs early	<ul style="list-style-type: none"> Engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence. 	Project Lead	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme	<ul style="list-style-type: none"> Engaged when there was opportunity for input into scoping Engaged when there was opportunity for input into first draft Engaged when there was opportunity for minor edits to final draft Engaged when there was no real opportunity for input to be considered 	Per cent from each response.
7	Engagement feedback was considered in the development of planning policy, strategy or scheme	<ul style="list-style-type: none"> Engagement contributed to the substance of a plan or resulted in changes to a draft. 	Project Lead	Engagement contributed to the substance of the final plan	<ul style="list-style-type: none"> In a significant way In a moderate way In a minor way Not at all 	Per cent from each response.



No.	Charter Criteria	Charter Performance Outcomes	Respondent	Indicator 2	Evaluation Tool 3: Exit Survey / Follow-Up Survey	Measuring Success of Project Engagement
8	Engagement includes 'closing the loop'	<ul style="list-style-type: none">Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement	Project Lead	Engagement provided feedback to community about outcomes of engagement	<ul style="list-style-type: none">Formally (report or public forum)Informally (closing summaries)No feedback provided	Per cent from each response.
9	Charter is valued and useful	<ul style="list-style-type: none">Engagement is facilitated and valued by planners	Project Lead	Identify key strength of the Charter and Guide Identify key challenge of the charter and Guide		



12 Closing The Loop And Reporting Back

HOW WILL YOU RESPOND TO PARTICIPANTS?	WHO'S RESPONSIBLE?	WHEN WILL YOU REPORT BACK?
A feedback register will be kept of comments received by (all) various techniques i.e., personal communication, email, SA Planning Portal, surveys etc. Every endeavour will be made to obtain contact details of those providing feedback so that they can be kept informed of the engagement outcomes and the Code Amendment progress should they indicate that they wish to be informed. A summary of issues/key theses will be prepared and provided to the community that have provided feedback, should they indicate that they wish to be informed.	Designated Entity (or representative).	As soon as practical post consultation.
Endeavour to obtain feedback on the engagement process via an evaluation survey, which will inform the Engagement Report.	Designated Entity (or representative).	As soon as practical post consultation.
Prepare the Engagement Report, pursuant to the statutory requirements of Section 73 of the Planning, Development and Infrastructure Act 2016. Ensure the Engagement Report is available to the community and stakeholders.	Designated Entity (or representative).	As soon as practical post consultation.
Publish the Engagement Report on the SA Planning Portal.	Planning and Land Use Services, Department for Housing and Urban Development.	As soon as practical post consultation.