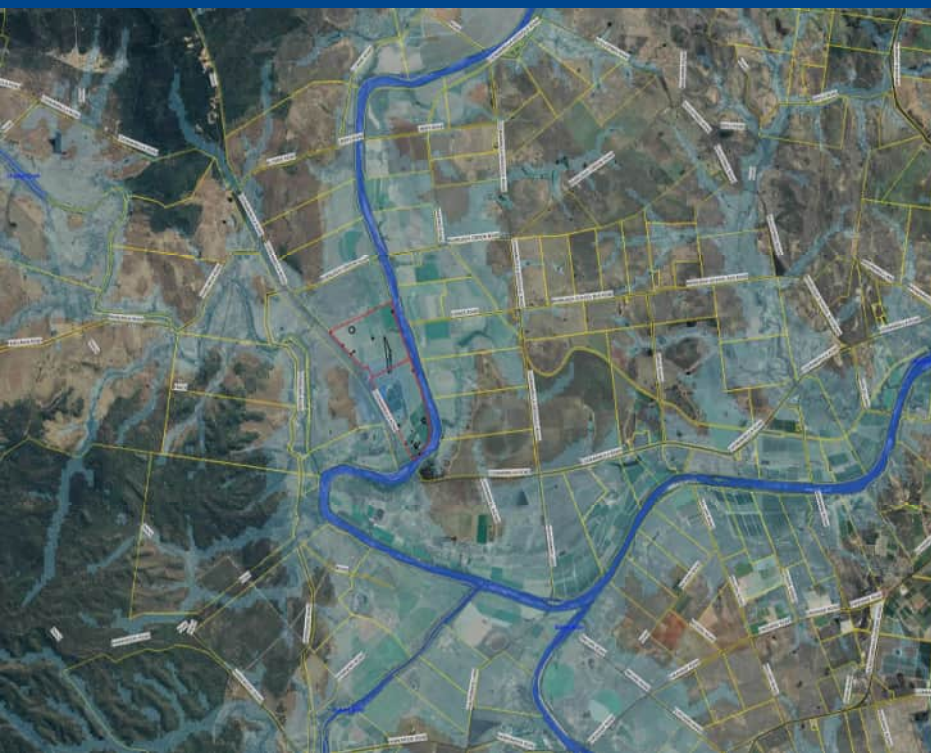


Preliminary Site Investigation

Smithfield Barracks
Lots 700 and 701 Broadmeadows Road
Smithfield
South Australia



Prepared for: Renewal SA
Date: 10 September 2024
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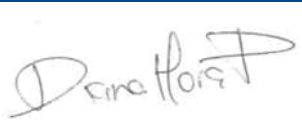
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EXECUTIVE SUMMARY

Agon was engaged by Renewal SA to undertake a Preliminary Site Investigation (PSI) for two allotments at the “Smithfield-Elizabeth Barracks” (the site). The site comprises two allotments, including Lot 700 and Lot 701 Broadmeadows Road, Smithfield, South Australia 5114 (see Figure A1 in Appendix A). The site comprises a total area of 33.39 ha across the two allotments.

Agon understands that Renewal SA is considering redevelopment of the site for a mixed-use development, which will comprise commercial (retail showrooms and/or restaurants) and residential uses. The site’s current land use is defence training, and it is being occupied by the Army Reserve (3/9 Light Horse – SAMR) and the Army Cadets (49 Army Cadet Unit, previously housed in Training Ship Camp Stuart within Lot 700 to the north) as well as TS Stuart Navy Cadets.

The PSI will be used to support a Code Amendment (CA) from General Neighbourhood Zone to Master Planned Neighbourhood/Urban Activity Zone, as well as the future Development Application (DA).

The objectives of Agon’s assessment were to:

- Identify potentially contaminating land uses or activities that may have occurred or are occurring on the site and adjacent the site.
- Assess whether site contamination exists, or it is likely to exist at the site.

The PSI consisted of a desktop research programme and site inspection to establish whether current and former on and offsite activities may have caused site contamination on and beneath the site.

The PSI has identified that the site was historically owned by different private individuals (likely farmers) from 1890 onwards. The site came into Commonwealth Government ownership as two portions between 1941 and 1957. The site has been transferred between various state and federal government bodies until the present day. Defence developed the site and have used it for Defence training purposes which is ongoing.

Based on a review of historical information and site observations the following Class 1 and 2 activities under PD14 have occurred on the site:

- Class 1: Defence Works (Operation of military defence establishments (including training areas), with an associated notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas) for metals.
- Class 1: Listed substances – activities involving listed substances (Storage of 500L or more of a liquid listed substance) – Diesel UST.
- Class 2: Motor vehicle repair or maintenance.

In addition to the above activities, the assessment also identified the following additional potential sources of contamination on the site:

- The presence of uncontrolled fill materials.
- The presence of Asbestos Containing Materials (ACM) and lead paint in site buildings.
- The presence of Organochlorine Pesticides (OCP) in site soils.
- Chemical use and storage.
- Underground storage tank (UST) for waste oil and former oil arrestor.
- Aboveground storage tank (AST) for waste oil.
- Battery storage shed.
- Incinerator.

- Ammunition usage.
- PFAS above the ecological criteria associated with firefighting as part of Defence training.
- Offsite sources of contaminated groundwater.

Agon's assessment of the current and potential future land uses is that a change of land use to a more sensitive use will be occurring, therefore the presence of Class 1 and Class 2 activities as well as a Section 83A notification will trigger an EPA referral for any development applications or land divisions on the site.

Soil, sediment and groundwater testing undertaken onsite during several past investigations from 2012 to 2023. Past investigations have identified a range of contaminant concentrations (associated with the sources of contamination identified) the majority of which were reported below the NEPM 2013 and PFAS NEMP 2020 human health and ecological screening criteria. Where identified, elevated concentrations of contaminants in excess of human and ecological screening criteria were identified within localised areas most of which can be managed during construction.

Overall, it is considered that there is a medium risk of any site contamination associated with the identified potential sources of contamination (either on the site or on adjacent offsite properties) that would limit or preclude the proposed residential development of the site.

1.0 INTRODUCTION

Agon Environmental Pty Ltd (Agon) was engaged by Renewal SA to undertake a Preliminary Site Investigation (PSI) for two allotments at the “Smithfield-Elizabeth Barracks” (the site). The site comprises two allotments, including Lot 700 and Lot 701 Broadmeadows Road, Smithfield, South Australia 5114 (see Figure A1 in Appendix A).

The site is currently owned by Renewal SA and is occupied by the Department of Defence (DOD) as the Elizabeth North Training Depot. Agon understands that Renewal SA proposes to redevelop the site to comprise a mixed-use land use which will include commercial (retail showrooms and/ or restaurants) and residential.

The PSI will be used to support a Code Amendment (CA) from General Neighbourhood Zone to Master Planned Neighbourhood/Urban Activity Zone, as well as the future Development Application (DA).

1.1 Objectives

The objectives of this assessment were to identify potentially contaminating land uses or activities that may have occurred or are occurring on the site or adjacent land, and if site contamination is likely to exist at the site in the context of the potential future land uses.

1.2 Scope of Works

The scope of work undertaken during this assessment consisted of:

- Desktop review of:
 - o Property details, current zoning, site features, land use on and surrounding the site and the environmental setting (hydrogeology, geology and topography).
 - o Historical information including a generalised search of publicly available databases (i.e., government records, aerial images) undertaken by third-party provider Land Insight Pty Ltd.
 - o A review of historical land titles of ownership and other available historical information relevant to the site and surrounding area.
 - o Publicly available searches conducted by Agon including from government sources including but not limited SA EPA online databases.
- A site inspection to confirm the presence of potential contamination sources and exposure pathways.
- Development of a preliminary Conceptual Site Model (CSM).
- Development of this report inclusive of conclusions.

1.3 Determination of Site Contamination

The existence of site contamination is determined through reference to Section 5B of the SA *EPA Environment Protection Act 1993*. Site contamination is deemed to exist if:

- A. *“Chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and*
- B. *The chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere; and*
- C. *The presence of the chemical substances in those concentrations has resulted in—*
 - i. actual or potential harm to the health or safety of human beings that is not trivial, taking into account current or proposed land uses; or*

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

iii. other actual or potential environmental harm that is nontrivial taking into account current or proposed land uses."

For the purposes of this investigation, the site will be appraised in the context of future residential and commercial land use.

1.4 Legislative Framework

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

- Schedule B2 of the National Environment Protection Council (1999) National Environment Protection (*Assessment of Site Contamination*) Measure, as amended in 2013 ("the ASC NEPM").
- State Planning Commission (2023) Practice Direction 14, Site Contamination Assessment, as amended 2023 ("PD14").
- SA EPA (November 2019) Guidelines for the assessment and remediation of site contamination ("the GAR").

2.0 SITE DETAILS

2.1 Site identification

The site comprises 2 land parcels covering an approximate area of 33.39 ha. A site location plan is provided in Figure A2, Appendix A. The land parcel and Certificate of Title details are provided in Table 1, with the current Certificate of Titles provided in Appendix B.

Table 1: Site Details

CT	Lot Plan Details	Site Address	Current Owner	Current Zoning	Current Site Use
6122/90	D91073/A700	Broadmeadows Road, Smithfield	Commonwealth of Australia	General Neighbourhood	Defence Training Purposes
6122/91	D91093/A701	Broadmeadows Road, Smithfield	Commonwealth of Australia	General Neighbourhood	Defence Training Purposes

2.2 Local Government Area and Zoning

The site is situated within the City of Playford ('The Council'). Under the Planning and Design Code the site is currently zoned "General Neighbourhood". The primary desired outcomes (DO) of the General Neighbourhood zone are defined as:

DO1: Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

The site is surrounding for Commercial zoning to the east and Master Planned Neighbourhood zoning to the west, north and south. The location of zones offsite is provided in Figure A3, Appendix A.

2.3 Physical Setting and Land Use

The site is located in the suburb of Smithfield and is approximately 27.12 kilometres northeast of the Adelaide Central Business District. At present, the majority of the site is predominantly covered with grass, shrubs and larger trees (Refer Figure A4, Appendix A).

The Main Training Compound is located in the southern portion of the site on Lot 701 and contains the workshop, car parks, a parade ground and gardens. An administration building is located in the southern portion of the facility. A bitumen sealed parade ground forms the majority of the Main Training Compound.

The former Training Ship Camp Stuart was located in the centre west of the site, the buildings and infrastructure were demolished between 2010 and 2020. The hardstand areas (concrete and bitumen) were not demolished and remain in situ.

Historically the site comprised a number of individual allotments until the Commonwealth of Australia acquired ownership between 1945 and 1957. Defence modified the property by installing a transmitting and receiving station between 1966 and 1968 for training purposes. The transmitting and receiving station for the Australia Communication Army Network, created in 1967, remained in use until sometime during 1990s. Following the suspension of operations, all antennas and aerial towers in southwestern and northeastern of the property were removed. The Main Training Compound has been historically used by Reserve forces, including the 10th/27th Royal South Australian Regiment (RSAR) (1969–1976) and the 3/9 Light Horse - SAMR (from 1976). Training activities have included driver training and field exercises (AECOM, 2020). A 17,000 L diesel UST was located in the southwestern corner of the site but has been removed (Agon, 2023).

2.4 Surrounding Land use

The site is under Defence Training use, and it is surrounded by commercial, residential and recreational uses (refer Figure A5, Appendix A). Details regarding immediate land uses and a general overview of land uses of the site is presented in Figure A5, Appendix A. Residential properties are located to the north, south and southeast of the site. Details regarding the adjacent or immediate land uses (within 60 m of the site) has been provided in Table 2.

Table 2: Adjacent Land Use (within 60 m distance)

Direction	Land Use description
North	Residential Properties, Playford Waters Park.
East	Residential properties and commercial properties (Kmart, Harvey Norman, Baby Bunting, Dan Murphys, Munno Para, Ampol Foodary Munno Para) and Main North Road.
West	Residential properties and Gawler railway line.
South	Public open space, residential properties.

Further away from the site (>60m) the land use is predominantly residential, with the recreational area Broadmeadows Reserve approximately 180 m south of the site. The commercial area adjacent to the east of the site continues from the site boundary to approximately 260m distance.

SA EPA Public database (Section 4.0) indicates there are no licences nor notifications of groundwater contamination (Section 83A) registered against offsite properties within 200m of the site boundaries.

3.0 ENVIRONMENTAL SETTING

3.1 Topography and Drainage

The site is located to north-east of Adelaide CBD and has a generally flat topography, the surface elevation is approximately 43 mAHD in the western portion of the site to 52 mAHD in the eastern portion of the site, such that the topography grades slightly west towards the Gulf St. Vincent (Figure A6, Appendix A).

Surface water (stormwater) flow across the site is expected to:

- Infiltrate into exposed soils, accumulate in low lying areas and flow with the topography of the site towards the west.
- Flow towards the west and discharge into the open drain in the western corner of the site.

Surplus surface water is expected to drain from the site in a westerly direction through an unlined swale drain, which is inferred to discharge into the underground stormwater pipe network to the west and south. There is also a stormwater swale to the north with underground stormwater pipe running adjacent to the northern side boundary. The stormwater network ultimately discharges to the Smith Creek drain and/ or Andrews Farm Wetland.

There are a number of surface water receptors which may support significant freshwater ecosystems in the vicinity of the site including:

- Playford Waters Park which is located approximately 100 m north of the site.
- Smith Creek is located approximately 700 m to the north of the site.
- Curtis Wetlands approximately 1.4 km to the north north east of the site.
- The Andrews Farm Wetland / Stebonheath Park Wetland is approximately 1.5 km to the north-west of the site.

3.2 Geology

A review of geological information, as presented in the South Australian Resources Information Geoserver (SARIG, 2024), indicates that the natural regional geology is likely to comprise soil from the Pooraka formation (clay, sand and carbonate earth, silty, with gravel lenses). This is illustrated on Figure A7, Appendix A.

Previous investigations have described the site geology as comprising the Pooraka formation (red-brown sandy clay and clayey sand) overlying the Hindmarsh Clay (mottled red brown sandy clay with sand and gravel lenses. Gravel and gravelly sand fill material overly the natural geology and are encountered to a depth of 0.2 m Below Ground Level (BGL) (Coffey Environments, 2012).

3.3 Acid Sulphate Soil

A review of the Australian National Soil Information System (ANSIS, 2024) indicates that the site is in area of extremely low probability of occurrence of Acid sulfate Soils (Figure A8, Appendix A).

3.4 EPA Assessment and Groundwater Prohibition Areas

A search of the SA EPA Assessment and Groundwater Prohibition Area did not identify any areas within the site or within a 1 km radius of the site (SAPPA, 2024)

3.5 Hydrogeology

3.5.1 Regional Hydrogeology

A review of available groundwater data was undertaken using the Water Connect Website (DEW, 2024) to obtain information to determine how groundwater is being used by the community.

Groundwater information obtained from Water Connect indicates there are 119 registered bores located within a 2km radius of the site. Summary data for these bores is presented in Appendix C.

Of the 119 registered bores within the search, 79 are recorded as being in the Quaternary Aquifer (78 in the Hindmarsh Clay Perched Aquifer and 1 in the Second Quaternary Hindmarsh), 9 are recorded as being in the Tertiary Aquifer (6 in the first Tertiary Aquifer and 3 in the second Tertiary Aquifer) and 31 are recorded with no aquifer assignation.

The following extractive uses have been identified:

- Quaternary formation (5 wells for extractive uses): Domestic (1), Irrigation (2) and Stock (2).
- Tertiary aquifer Port Willunga formation (9 wells, all for extractive uses): Irrigation (4), Recreational (1), Environmental (1), Managed Aquifer Recharge (2) and Unknown (1).
- No aquifer assignation (31 wells): Stock (1), Seismic (2), Investigation (8), Foundations (1), Environmental (6) Construction Material (2) and Unknown (11).

The First Quaternary (Q1) aquifer beneath the site is known to have been impacted by the site based on limited past investigation (refer Section 4.2.1), noting that the available data is insufficient to fully assess the contamination status of onsite groundwater as well as the condition of upgradient and downgradient groundwater. Deeper aquifers onsite have not been previously assessed. Non-extractive uses in the Q1 aquifer are registered for a range of purposes including Investigation (39), Unknown (10), Monitoring (14), Commercial Materials (7), Foundations (1), Drainage (1), Environmental (1) and River (1).

Standing Water Levels (SWLs) within the quaternary aquifer ranged from 1.6 m Below Ground Level (BGL) to 23 mBGL.

Total dissolved solids (TDS) recorded for wells within the Quaternary Aquifers ranged from 1,049 mg/L to 6,180 mg/L TDS, indicating variable water quality in the area (noting the environmental value for drinking water for drinking water for human consumption is <1,200 mg/L (WQEPP).

3.5.2 Site Specific Hydrogeology

A review of the WaterConnect database indicates that there are four registered wells onsite, three of which have been backfilled and one is registered for Environmental use (6628-30829).

SWLs within onsite wells is recorded for 1 well at 21.2 mBGL. Previous investigations report that the regional direction of groundwater flow is likely to be south or west towards Gulf St Vincent, with SWL depths ranging from 15 to 23 metres BGL (Agon, 2023a; Coffey, 2013).

Total dissolved solids (TDS) is recorded for 1 onsite well at 4,524 mg/L TDS, noting the environmental value for drinking water for drinking water for human consumption is <1,200 mg/L (WQEPP). Previous investigations did not report TDS in onsite groundwater.

The Q1 aquifer beneath the site is known to have been impacted by the site based on limited past investigation (refer Section 4.2.1).

3.5.3 Environmental Values of Groundwater

The environmental values (EV) assessment has been undertaken in accordance with Section 4.2 of the GAR (SA EPA, 2019) to identify the most appropriate (beneficial) values of groundwater to be protected. EV's have been developed using the following process:

- Application of the Environmental Protection (Water Quality) Policy 2015 (WQEPP) based on the TDS range of the groundwater beneath the site.
- Assess and identify surface water bodies within 2 km of the site.
- Conduct a registered bore search within 2 km area around the site (refer section 3.4).
- Application of an SA EPA recognised criteria for the most sensitive EV.

Step 1: Determination of EV using TDS Values

Regional groundwater beneath the site has been reported with the following TDS ranges:

- Salinities recorded in the registered wells within 2 km radius of the Site ranged from 1,049 mg/L TDS to 6,180 mg/L TDS.

The applicable environmental values on the basis of the adopted TDS values (Section 3.5.1), are outlined in Table 3 and are indicated as:

- Aquatic ecosystem.
- Recreational and aesthetics.
- Drinking water for human consumption.
- Primary Industries-Irrigation and general water uses.
- Primary Industries-Livestock drinking water.

Table 3: Environmental Value of Particular Waters

Underground Waters	Underground waters with a background TDS level of		
	< 1,200 mg/L	≥ 1,200 mg/L < 3,000 mg/L	≥ 3,000 mg/L < 13,00 mg/L
Aquatic ecosystem			
Recreation and aesthetics			
Drinking water for human consumption	X		
Primary Industries— Irrigation and general water uses	X	X	
Primary Industries— Livestock drinking water	X	X	X
Primary industries— Aquaculture and human consumption of aquatic foods	X	X	X

Note: X means environmental values apply for specific TDS range.

Step 2: Protection of Surface Waters

The closest significant natural water body is the Playford Water Park that it is located approximate 100 m northeast of the site and is a constructed wetland system that receives stormwater from the area. Smith Creek, Curtis Wetland and Andrews Farm Wetland / Stebonheath Park Wetland are also within 2km of the site and receive stormwater from the area.

Step 3: Registered Groundwater Bore Search

A review of registered bores has been previously conducted in Section 3.5.1 and has identified 119 registered groundwater wells within a 2 km radius site. Wells were identified for extractive purposes in the Quaternary aquifer (5 wells), Tertiary aquifer (9 wells) and no recorded aquifer (31 wells).

Step 4: Determination of Applicable Environmental Values

Based on a review of registered groundwater bores and location of surface water bodies, Agon has determined the following environmental values to be applicable based on likelihood of impacts to each EV (in order of sensitivity), as summarised in Table 4:

Table 4: Environmental Values Assessment

Environmental Value (EV)	Likelihood of Impact to EV	
	Current	Future
Potable/Drinking Use	Unlikely (onsite) Unlikely (offsite)	Unlikely
Onsite: Currently not occurring. Future potable use of groundwater onsite is possible but unlikely based on availability of reticulated water. Offsite: Current or future extraction for potable use is possible based on the presence of 1 registered domestic well within 2 km of the site. However this well is situated on a site occupied by what appears to be greenhouses, so the groundwater (if the well still exists) is more likely to be used for agriculture (domestic irrigation) than potable use. It is unlikely that any future site developments will consider extractive use of underlying groundwater due to the provision of a main water supply.		
Recreation Use/ Aesthetics (extractive/ swimming pools)	Unlikely(onsite) Unlikely (offsite)	Unlikely
Onsite: Currently not occurring. Offsite: Current or future extractive use for recreational purposes (i.e., to fill swimming pools) on site and within the vicinity of the site is possible due to the presence of registered groundwater domestic wells within 2 km of the site. However, it is very unlikely given the discontinuous nature of the shallow aquifer.		
Aquatic ecosystem (fresh)	Unlikely (onsite) Possible (offsite)	Unlikely (onsite) Possible (offsite)
Onsite: No surface water bodies on site nor anticipated as part of future development. Offsite: The nearest surface water bodies are Playford Waters Park and the Smith Creek Drain to the northeast of the site. Groundwater connectivity with the Playford Waters Park and the Smith Creek is unlikely due to the		

Environmental Value (EV)	Likelihood of Impact to EV	
	Current	Future
discontinuous nature of the aquifer. Playford Waters Park is part of a constructed wetland system and Smith Creek Drain is located 600m away.		
Agriculture (domestic irrigation)	Unlikely (onsite) Unlikely (offsite)	Unlikely (onsite) Unlikely (offsite)
Onsite: Currently not occurring and is not expected in the future. Offsite: Current and future extraction for domestic irrigation within the vicinity of the site is possible due to the presence of domestic, irrigation and stock bores located offsite. The domestic use bore that has been identified is located approximately 1.5km west of the site, on a property that appears to be used for greenhouses. It is considered possible that this well is being used for irrigation purposes, noting that the well was installed in 1998 and may no longer be viable.		
Agriculture (irrigation/ stock/ aquaculture)	Unlikely	Unlikely
Onsite: Currently not occurring and is not expected in the future. Offsite: Current and future extractive use of groundwater for agriculture is unlikely due no agricultural uses identified within 2km of the site.		
Industrial Use	Unlikely (onsite) Unlikely (offsite)	Unlikely
Onsite: Currently not occurring nor is anticipated. Offsite: Current and future extractive use of groundwater for industrial use is unlikely due to the absence of industrial wells offsite within 2 km of the site and the discontinuous nature of the shallow aquifer.		

Based on the GAR's process and the EV's, the prescribed protection criteria outlined in Table 5 are considered relevant to apply to groundwater beneath the site.

Table 5: Environmental Values Selected

Environmental Value	Adopted Criteria
Aquatic ecosystem (fresh)	GWRRW-NHRMC (2011) and WHO (2017)
Recreation Use/ Aesthetics (surface water discharge)	ANZG (2022)

4.0 PUBLIC REGISTER SEARCHES

4.1 SA EPA Public Register

A search of the South Australian Environmental Protection Authority (EPA) Public Register was undertaken for the site, under Section 7(1)(b) of the Land and Business (Sale and Conveyancing) Act (SA) 1994, which enables the public to obtain site information relating to environmental protection. These searches revealed that the SA EPA hold records of 5 licenses within 1 km of the site (refer Table 6). No records for Clean-Up orders, environmental protection orders, authorisation exemptions or works approvals are held by the SA EPA within 1 km of the site. A copy of these searches is provided in Appendix D.

Table 6: SA EPA Licenses

Notification	Type	Address	Activity	Distance (m) / Direction
50838	Licence	Ampol Australia Petroleum Pty Ltd	Petrol Station	215.9 south east
50900	Licence	Eureka Operation Pty Ltd	Petrol Station	759.0 north east
50948	Licence	Chevron Australia Downstream Fuels Pty Ltd	Petrol Station	759.0 north east
2362	Licence	Scout Association of Australia (SA Branch)	Waste Recovery Facility	759.4 north east
50887	Licence	Andrash Express Elizabeth Downs PTY	Petrol Station	929.6 south east

These licensed activities are considered to be of negligible risk to the site as significant impacts would be highlighted through section 83A notifications (refer section 4.2.3), which have been assessed as being unlikely to impact the site. These licensed sites are sufficiently far from the site to be of minimal risk should a groundwater notification result in the future.

4.2 SA EPA Site Contamination Index

A search of the SA EPA's Site Contamination Index was undertaken to identify any site contamination notification or report held by the EPA in the public register, under the *Environment Protection Act 1993*, pertaining to the site and surrounding area. The notifications within a 1 km radius are shown in Figure A10, Appendix A with the search results provided in Appendix D.

There was one notification for the site.

4.2.1 Onsite Notification

Section 83A Notification (EPA Reference 61158)

There is a Section 83a Notification registered for CT 6122/92 which identifies elevated concentrations of dissolved boron, molybdenum and zinc in the Q1 aquifer beneath the site. Specifically, this result was identified in onsite groundwater well GW04, which reported zinc concentrations that are associated with the surface run off from hardstand area within the Main Training Compound.

There were no reportable concentrations of petroleum-based hydrocarbons within GW04 and onsite wells GW05 and GW06 which are located much closer to the assessment area (approximately 50 m towards the northwest and 40 m towards the north and north-west respectively). Agon also notes that SA EPA notification ID: 61158 was submitted by Coffey Australia (Coffey) as part of a much wider investigation across the site. A Screening Risk Assessment (refer section 5.3) provides information that boron, selenium, lead, nitrate and

fluoride concentrations are due to background concentrations (Coffey Environments, 2013), whilst elevated zinc was considered likely to be associated with surface water runoff from the hardstand areas at the Main Training Compound.

4.2.2 Adjacent Notifications

There were no notifications within a 60 m of the site's boundary.

4.2.3 Surrounding Notifications

Section 83A Notification (EPA Reference 60488 – 01)

A Section 83A Notification is recorded for the property located at 8 Mitchell Street, Davoren Park and is approximately 540 m west of the site. This offsite property was previously identified as the former Davoren Park Primary School and Kindergarten and is now occupied by the Compass Catholic Community (another education institution).

The notification was as result of investigations previously undertaken by Sinclair Knight Merz Pty Ltd (SKM) who undertook a Phase 1 Environmental Site Assessment (ESA) which included limited soil and groundwater investigation of this offsite property. The works included the collection of soil and groundwater samples from 27 soil bores and 3 newly installed groundwater wells at and adjacent former fuel infrastructure at the site. This former infrastructure which was located towards the west of the offsite property included two USTs and two remote fill points.

The key findings as it relates to the notification were as follows:

- Two Underground Storage Tanks (USTs) were identified through desktop research and visually confirmed during the site inspection.
- Soil investigation identified soil impacts to a maximum depth of 6 mBGL, with TPH C6-C9 fractions above the adopted guideline (New South Wales Guidelines for Assessing Service Stations) of 65 mg/kg in three soil samples and TPH C10-C36 fractions were above the adopted guideline of 1000 mg/kg in 15 soil samples.
- A chromatogram test was carried out to identify the source product associated with the TPH fractions, the product was identified as weathered / degraded petroleum distillate product similar to diesel.
- Groundwater assessment found that TPH C6-C9 and TPH C10-C36 fractions were below the laboratory Limit of Report (LOR) and the adopted assessment criteria, with the groundwater level at approximately 10 m BGL.
- Approximately 1,900 L of fuel oil was extracted from the USTs and was removed by a licensed waste removal company.

A Section 83A was lodged in 2011 due to the likely close vertical proximity of the identified TPH soil contamination to the water table.

Section 83A Notification (EPA Reference 60929 – 01)

This notification was lodged following the exhumation and removal of the two USTs and associated fill points at the Davoren Park Primary School by URS Australia Pty Ltd (URS).

This investigation included the soil validation of two USTs one to the northern side and one to southern side of the site. This investigation included soil validation sampling of the USTs excavation pit and groundwater sampling. TPH and BTEX compounds were reported below the LOR with the exception of three samples from

the UST located in the north of the site. One sample reported fractions of TRH C6-C10 above the CRC Care HSL guidelines for residential use. Groundwater sampling shows that the dissolved phase hydrocarbon impacts were identified directly down-gradient of both USTs. URS concluded that hydrocarbon impacts still remained in situ at 4 m depth at both locations and a Section 83A was submitted.

Overall, due to the distance from the site, direction of groundwater flow (83A site is down gradient from the site) and the time elapsed since primary source removal, this Section 83A is considered unlikely to impact the site.

Section 83A Notification (EPA Reference 61357 – 01)

A Section 83A Notification was lodged for the site located at Lots 182 to 184 Main North Road, Smithfield SA, associated with Coles Express Smithfield East Service Station. The property is located 720 m north east of the site related to this assessment. The service station (now BP) has undergone the following assessments:

- In 2015, a Groundwater Monitoring Event (GME) was undertaken at the site by Environment Resources Management Australia Pty Ltd (ERM). The GME determined that, based on the limited information available, it is likely that groundwater beneath the site has been impacted by significant hydrocarbon contamination and the site was considered suitable for continued use as a petroleum retail service station.
- In 2019, a Detailed Site Investigation was undertaken by ERM. The DSI found dissolved phase hydrocarbon impacts in groundwater at 19 mBGL with regional groundwater flow assessed as likely to be towards the south-east.
- In 2019, a Site Summary Closure Report was carried out by ERM. The report concluded that while dissolved phase hydrocarbons were detected in groundwater at the site, no impacts to soil were identified, and no LNAPL was recorded during monitoring events. No ongoing groundwater assessment, intrusive remediation, or monitoring was planned.

The site appears to remain operating as a service station, however as this site is across gradient from the subject site, 720 m away and based on the findings of the closure report, this Section 83A is considered unlikely to impact the site.

Section 83A Notification (EPA Reference 60030 – 01, 02, 03)

Three Section 83A have been submitted for the site located at Main North Road, Smithfield, SA associated with the former Shell Smithfield West Service Station which is 880 m east of the site. The most recent document, a Screening Risk Assessment (SRA) by AECOM undertaken in 2021, reveals that past service station operations at the site have been linked to petroleum hydrocarbon contamination of subsurface soils and groundwater via spills and leaks from historic USTs, fill points, bowzers, and fuel pipes. Fuel infrastructure was dismantled in 2004-2005. Residual petroleum hydrocarbon impacts in soil are limited to the area surrounding the former UST. LNAPL is present at the groundwater interface and is considered to act as a secondary source of contamination, with a groundwater mound existing on site with flow direction radiating out from the site's northern portion.

AECOM concluded that "Based on validation sampling at the time of removal and subsequent investigations, the lateral extent of these impacts was determined to be minimal. Residual soil concentrations of petroleum hydrocarbons are high enough to provide a potential human health risk by vapour intrusion under the scenario of inhabitable commercial site redevelopment with significant sealed areas. Although LNAPL beneath the site is anticipated to continue to be a source of dissolved-phase hydrocarbon impacts to

groundwater, the degree of these effects is limited. While dissolved phase consequences extend beyond the site, the plume has been defined”.

Overall, due to the distance from the site and the time elapsed since primary source removal, this Section 83A is considered unlikely to impact the site.

4.3 SA EPA Assessment and Groundwater Prohibition Areas

A search of the SA EPA Assessment and Groundwater Prohibition Areas did not identify any area within the site or within a 1 km radius of the site (SAPPA, 2024).

4.4 Council Section 7

A Section 7 search was undertaken by the City of Playford Council for the site, under Section 7(1)(b) of the Land and Business (Sale and Conveyancing) Act (SA) 1994.

Under this search no PCAs or any potentially contaminating activities were identified related to the site (Appendix E). The documentation provided by the Council contains no record of any commercial or industrial activities on the land, nor any records of any change in the use of the land.

4.5 SA EPA Section 7

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

The response detailed that the site is under an 83A section notification (refer Section 4.2.1), as well as having an audit notification. A copy of the audit notification was obtained from the SA EPA; the audit notification details that Mr Adrian Hall was commissioned by the Department of Defence to complete a site contamination audit over the entire site with a commencement date of 20 July 2011 and an estimated completion date of 30 June 2012. As there is no audit termination listed for the site, the audit is considered to be ongoing.

The EPA does not hold any other records in relation to the site. The Section 7 report and copy of the audit notification is attached as Appendix F.

4.6 Dangerous Substance Licence Search

A Freedom of Information (FOI) request was made for Dangerous Good Licensing information from the Attorney-General's Department (AGD) for documents held by SafeWork SA in relation to the site. SafeWork SA regulates licensable quantities of dangerous substances as prescribed by the Dangerous Substances (General) Regulations 2017, such as storage tanks for fuels and other chemicals. SafeWork SA specifically regulates:

- Regulation 11 (Class 2 substances) – storage of liquified petroleum gas.
- Regulation 22 (Class 3 substances) – storage of flammable liquids.
- Regulation 39 (Class 6 or 8 substances) – storage of toxic and infectious substances, and corrosive substances.

AGD issued a letter dated 8 August 2024 in which they confirmed that a search of all site CTs has been made with no Dangerous Goods identified. A copy of the letter is provided in Appendix G.

It is noted that Safework SA does not regulate all dangerous substances; Class 1 substances including diesel are not regulated, despite this being stored in an onsite UST.

5.0 HISTORICAL INFORMATION

5.1 Aerial Imagery

Aerial photographs were reviewed from 1949 to 2024. Extracts are provided in Appendix H with approximate site locations outlined in red. A summary of the observations from the aerial imagery is presented in Table 7.

Table 7: Summary of Historical Aerial Imagery

Year	Onsite Observations	Surrounding Land Use Observations
1949	The site appears to be used for broadacre farming.	Railway lines and "Smithfield old railway Station". There is a small developed area with trees and small buildings with the appearance of a homestead, as well as 7 medium sized structures in a row along the railway line which appear to be for commercial/industrial purposes.
1959	No observed changes to the site.	A new agricultural pond to the west of the old railway station has been constructed, concrete foundations for residential dwelling to the south can be identified.
1969	Training Ship Camp Stuart is being constructed at Lot 700 with 3 new buildings visible onsite (admin building, armoury building and cadet stores and dormitory), as well as a new road and several unsealed tracks are visible on the site. The Main Training Compound is being constructed on lot 701 in the southern portion of the site with ground disturbance evident as part of the main parade ground and some stockpiling.	Residential increase to the west of the site and south. Agricultural pond has been removed and new residential has been constructed. Undeveloped road to the east can be identified.
1979	Two new buildings have been constructed at the Main Training Compound at Lot 701 in the south and west of the site. The carpark area and roads are sealed.	Old railway stations have been removed, several sealed roads have been constructed to the north of the site, vegetation (trees) has increased to the south. Roads have been sealed to the east.
1989	A new workshop building has been built in the south west of the site at the Main Training Compound (Lot 701)	Increase in residential dwellings to the north and east.
2000	The Hangar Shed has been constructed at the Main Training Compound (Lot 701).	A new building with open carpark to the east has been constructed, the beginning of the present-day commercial precinct. Konanda Road has been sealed and elongated.
2010	New small sheds/warehouses at both lots have been constructed.	More commercial buildings to the east have been constructed.
2020	Lot 701 remain the same. All the infrastructure on Lot 700 has been demolished.	Playford Water Parks has been constructed.
2024	No observed changes to the site.	No observed changes within offsite properties

Agon review of historical aerial imagery have identified the following:

- The site was utilised for agricultural purposes until the 1960's when the site was developed for Defence use purposes.
- Site development appeared to start with buildings within Training Ship Camp Stuart (which was used as part of the former radio transmitting and receiving station) and expanded over time to include the Main Training Compound.
- Similarly, surrounding offsite areas were previously utilised for agricultural purposes and over time developed for residential use. This excludes the commercial precinct east of the site the development of which began in the early 2000's.

5.2 Registered Land Ownership

Historical Certificates of Title (CTs) were viewed using the South Australian Integrated Land Information System (SAILIS, 2024). A review of historical CTs relevant to the site area are summarised in Table 88.

The entire site was historically owned by different private individuals (likely farmers) between 1890 and 1912, when a portion of Lot 700 was split off and owned by private individuals as a separate land parcel (likely farmers). The split portion came into Commonwealth Government ownership in 1941, with the balance of the land continuing to be owned by private individuals until 1957, when The Commonwealth of Australia gained ownership of the entire site. The site was then transferred between various government bodies until the present day.

Table 8: Historical Registered CTs relevant to the site

Title	Year	Details	Registered Proprietor
Allotments 700 and 701			
674/58	1897	Issue	George Gilles Mayo and Kate Paterson
	1921	Transfer	Charles Alfred Brown
	1921	Transfer	Ronald Campbell Thomas of Smithfield
	1935	Transfer	John Strathern Harvey of Smithfield Grazier
	1957	Transfer	The Commonwealth of Australia
2219/41	1952	Issue	The Commonwealth of Australia
	1957	Transfer	The Commonwealth of Australia & south Australian Housing Trust
2502/158	1957	Issue	Commonwealth of Australia
	1962	Transfer	Electricity Trust of South Australia of a right of way and easement over portion
3121/11	1962	Issue	The Commonwealth of Australia
Next Child Title: 3278/191			
Allotment 700 (portion)			
899/2	1912	Issue	John Alexander Thomson
	1935	Transfer	John Strathern Harvey of Smithfield Grazier and Mary Stuart Harvey
	1941	Transfer	The Commonwealth of Australia of State works of way and easement over portion
1771/13	1941	Issue	The Commissioner of Waterworks
	1960	Transfer	Electricity Trust of South Australia of a right of way and easement over portion
Next Child Title: 3278/191			
Allotments 700 and 701			
3278/191	1964	Issue	The Commonwealth of Australia
	1964	Transfer	Minister of works of a right of way and easement over portion
3286/108	1964	Issue	The Commonwealth of Australia
	1967	Transfer	The South Australia Railway Commissioner of Portion
3521/83	1967	Issue	The Commonwealth of Australia
4073/707	1976	Issue	The Commonwealth of Australia
4080/437	1976	Issue	The Commonwealth of Australia

Title	Year	Details	Registered Proprietor
	1978	Transfer	South Australian Land Commission of portion within land expressly excluding the easement
4119/300	1978	Issue	The Commonwealth of Australia
4141/34	1979	Issue	The Commonwealth of Australia
5830/376	2000	Issue	The Commonwealth of Australia
5961/636	2013	Issue	The Commonwealth of Australia
6117/366	2013	Issue	The Commonwealth of Australia
6122/90	2013	Issue	The Commonwealth of Australia of Adelaide
6122/91	2013	Issue	The Commonwealth of Australia of Adelaide

5.3 Past Investigations at the Site

The site has undergone several past investigations which are summarised in the following sections.

Environmental Site Assessment (Coffey, 2012)

Coffey Environments (Coffey) were engaged to undertake an environmental site assessment on the site.

The Main Training Compound was identified to be used for a number of potentially contaminating activities including Defence training, vehicle refuelling and maintenance, fuel and chemical storage, storage and use of termiticides/pesticides/herbicides, importation of fill, incineration, ACM in buildings, electrical transformers, car parking, battery storage and charging activities as well as offsite groundwater contamination potentially migrating onto the site.

Coffey undertook extensive soil investigation on the site. The soil investigations comprised 301 soil bores, 108 targeted soil bores and 106 test pit locations.

Results are summarised below:

- Petroleum hydrocarbons (TPH C10–C36) were identified within the Main Training Compound adjacent to the diesel UST bowser and beneath the Battery Shed at several locations with concentrations ranging from 222 mg/kg to 3,127 mg/kg. These concentrations could pose a risk under the potential future residential land use setting, noting that the criteria for a residential land use has changed since the time of this report. A comparison of the historic data against current (NEPM 2013) guidance identified that TPH concentrations were not present in the C6-C9 fraction in any locations tested. TPH was present in the C10-C14 fraction (comparable with today's guidance for the C10-C16 TRH fraction) in one location associated with the diesel UST, at a depth of 0.2 to 0.4 m in a clay soil at a concentration of 360 mg/kg. This concentration would be above the NEPM 2013 residential land use criteria of 280 mg/kg for the C10-C16 fraction in a clay soil at 0 to 1 m depth.
- Petroleum hydrocarbons (TPH C10-C36) were also identified in several locations at the Main Training Compound at lower concentrations between 54 mg/kg and 720 mg/kg including the Loading Ramp, Waste Water Tank, Former Oil Arrestor, Hangar/Shed, Wash-Down Bay, bitumen area adjacent Workshop #2, Former shed to the south of the office/administration building, grassed area to the east of the office/administration building, parade ground and southern access road to the south of the office/administration building. The criteria for a residential land use has changed since the time of this report. A comparison of the historic data against the current (NEPM 2013) criteria has

identified that TPH concentrations were not present in the C6-C9 or C10-C14 fraction in any locations tested, indicating that petroleum hydrocarbons in this area would not pose a vapour intrusion risk to future site receptors, including residents.

- Petroleum hydrocarbons (TPH C10-C36) were also identified in several locations at the former Training Ship Camp Stuart at lower concentrations between 55 mg/kg and 140 mg/kg including the Cadet Mess, bituminised areas to the south west of the main building and the northern corner of the compound. Concentrations in this range could pose a risk under the potential future residential land use setting, noting that the criteria for a residential land use has changed since the time of this report. whether there may be a risk under the current guidance. A comparison of the historic data against the current (NEPM 2013) guidance has identified that TPH concentrations were not present in the C6-C9 or C10-C14 fraction in any locations tested, indicating that petroleum hydrocarbons in this area would not pose a vapour intrusion risk to future site receptors, including residents.
- Petroleum hydrocarbons (TPH C10-C36) were also identified in several locations in the open water way within the open space area at levels which may pose a risk under the potential future residential land use setting, noting that the criteria for a residential land use has changed since the time of this report. A comparison of the historic data against current (NEPM 2013) guidance has identified that TPH concentrations were not present in the C6-C9 or C10-C14 fraction in any locations tested, indicating that petroleum hydrocarbons in this area would not pose a vapour intrusion risk to future site receptors, including residents.
- Heavy metal concentrations of manganese, arsenic and zinc were reported across the site, all of which would be below the residential with access to soil land use criteria (NEPM 2013).
- Pesticides aldrin and dieldrin were present in shallow soils within the Training Ship Camp Stuart, at concentrations of up to 16 mg/kg which may pose a risk under the potential future residential land use setting (NEPM 2013 HIL A criteria of 6 mg/kg). DDT was below the detection limit in all samples, meaning that pesticides can be considered to be below the NEPM 2013 ecological criteria of 180 mg/kg for urban residential and public open space.
- Volatile organic compound chloroethane was detected at 0.9-1.0 m BGS adjacent to the Battery Shed, this may require further assessment in the context of a residential land use setting, noting there is no soil criteria for this compound.
- Dioxin and furan were detected in one sample collected in the vicinity of the former incinerator, however were considered to be representative of background conditions in Australian soils.
- Polycyclic Aromatic Hydrocarbons (PAHs) were assessed with no concentrations above the residential land use criteria identified.
- Asbestos in soil analysis did not detect any asbestos fibres present in site soil, however site buildings are noted to contain asbestos.
- A Unexploded Ordnance (UXO) assessment was completed by G-tek in 2011 (appendix to the Coffey report), with the findings that the site had historically been equipped with several weapon systems/munitions that could give rise to UXO onsite. The site was surveyed with a digital magnetometer and found to have 42 anomalies present, consistent with munitions or caches of munitions. These areas were then ground-truthed by excavation with no munitions identified. A very small quantity of firing leads and cardboard casing remnants were observed on the site surface. G-Tek concluded that no further UXO works or management were required for the site.

Screening Risk Assessment Incorporating an Environmental Site Assessment (Coffey, 2013)

Coffey was engaged by the Department of Defence (Defence) to undertake an SRA at the Elizabeth North Training Depot. The objective of the SRA was to provide an understanding of the site's soil and groundwater conditions in relation to the proposed residential development and assess whether site contamination exists as defined by the SA EPA. The assessment was based on previous investigations and collected samples on site at the time of the investigation. Coffey revised the conceptual site model and updated the source, pathway and receptor relationships at the site. The presence of solvents and lubricants and PAHs, Volatile Chlorinated Hydrocarbons (VCH) and phenols were considered to no longer remain based on site conditions known at the time of the assessment. The potential for presence of pesticides was considered limited to soils beneath buildings.

According to Coffey, chemical impacts detected in groundwater (boron, selenium, lead, nitrate and fluoride) are likely to be representative of background concentrations.

Coffey concluded that in view of the assessments undertaken to date and given depth to groundwater, presence of underlying clay soils and vertical delineation of COPCs in soils at shallow depth, the potential for migration of identified soil impacts to underlying groundwater was considered very low. Based on the multiple lines of evidence, the potential risk to receptors in the vicinity of the site (users of groundwater, occupants of the site, aquatic ecosystems) was considered likely to be low.

Stage 1 Review – Elizabeth North Training Depot (AECOM, 2019)

AECOM was engaged to carry out a Stage 1 Review of 17 reports as part of the Defence Regional Contamination Program at the Elizabeth North Training Depot. Potentially contaminating activities were identified as:

- Electrical Transformers (up to 4, with at least 2 decommissioned) within the Transformer building in the Main Training Compound. Due to the inferred age of the transformers onsite, it is possible that the transformers may contain transformer oils containing polychlorinated biphenyls (PCBs). No impacts have been identified in previous investigations, noting that the Transformer Building has not been investigated due to underground high voltage cables.
- Chemical use and storage, transport and loading of oil, fuels and pesticides/herbicides with the Main Training compound including workshops and Loading Bay as well as boat maintenance shed at Training Ship Camp Stuart.
- Fuel and waste oil storage: Diesel UST and bowser; former waste oil Aboveground Storage Tank (AST). TRH impacts from the UST have been historically identified from surface to 1.0 mBGL. TRH impacts from the AST have been previously removed and validated.
- Battery recharging, noting that previous investigations have not identified impacts from battery storage.
- Secondary migration of contaminants, i.e. surface water runoff from hardstand areas is known to have occurred and to have entered open drains causing hydrocarbon and metal impacts.
- Incinerator. A former incinerator was present, with dioxin concentrations present but considered to be representative of background conditions (PAHs were assessed in Coffey, 2012 with no concentrations above residential land use criteria).
- Pesticide use.
- Asbestos and lead paint within site buildings.

- Maintenance workshop in the Main Training Compound with the potential for solvent use, noting that Coffey, 2012 did not identify any chlorinated hydrocarbon concentrations of significance.
- Firefighting/training and the potential for aqueous film forming foams containing PFAS chemicals to have been used within fire extinguishers which may have been used for firefighting or training, based on historical and intrusive investigations at other Defence properties.

Water Quality Monitoring Plan (AECOM, 2020)

AECOM was engaged to prepare a Water Quality Monitoring Plan (WQMP) of numerous Defence sites to determine if ongoing groundwater monitoring was required. The site was considered to require ongoing groundwater monitoring due to the UST on the site and the potential for impacts from the activities on the site.

Routine Water Quality Monitoring (AECOM, 2022)

AECOM was engaged by Ventia to conduct a Routine Water Quality Monitoring (RWQM) at the site.

The RWQM conducted in November 2022 included the gauging of one groundwater well, and sampling and laboratory analysis of three surface water samples and three sediment samples.

Concentrations of Per- and polyfluoroalkyl Substances (PFAS) were reported above the laboratory limit of reporting (LOR) at one surface water and three sediment sampling points located within drainage lines along the site's western boundary.

All surface water concentrations were below the freshwater ecosystems criteria for 95% species protection which would be considered relevant to a potential future residential development. Sediment samples contained perfluorooctane sulfonate (PFOS) above the ecological criteria and would require further consideration for a residential development. Sediment samples also contained perfluorohexane sulfonate (PFHxS) and PFOS above the residential criteria and may pose a risk in a potential residential development.

AECOM concluded that the presence of PFAS above the laboratory LOR within stormwater drainage lines may indicate the migration of PFAS offsite via stormwater.

Underground Storage Tank Removal and Soil Validations Report (Agon, 2023)

Agon supervised the removal of one 17,800L UST located on the site. The works included the removal of the tank and in-situ and ex-situ sampling from the excavation walls and base to assess the presence of hydrocarbon-based impacts.

All soil results were below the commercial/industrial land use criteria adopted at the time (NEPM 2013), however one validation result from an excavation wall taken at 0.3 m depth was reported at 360 mg/kg in the TRH C10-C16 fraction (F2) which would be above the low-high density residential criteria of 280 mg/kg (soil type is a sandy clay which falls under the clay classification) in the context of potential future development. A single sample underneath the bowser showed hydrocarbon concentrations exceeding ecological criteria, but a deeper sample showed results below ecological assessment criteria, indicating a minor surface spill.

Environmental Site Investigation (Agon Environmental, 2023a)

Agon Environmental was engaged by Renewal SA to undertake a Limited Site Investigation (LSI) at the site. The works included the drilling of 39 soil bores and groundwater sampling at three wells on site to target areas where potentially contaminating activities were identified as part of previous investigations.

All soil chemical concentrations were below the adopted criteria for human health or ecological screening with the exception of BH20_0.0-0.1, in the western corner of the site within an unlined drain, which reported concentrations of PFOS (0.018 mg/kg) exceeding the PFAS NEMP 2020 Ecological Indirect Exposure criteria (0.01 mg/kg). This may indicate the use of PFAS-containing compounds onsite as part of Defence Training, that have washed into the drain over time.

One groundwater well, MW006 (located along the southern site boundary adjacent to the Main Training Compound) reported PFAS levels above the recreational water quality guideline however, Agon stated that the result from this well should be verified due to past reports having identified that the well had not been constructed appropriately. Agon indicated that the well should be redrilled and the concentration of PFAS reassessed; as such, a Section 83A notification was not submitted. Overall, Agon concluded that there is no indication that soil and groundwater on site contains contaminants at levels that would preclude the development of the site for commercial or residential use.

6.0 SITE INSPECTION

The site has been inspected 5 times from 2012 and 2023, the following were the findings for those inspections:

- In May 2012, Coffey Environments did an inspection where it identified the following infrastructure:
 - o On Allotment 700, the Main Training Compound included an office/administration building, a former vehicle pad, two garages, 2 workshops, a hangar shed, a transformer shed, a petrol oil lubricant shed, battery shed, a former incinerator, parade ground, an oil water separator. During the site walkover, Coffey also reported a diesel UST with bowser, an oil/water separator, and a drum storage/Air compressor. All the car park areas were reported as sealed with bitumen.
 - o On allotment 701, the Training Ship Camp Stuart compound was identified to contain a main building, a flammable liquid cabinet, a staff dormitory and storage, a concrete BBQ area and cadet mess, a former storage area, toilets, and a boat maintenance area. The carpark was sealed with bitumen and the BBQ area and the boat maintenance area was sealed with concrete.
- In 2019, AECOM undertook a site inspection, and the site remained the same as Coffey described it in 2012. Following a second visit in 2023, AECOM reported that all the infrastructure associated with the training Ship Camp Stuart, had been dismantled while the Main Training Compound remains intact.
- In 2023 Agon undertook two site inspections in July 2023 and August 2024, photographs taken during the inspection in 2024 are provided in Appendix I. Agon made the following observations during site inspections:
 - o In 2023 Agon confirmed that the Main Training Compound was demolished and just the building foundations were visible. The majority of the northern and eastern portion of the (Lot 700) was covered with grass, trees and shrubs. The parade ground had become a car park, with the bitumen and concrete areas reported by Coffey remaining the same. No changes were identified in 2023 for allotment 701.
 - o Three grassed stockpiles are located on the northwestern portion of the site (Lot 700); it is understood that these are mounds used for firing exercises as part of Defence training. These stockpiles appear to be natural soil and are likely site-won material; no evidence of anthropogenic substances was found.
 - o One grassed stockpile was located on the southeastern portion of the site (Lot 700); a likely mound for firing exercises as above. This stockpile appeared to be natural material with no evidence of anthropogenic substances.
 - o An open stormwater drain located along the western boundary of the site which is thought to discharge towards the north.
 - o Two onsite drains were identified in the west and south western parts of the site (Figure A4, Appendix A), both open and unlined, and appearing to drain from onsite developed areas (i.e. Training Ship Camp Stuart and Main Training Compound) towards the western site boundary.
 - o Two offsite drains were identified to the north and south side of the site, running parallel with the north and south side boundaries.
 - o No visual evidence of site contamination (discoloured soil, odours, etc) was noted during the site inspections. No visual evidence of potentially asbestos containing materials or construction/ demolition waste was observed on the site surface of Lot 701 or Lot 700.
 - o No changes or additional site features were identified in the inspection undertaken in 2024 on allotment 701. Allotment 700 was unable to be accessed during this site inspection but were noted in a previous site inspection (Agon, 2023).

7.0 POTENTIAL SOURCES OF CONTAMINATION

Based on the findings of the PSI and site inspection, the potential sources of contamination have been identified resulting from historical and current land uses of the site. These potential sources of contamination have also been prescribed with reference to the Potentially Contamination Activities (PCAs) in the *Environment Protection Regulations 2009*, with reference also made to the Class of Activities as prescribed in the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)* ("PD14").

7.1 Practice Direction 14: Classification of Activities

PD14 is issued by the State Planning Commission under Sections 42 and 127 of the *Planning, Development and Infrastructure Act 2016* and provides the requirements that apply in relation to the assessment of potential site contamination when land use changes to a more sensitive use or where a land division proposes a sensitive use. Under PD14, the PCAs are classified into Class 1, Class 2 and/or Class 3 Activities undertaken in the course of a business as defined in Schedule 1 of PD14. "Adjacent land" is defined in section 3(1) of the *Planning, Development, and Infrastructure Act 2016* to mean "in relation to other land, means land that is no more than 60 metres from the other land".

Based on identified historical and current land uses on the site, a review of the Classification of Activities indicates the following activities to have occurred on the site:

- Class 1: Defence Works (Operation of military defence establishments (including training areas).

PD14 outlines that an EPA referral will occur for planning applications where there is a change to a more sensitive use (or land division involving a sensitive use) AND where Site contamination exists or may exist on the land because of defined circumstances (EPA Referral triggers).

The proposed change of land use for the site is summarised according to the land use hierarchy in PD14 as follows:

- Current land use: Item 6 – Commercial Class 2 (Petrol station, dry cleaner warehouses and other commercial uses (other than commercial class 1).
- Potential future land uses (more sensitive land use):
 - o Item 1: Residential class 1.
 - o Item 5: Commercial class 1.

Therefore, a change of land use to a more sensitive use is anticipated for the site. An assessment of the EPA referral triggers is provided in Table 9. Agon's determination is that EPA referral triggers exist for the site based on the findings of this PSI.

Table 9: EPA referral triggers under PD14

EPA Referral trigger	Applicability	Description
Class 1 PCA on site or on adjacent land	Yes	On Site: • Operation of military defence establishments (including training areas). • Listed substances – activities involving listed substances (Storage of 500L or more of a liquid listed substance).
Class 2 PCA on site	Yes	On Site: • Motor vehicle repair or maintenance.
Section 83A (notification of site contamination of underground water) on site or on adjacent land	Yes	On site: The site is under a Section 83A notification (61158)
Groundwater prohibition area	No	Checked and not identified (60m)
Notated Site Contamination Audit Report	No	Checked and not identified (60m)

7.2 Potentially Contaminating Activities

Based on identified historical and current land uses on and near the site, PCA's and Potential Sources of Contamination are described in Table 10.

Table 10: Potentially Contaminating Activity and Potential Sources of Contamination

Potential Contamination Sources	Potentially Contaminating Activity (PCA)	Potential Contaminants of Concern (PCOC)	Potentially Impacted Area/Comment
Potential use of uncontrolled fill	Fill or Soil Importation. This may have occurred during site redevelopments between 1969 to 2000. Uncontrolled fill may also be present as a result of past building demolition at Training Ship Camp Stuart (as noted in previous asbestos register), or through spreading of incinerator waste. This is not a PCA under the EP Regs (2009) unless the fill is known to have from another site where a PCA was undertaken.	Various but likely to include Metals, ACM, PAHS, TRHs	Fill material is present in the developed areas of the site to a maximum depth of 1.2 m (Agon, 2023b). It is unknown what the fill source was, therefore, fill importation on this site is not a PCA under the EP Regs, 2009. It is considered that any significant site contamination impacts associated with fill material pose a LOW RISK to users of the site and to the environment under the potential residential land use settings, noting that building demolition at Training Ship Camp Stuart occurred relatively recently and would have been completed under current legislation.
ACM and lead paints	Asbestos and lead paint is known to be present on site in the buildings based on the asbestos register for the site and previous investigations (Coffey, 2012).	ACM lead	The impacts associated with ACM as part of the buildings are considered a LOW RISK as previous assessment have tested for asbestos in soil without detection (Coffey, 2012). If any ACM is identified in future, this can be managed appropriately during any adaptive reuse or site development. The risk increases when these materials are disturbed/ damaged as part of future development works.
Historical storage and use of herbicides and pesticides	Shallow soils may have been historically treated with pesticides as part of previous site/grounds maintenance requirements or termite treatment for wood framed buildings.	Organochlorine Pesticides (OCP), Organophosphorus Pesticides (OPP), Arsenic and herbicides.	Arsenic, OPPs and OCPs have been previously assessed (Coffey, 2012) with OCPs at concentrations that would exceed the residential criteria in the Main Training Compound and Camp Stuart areas (but would be below the ecological criteria). Open space areas of the site did not contain As or OCPs above the residential guidance. OPP has been assessed in past investigations (Coffey, 2012) and have not been found to be present in site soils above the residential criteria. The potential for pesticide impacted soils is considered to be MEDIUM RISK, noting that although impacts are present above the residential land use criteria, they are highly localised to the developed parts of the site.
Motor vehicle repair or maintenance	Purpose-built garages and workshops associated with the Main Training Compound were used for motor vehicle repairs, with repair pits constructed in the slabs (AECOM, 2019).	Metals, Solvents, Hydrocarbons.	This PCA has been previously assessed in these parts of the site, with hydrocarbon impacts below residential criteria in recent assessment (Agon, 2023a). Historically, hydrocarbon impacts have been found near Workshop #2 (Coffey, 2012), but not in any TPH fractions that correspond to NEPM 2013 TRH residential criteria. Solvents are considered unlikely to be

Potential Contamination Sources	Potentially Contaminating Activity (PCA)	Potential Contaminants of Concern (PCOC)	Potentially Impacted Area/Comment
			an issue (Coffey, 2013). This PCA is considered a LOW RISK.
Chemical Use and Storage	The workshops have possibly stored fuel, oils, lubricants as well as other chemicals such as detergents, solvents, hydrocarbons, volatile organic compounds. The loading bay and boat maintenance shed have also potentially stored chemicals.	Various, but likely to include Metals, Solvents, VOCs, Hydrocarbons, OCPs, OPPs	This PCA has been previously assessed in these parts of the site, with hydrocarbon impacts below residential criteria (Agon, 2023a; Coffey, 2012) but OCPs have previously been found to be present onsite at concentrations above the residential criteria (AECOM, 2019, Coffey, 2012). Solvents and VOCs are considered unlikely to be an issue (Coffey, 2013). This PCA is considered a MEDIUM RISK.
UST (diesel) and Bowser	A 17,000L diesel UST, fill point and fuel dispensing pump was historically present on site at the transport Petroleum, Oil and Lubricant (POL) store, but was removed in 2023.	Hydrocarbons	The primary source has been removed however impacts above the residential criteria remain in one validation location. Hydrocarbon impacted soils in this area pose a MEDIUM RISK under the potential mixed residential/commercial land use settings.
UST (waste oil) and former oil arrestor	Concrete area of loading bay includes a waste oil UST and former oil arrestor. Staining was previously observed in the area and the loading bay has been used for assorted chemicals/products (AECOM, 2019).	Hydrocarbons	The waste oil UST and former oil arrestor area has been investigated previously (Agon, 2023a, Coffey, 2012) with no results above the residential criteria. As USTs commonly leak, it remains possible that impacts directly underneath this infrastructure could be present that will be unable to be fully assessed until site demolition occurs. This PCA is considered a MEDIUM RISK.
AST (AST) (waste oil)	A former waste oil AST was removed in 1998, it was used during the maintenance of vehicles to store waste oil prior to disposal (AECOM, 2019).	Hydrocarbons	This PCA was removed and validated (AECOM, 2019). This PCA is considered a LOW RISK.
Battery Storage Shed	The former AST location later contained a battery storage shed (AECOM, 2019).	Acids and caustic substances	Any impacts associated with battery storage are likely to be highly localised to the storage area. This PCA was investigated previously (Coffey, 2012) with no impacts identified. If impacts have occurred in the time since previous assessment, they are likely to be highly localised and this PCA is considered a LOW RISK.
Incinerator	An incinerator was historically present on site near the battery storage shed (AECOM, 2019).	Metals, PAHs, dioxin, furan.	Any impacts associated with the incinerator are likely to be highly localised to the incinerator area as well as potentially widespread within the fill material (ash if often spread across sites). Previous assessment detected dioxin and furan in the former incinerator location but concentrations were considered to be background (Coffey, 2012). Metals and PAHs typically associated with this PCA have not been detected above the residential criteria and is considered a LOW RISK.
Use of ammunition	The open space area of the site has been used by Defence for field training with the potential for ammunition and	Metals, hydrocarbons.	The contamination risks posed by historic ammunition and pyrotechnic use onsite are considered to be MEDIUM RISK. Past investigations

Potential Contamination Sources	Potentially Contaminating Activity (PCA)	Potential Contaminants of Concern (PCOC)	Potentially Impacted Area/Comment
	pyrotechnics related contaminants.		(Coffey, 2012) confirmed that ammunition and pyrotechnics have been used onsite, however there is no UXO risk and hydrocarbon concentrations on site have not been reported above residential criteria in the open space area in past investigations.
Defence training	Potential for aqueous film forming foam (AFFF) to have been stored at the site (AECOM, 2019) and used within fire extinguishers and during Defence training exercises. PFAS concentrations have been detected above the laboratory LOR within the stormwater drainage channels, and soils.	PFAS	PFAS is present in soil above the ecological criteria (including along drainage lines) and is potentially present in groundwater; this PCA is considered MEDIUM RISK for on and offsite ecological receptors under the potential mixed residential/commercial land use, noting the proximity to the Playford Waters water body. PFAS present in soil and potentially groundwater is considered a LOW RISK for on and offsite human health receptors under the potential mixed residential/commercial land use, noting no soil results above human health criteria and the distance to recreational water receptors.
Electrical Transformers	Electrical transformers are present on site (up to 4, with at least 2 decommissioned). Active Transformer Building in the Main Training compound. Electrical transformers use PCBs as lubricants and coolants and have the potential to leak into the underlying/surrounding soil.	PCBs	No known leaks or spills have been recorded and no PCB impacts have been detected in soil samples collected around the transformer in past investigations (AECOM, 2019) or recent investigations (Agon, 2023a). Noting the low volatility and low mobility of PCBs, the potential for PCB impacted soils is considered LOW RISK under the potential future mixed residential/commercial use. If PCBs are encountered during site development, it is considered that these risk could be adequately managed under a CEMP.
Offsite sources of contaminated groundwater	Several potential offsite sources of contamination have been identified in Section 4.2	Hydrocarbons	Offsite sources of contamination have been assessed as being unlikely to impact the site in Section 4.2 and are considered to be a LOW RISK under the potential future mixed residential/commercial use.

8.0 PRELIMINARY CONCEPTUAL SITE MODEL

8.1 Introduction

The Conceptual Site Model (CSM) is fundamental to site characterisation and is a representation of the physical hydrogeological system and how the site interacts with groundwater and potential pathways by which chemical substances may migrate. This information and detailed description of the site conditions and history, geology, hydrogeology, sources of contamination, assist in the identification of complete and potential exposure pathways between the source of contamination and the receptor. Where the pathway is incomplete the exposure to the chemical substances via that pathway cannot occur.

8.2 Site Overview

The site comprises of two allotments with a large area for open carparking sealed with bitumen. Infrastructure (buildings, warehouses, and roads) exists on allotment 701, whereas allotment 700 has had all infrastructure dismantled with only the foundations of these buildings remaining on the site. The property is generally flat, and most of it is covered by grass.

8.3 Potential Sources of Contamination and Exposure Pathways

Potential sources of contamination or Potentially Contaminating Activities (PCAS) identified during the investigation are detailed in Section 7.0.

8.4 Potential Transport Mechanism and Exposure Routes

The main transport mechanisms and exposure routes in soil and groundwater that could be feasible for the current and future site receptors include:

- Dermal contact by onsite workers and subsurface utility/ excavation workers to potentially contaminated soil.
- Dermal contact or ingestion by future site users should potentially contaminated groundwater be extracted for use.
- Inhalation of contaminant laden dust during future development works.
- Diffusion and inhalation of intrusive vapours (from soil and/or groundwater) into indoor and/or outdoor air and possibly service trenches and underground structures.
- Ingestion (hand to mouth or direct ingestion) of contaminant laden dust/soil.
- Surface water infiltration and subsequent mobilisation of contamination through granular strata (underlying soils) into the underlying aquifer.
- Plant root uptake from potentially contaminant laden soils.

8.5 Potential Receptors

The following potential key site-specific receptors have been identified:

- Future occupants (dermal, ingestion and inhalation of vapours).
- Maintenance and construction workers (dermal, ingestion and inhalation) who could be exposed to contaminated soil.
- Soil biota onsite including trees, plants and other organisms.

8.6 Plausible Exposure Pathways and Receptors

On the basis of information gathered as part of this investigation, the following plausible exposure pathways to receptors from potential site contamination have been identified in Table 11.

Table 11: Plausible Exposure Pathways and Receptors

PCA/ Source	PCOCs	Plausible Exposure Pathways	Potential Risk to Site Receptors
ONSITE			
Importation/ use of uncontrolled fill materials	Heavy metals, and PAHs	Potential exposure pathways to both current and future site receptors are considered to be incomplete based on past chemical testing finding no metals or PAHs above residential guidelines.	
		CURRENT/ FUTURE: Direct contact (dermal, ingestion, inhalation and plant root uptake).	CURRENT/ FUTURE: Low risk to current and future occupants, site workers, flora and soil biota unless uncontrolled fill has been used underneath the infrastructure.
ACM and lead paints	Asbestos and lead paint	Potential exposure pathways to current site users and site workers are considered to be incomplete, noting that these materials are unlikely to be disturbed during current site use and are being managed through a hazardous materials register. Potential exposure pathways to future site users are potentially complete based on the presence of ACMs and lead paint on the site, noting that appropriate management during site demolition would reduce the risk.	
		CURRENT/ FUTURE: Direct contact (dermal, ingestion, inhalation).	CURRENT/ FUTURE: Low risk to current and future occupants, site workers unless ACMs are disturbed/ damaged
Historical application of herbicides and pesticides	OCPs, OPPs, As and herbicides	Potential exposure pathways to both current and future site receptors considered to be complete based on soil chemical testing. Potential exposure pathways to ecological receptors are considered incomplete based on previous assessment.	
		CURRENT/ FUTURE: Direct Contact (dermal, ingestion, inhalation and plant root uptake)	CURRENT/ FUTURE: Medium risk to current and future site receptors and site workers noting based on OCPs above residential guideline.
Motor vehicle repair or maintenance	Metals, Solvents, Hydrocarbons	Potential exposure pathways to current/ future site receptors, site workers and ecological receptors are considered to be incomplete based on hydrocarbon impacts in soil not being present in TRH or TPH fractions corresponding to NEPM 2013 residential thresholds (Agon, 2023a).	
		CURRENT/ FUTURE: Direct contact (dermal, ingestion, inhalation).	CURRENT/ FUTURE: Low risk to site users, workers, flora and soil biota.
Chemical Use and Storage	Various, but likely to include Metals, Solvents, VOCs, Hydrocarbons, OCPs, OPPs	Potential exposure pathways to current, future site receptors and site workers are considered complete based on detection for OCPs above residential criteria (AECOM, 2019, Coffey, 2012) Potential exposure pathway to ecological receptors based on soil OCP's testing above residential criteria.	
		CURRENT/ FUTURE: Direct Contact (dermal, ingestion, inhalation and plant root uptake)	CURRENT/ FUTURE: Low risk to current and future occupants, site workers unless residual soil impacts remain on site.
Underground Storage Tank (diesel) and bowser.	Hydrocarbons	Potential exposure pathways to current, future site receptors and ecological receptors are considered complete based on soils assessed with hydrocarbon impacts that did not exceed human health commercial / industrial criteria after the UST removal (Agon, 2023) but exceeds low-high density residential criteria.	

PCA/ Source	PCOCs	Plausible Exposure Pathways	Potential Risk to Site Receptors
		CURRENT/ FUTURE: Direct Contact (Direct Contact (dermal, ingestion, inhalation and plant root uptake)	CURRENT/ FUTURE: Medium risk to current, future site receptors, site workers, flora and soil biota noting the potential of hydrocarbon impacted soils under the mixed residential/commercial use.
Underground Storage Tank (waste oil and former oil arrestor	Hydrocarbons	Potential exposure pathways to both current and future site receptors are considered potentially complete based on soils assessed with hydrocarbon impacts that did not exceed the human health commercial / industrial criteria (Agon, 2023a) or residential criteria, but it is possible impacts remained underneath infrastructure that could be present.	
		CURRENT/ FUTURE: Direct Contact (dermal, ingestion, inhalation and plant root uptake)	CURRENT/ FUTURE: Medium risk to current, future site receptors, site workers, flora and soil biota noting the potential of hydrocarbon remained underneath the infrastructure.
Aboveground Storage Tank (AST) (waste oil)	Hydrocarbons	Potential exposure pathways to both current and future site receptors are considered incomplete based on validated soil samples and AST removal.	
		CURRENT/ FUTURE: Direct Contact (dermal, ingestion, inhalation and plant root uptake)	CURRENT/ FUTURE: Low risk to current, future occupants, site workers, flora and soil biota noting that AST was removed.
Battery Storage Shed	Acids and caustic substances.	Potential exposure pathways to both current and future site receptors are considered to be incomplete based on soil chemical testing.	
		CURRENT/ FUTURE: Direct contact (dermal, ingestion, inhalation).	CURRENT/ FUTURE: Low risk to current and future site receptors, site workers based on soils assessment which did not report impacts in the site.
Incinerator	Metals, PAH, dioxin, furan	Potential exposure pathways to both current and future site receptors are considered to be complete base on detection of dioxin and furan located in the former incinerator location.	
		CURRENT/ FUTURE: Direct Contact (dermal, ingestion, inhalation and plant root uptake)	CURRENT/ FUTURE: Low risk to current future site receptors, site work risk to current, future occupants, site workers and ecological receptors based on no chemical concentrations of metals or PAH above the residential criteria, noting that dioxin and furan were assessed as background in past investigations.
Use of ammunition and pyrotechnics	Metals and hydrocarbons	Potential exposure pathways to both current and future site receptors are considered to be incomplete based on investigations to date identifying no metals or hydrocarbons above NEPM 2013 residential criteria across the open space areas of the site where this PCA occurred.	
		CURRENT/ FUTURE: Direct contact (dermal, ingestion, inhalation).	CURRENT/ FUTURE: Low risk to current future occupants, and site workers noting the potential of cartridges and pyrotechnic remnants still present in the site.

PCA/ Source	PCOCs	Plausible Exposure Pathways	Potential Risk to Site Receptors
Defence Training	PFAS PFOS PFOA	Potential exposure pathways to both current and future site receptors are considered to be incomplete based on soil assessed below human health criteria. Potential exposure pathway to ecological receptors based on sediment testing.	
		CURRENT/ FUTURE: Direct Contact (dermal, ingestion, inhalation and plant root uptake)	CURRENT/ FUTURE: Low risk to current, future site receptors and site workers, PFAS impact detected below adopted human health assessment criteria. Medium Risk to current flora and soil biota on the basis of sediment samples exceeding the adopted ecological criteria.
Electrical Transformer	PCBs	Potential exposure pathways to both current and future human and ecological receptors are considered incomplete based on soil chemical testing (2 m deep) around the transformer location finding no source impacts above the residential criteria.	
		CURRENT/ FUTURE: Direct Contact (dermal, ingestion, inhalation) and plant root uptake	CURRENT/ FUTURE: Low risk to current and future site receptors, site workers, flora and soil biota noting that if PCBs remain on site could be adequately managed under CEMP.
Offsite			
Offsite sources of contaminated groundwater	Hydrocarbons	Potential exposure pathways to current future site receptors human and ecological receptors are considered incomplete based on assessment of offsite groundwater risks in Section 5.3	
		CURRENT/ FUTURE: Direct contact (dermal, ingestion, inhalation).	CURRENT/ FUTURE: Low risk to current future occupants, site workers based on unlikely exposure to offsite groundwater.

9.0 SUMMARY AND CONCLUSIONS

Agon was engaged by Renewal SA to undertake a Preliminary Site Investigation (PSI) on two allotments at the “Smithfield-Elizabeth Barracks” (the site). The site comprises two allotments, including Lot 700 and Lot 701 Broadmeadows Road, Smithfield, South Australia 5114. The site comprises a total area of 33.39 ha across the two allotments.

Agon understands that Renewal SA is considering redevelopment of the site for a mixed-use development, which will comprise commercial (retail showrooms and/or restaurants) and residential uses. The site's current land use is defence training, and it is being occupied by the Army Reserve (3/9 Light Horse – SAMR) and the Army Cadets (49 Army Cadet Unit, previously housed in Training Ship Camp Stuart within Lot 700 to the north) as well as TS Stuart Navy Cadets.

The PSI will be used to support a Code Amendment (CA) from General Neighbourhood Zone to Master Planned Neighbourhood/Urban Activity Zone, as well as the future Development Application (DA).

The objectives of Agon's assessment were to:

- Identify potentially contaminating land uses or activities that may have occurred or are occurring on the site and adjacent the site.
- Assess whether site contamination exists, or it is likely to exist at the site.

The PSI consisted of a desktop research programme and site inspection to establish whether current and former on and offsite activities may have caused site contamination on and beneath the site.

The PSI has identified that the site was historically owned by different private individuals (likely farmers) from 1890 onwards. The site came into Commonwealth Government ownership as two portions between 1941 and 1957. The site has been transferred between various state and federal government bodies until the present day. Defence developed the site and have used it for Defence training purposes which is ongoing.

Based on a review of historical information and site observations the following Class 1 and 2 activities under PD14 have occurred on the site:

- Class 1: Defence Works (Operation of military defence establishments (including training areas), with an associated notification of site contamination of underground water (as shown on the South Australian Property and Planning Atlas) for metals.
- Class 1: Listed substances – activities involving listed substances (Storage of 500L or more of a liquid listed substance) – Diesel UST.
- Class 2: Motor vehicle repair or maintenance.

In addition to the above activities, the assessment also identified the following additional potential sources of contamination on the site:

- The presence of uncontrolled fill materials.
- The presence of Asbestos Containing Materials (ACM) and lead paint in site buildings.
- The presence of Organochlorine Pesticides (OCP) in site soils.
- Chemical use and storage.
- Underground storage tank (UST) for waste oil and former oil arrestor.
- Aboveground storage tank (AST) for waste oil.
- Battery storage shed.
- Incinerator.

- Ammunition usage.
- PFAS above the ecological criteria associated with firefighting as part of Defence training.
- Offsite sources of contaminated groundwater.

Agon's assessment of the current and potential future land uses is that a change of land use to a more sensitive use will be occurring, therefore the presence of Class 1 and Class 2 activities as well as a Section 83A notification will trigger an EPA referral for any development applications or land divisions on the site.

Soil, sediment and groundwater testing have been undertaken onsite during several past investigations from 2012 to 2023. Past investigations have identified a range of contaminant concentrations (associated with the sources of contamination identified) the majority of which were reported below nominated human health and ecological screening criteria. Where identified, elevated concentrations of contaminants in excess of human and ecological screening criteria were identified within localised areas which will require remediation and/or management upon any development for a more sensitive land use.

Overall, it is considered that there is a medium risk of any site contamination associated with the identified potential sources of contamination (either on the site or on adjacent offsite properties) that would limit or preclude the proposed residential development of the site.

10.0 REFERENCES

- Agon (2023) EST03658 – Underground Storage Tank Removal and Soil Validation Report. Dated 9 July 2023.
- Agon (2023a) Environmental Site Investigation, Lot 700 Broadmeadows road, Smithfield, SA Ref JC1366. Dated 27 November 2023.
- AECOM (2019) Stage 1 Review. Elizabeth North Training Depot. Ref Job No.60553701. Dated 27 September 2019.
- AECOM (2020) Water Quality Monitoring Plan – South Australian Defence State. Ref: Job No. 60614548. Dated 18 May 2020
- AECOM (2022) Routine Water Quality Monitoring -Elizabeth North Training Depot. Dated November 2022
- Agon (2023). Underground Storage Tank Removal and Soil Validations Report. Elizabeth North Training Depot. Dated 9 July 2023
- Coffey Environments (2012). Environmental Site Assessment Department of Defence Elizabeth North Training Depot Broadmeadows Road, Elizabeth North, South Australia. Ref: ENAUWAYV00985AA. Dated 3 August 2012.
- Coffey Environments (2013) Department of Defence. Screening Risk Assessment Incorporating and Environmental Site Assessment. Allotment 700 Elizabeth North Training Depot, Broadmeadows Road, Elizabeth North, South Australia. Ref: ENAUWAYV00985AA-R06 Version 2.Docx. Dated 10 December 2013
- CSIRO (2023) Atlas of Australian Acid Sulphate Soils.
- Danvers (1991) Thebarton Heritage Survey, October 1991
- Defence SA (2024) Asbestos Register, provided by Renewal SA in excel format in 2024.
- DEW – Department for Environment and Water (2023a) Water Connect, located at: <http://www.waterconnect.sa.gov.au>.
- DPTI – Department of Planning Transport and Infrastructure (2023), Land Services SA, South Australian Integrated Land Information System (SAILIS), located at: <http://www.sailis.sa.gov.au>.
- DEM – Department for Energy and Mining (2023) SARIG – South Australian Resources Information Geoserver, located at: <https://sarig.pir.sa.gov.au>.
- NEPC – National Environmental Protection Council (1999) National Environment Protection (Assessment of Site Contamination) Measure, as amended in 2013 (“the NEPM”)
- SA EPA – South Australian Environment Protection Authority (2023) Site Contamination Index, located at https://www.epa.sa.gov.au/public_register/site_contamination_index.
- SA EPA (2019) Guidelines for the assessment and remediation of site contamination (“the GAR”).
- SA EPA (2010) Current criteria for the classification of waste -including Industrial and Commercial Waste (Listed) and Waste Soil- “the EPA Waste Criteria”
- SA GOV – Government of South Australia (2023) Location SA Map Viewer, located at: <http://location.sa.gov.au/viewer/>.
- SAPPA -SA Property & Planning Atlas (2022) Location SA Map Viewer, located at www.sappa.plan.sa.gov.au

11.0 LIMITATIONS OF THIS REPORT

The Report/Document/Deliverables are provided for the exclusive use of the Client, the Crown in right of the State of South Australia and in the case of environmental reports, by any site contamination auditor appointed to undertake a site contamination audit, and in accordance with the Scope and Specific Purpose as outlined in the Agreement, and only those third parties who have been authorised in writing by Agon. Any person relying upon this Report/Document/Deliverables beyond its exclusive use and Specific Purpose, and without the express written consent of Agon, does so entirely at their own risk and without recourse to Agon for any loss, liability or damage. To the extent permitted by law, Agon assumes no responsibility for any loss, liability, damage, costs or expenses arising from interpretations or conclusions made by others, or use of the Report by a third party. It is the responsibility of third parties to independently make inquiries or seek advice in relation to their particular requirements and proposed use of the site.

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

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This Report/Document/Deliverable has been written as advice and opinion, rather than with the purpose of specifying instructions for design or redevelopment. Agon does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in relation to the site(s) it investigated or general management plan it proposed.

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

APPENDIX A: FIGURES



Subject Area and Sensitive Receptors





Legend

- Site Boundary
- Lot 701
- Lot 700

- Roads
- Railway line
- Open Drain



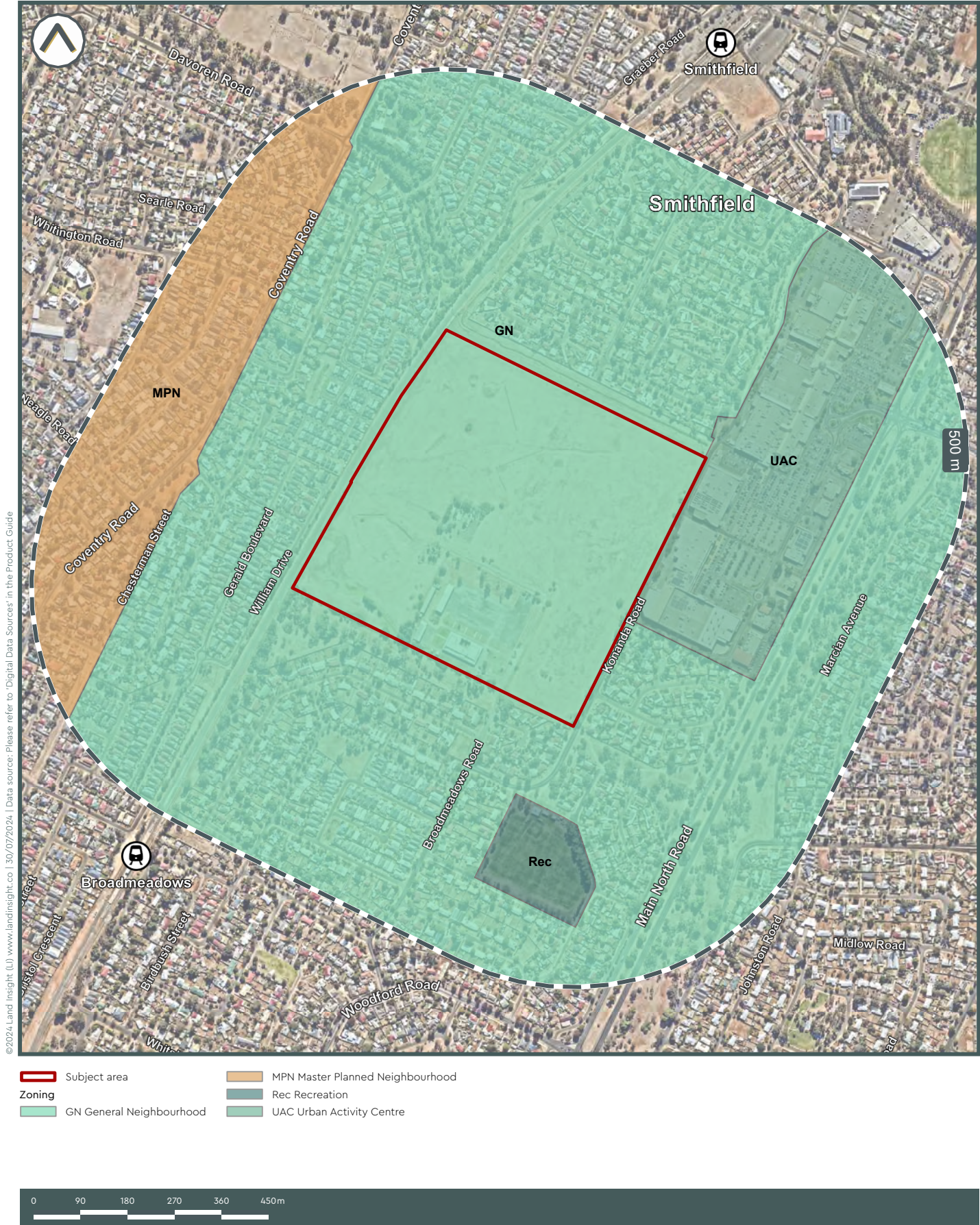
0 10 200 m

Ref: JC1366.1
Drafted: Agon
Base Map: <https://maps.sa.gov.au/SAPPA>

Revision: A
Date: 09/08/24

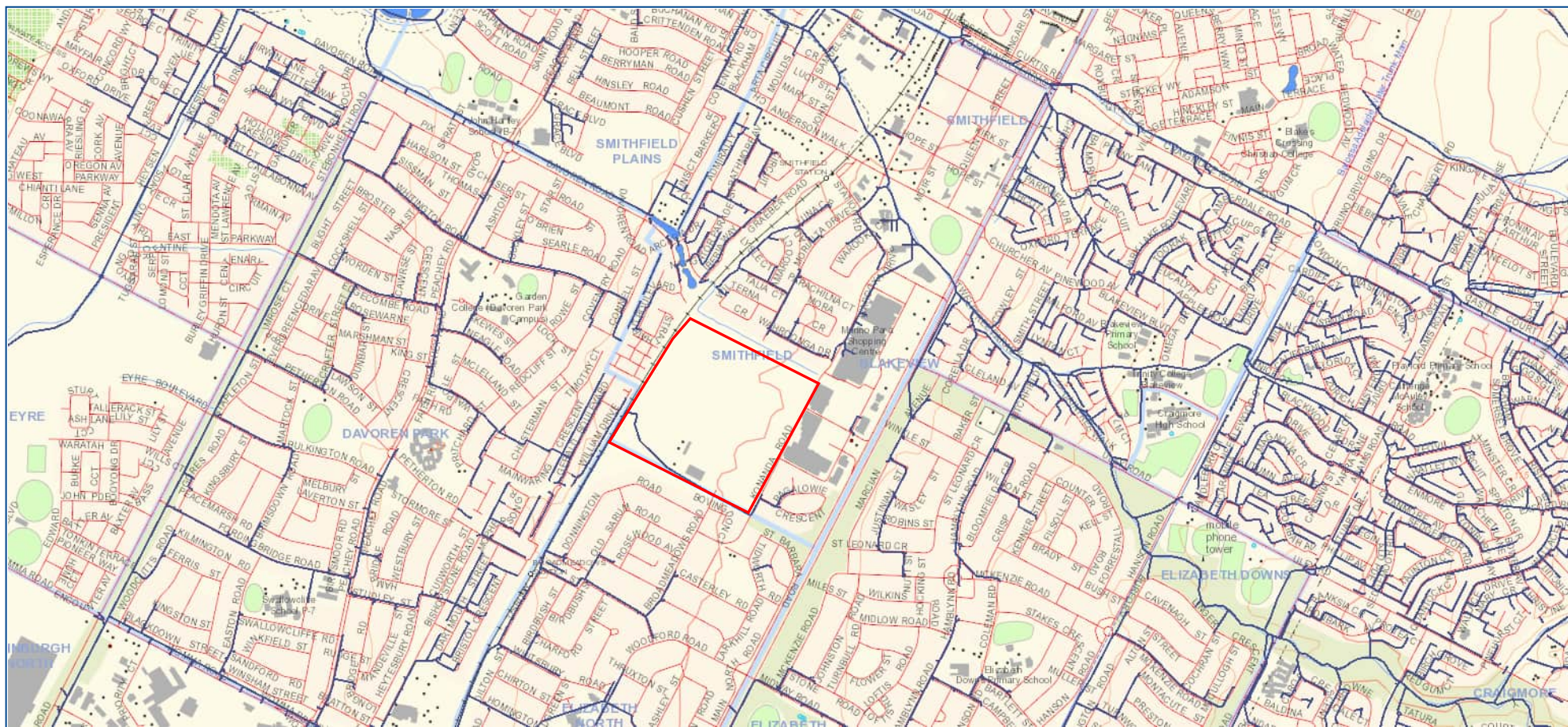


Zoning









Legend

Water Bodies
Water Courses

Stormwater Drains
Contours



0 10 200 m

Ref: JC1366.1
Drafted: Agon
Base Map : <https://maps.sa.gov.au/SAPPA>

Revision: A
Date: 09/08/24



This aerial map illustrates the proposed Qpap development site in the Smithfield area of Brisbane. The site is highlighted with a red rectangular outline and labeled 'Qpap'. The map features a 500m scale bar and a north arrow. Key roads shown include Davenport Road, Searle Road, Whittington Road, Neagle Road, Coventry Road, Chesternan Street, Gerald Boulevard, William Drive, Broadmeadows Road, Woodford Road, Main North Road, Johnston Road, Midlow Road, and Marican Avenue. The map also indicates the locations of Broadmeadows and Smithfield train stations. The surrounding area is densely populated with residential and commercial buildings, and the map shows the proximity of the site to the city center.

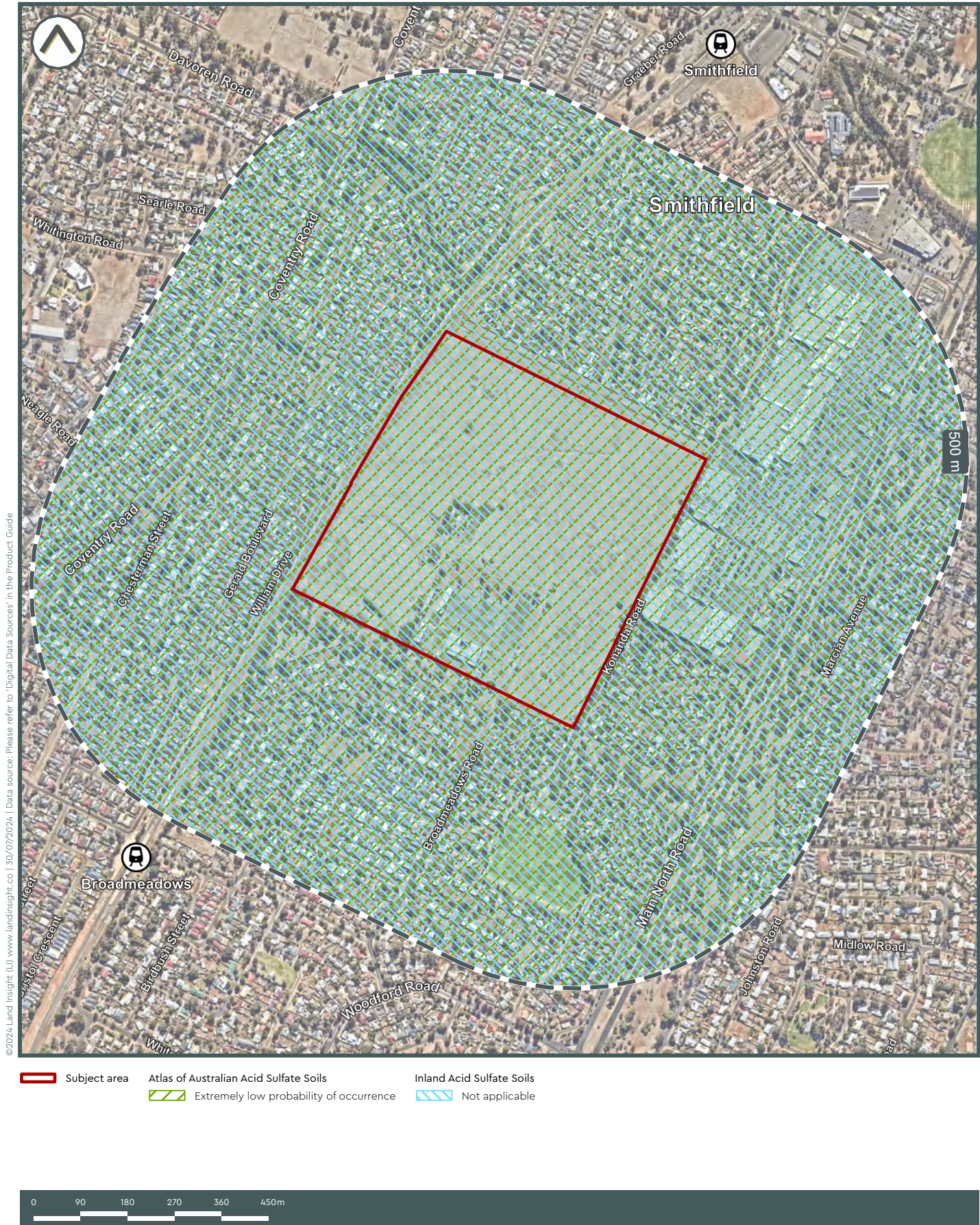
A horizontal scale bar with markings at 0, 90, 180, 270, 360, and 450m.



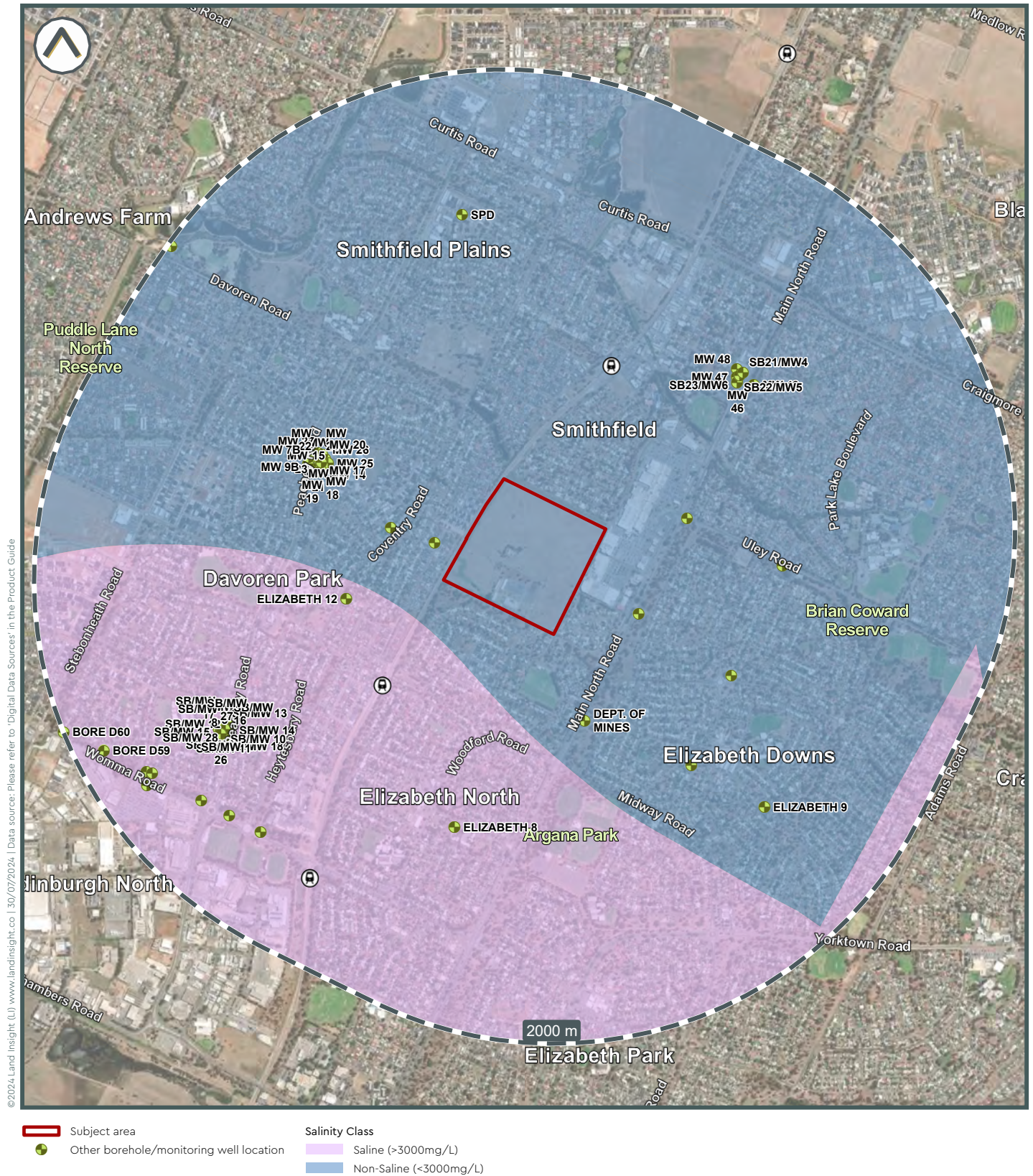
Land Insight do no warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that this company shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



Acid Sulfate Soils

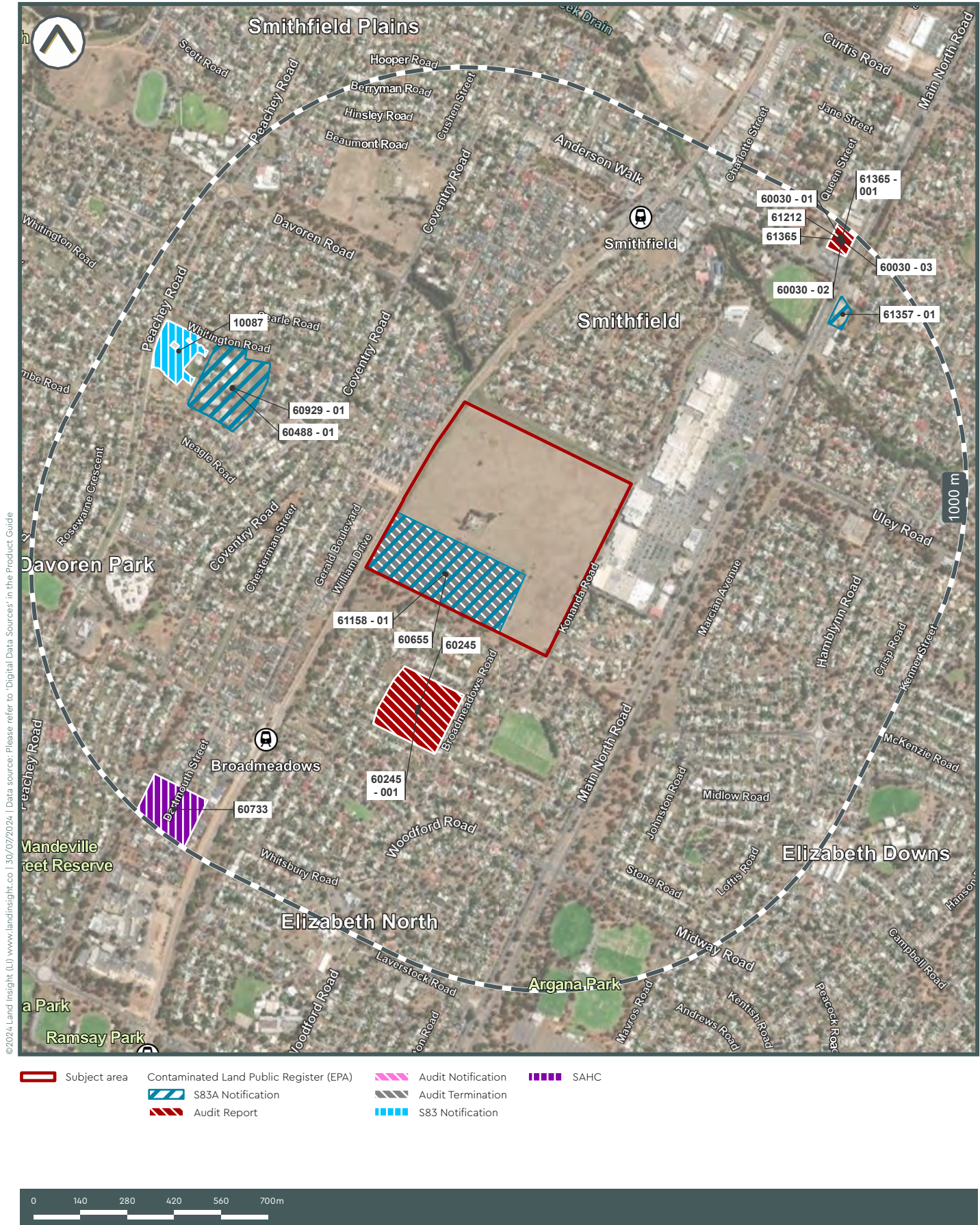


Groundwater and Other Bores





Contaminated Land Public Register





Licences, Approvals & Assessments



APPENDIX B: CERTIFICATES OF TITLE

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 6122 Folio 90

Parent Title(s) CT 6117/366

Creating Dealing(s) RTC 12013734

Title Issued 25/10/2013 Edition 1 Edition Issued 25/10/2013

Estate Type

FEE SIMPLE

Registered Proprietor

COMMONWEALTH OF AUSTRALIA
OF ADELAIDE SA 5000

Description of Land

ALLOTMENT 700 DEPOSITED PLAN 91093
IN THE AREA NAMED SMITHFIELD
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C ON DP 91093 FOR SEWERAGE PURPOSES (RTC 12013734)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E ON DP 91093 FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (RTC 12013734)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED F ON DP 91093 FOR WATER SUPPLY PURPOSES (RTC 12013734)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED D ON DP 91093 FOR THE TRANSMISSION OF TELECOMMUNICATION SIGNALS BY UNDERGROUND CABLE (RTC 12013734)

SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED G ON DP 91093 (RTC 120137340)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A ON DP 91093 (T 3690219)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B ON DP 91093 (T 4343722)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED H ON DP 91093 FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (RTC 12013734)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests	NIL
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REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 6122 Folio 91

Parent Title(s) CT 6117/366

Creating Dealing(s) RTC 12013734

Title Issued 25/10/2013 Edition 1 Edition Issued 25/10/2013

Estate Type

FEE SIMPLE

Registered Proprietor

COMMONWEALTH OF AUSTRALIA
OF ADELAIDE SA 5000

Description of Land

ALLOTMENT 701 DEPOSITED PLAN 91093
IN THE AREA NAMED SMITHFIELD
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED H ON DP 91093 FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (RTC 12013734)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A ON DP 91093 (T 3690219)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B ON DP 91093 (T 4343722)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED E ON DP 91093 FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (RTC 12013734)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED F ON DP 91093 FOR WATER SUPPLY PURPOSES (RTC 12013734)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED D ON DP 91093 FOR THE TRANSMISSION OF TELECOMMUNICATION SIGNALS BY UNDERGROUND CABLE (RTC 12013734)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED C ON DP 91093 FOR SEWERAGE PURPOSES (RTC 12013734)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED G ON DP 91093 (RTC 12013734)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests	NIL
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APPENDIX C: GROUNDWATER DATABASE SEARCH

Unit No	Max Depth (m)	Latest Depth (m)	Yield (L/sec)	Purpose	Aquifer	Status	Date	SWL (m)	SWL Date	Yield Date	TDS (mg/L)	TDS Date	Permit No	Cased To (m)
6628-2670	9.14	9.14	0	STK	Qpah	ABD								
6628-2671	128.47	0	10.1	RCL	Tomw(T2)	BKF	07/02/1968	15.34	07/02/1968	18/03/1968	2824	01/05/2000	58385	
6628-2679	60.96	60.96			Qpah	NL								
6628-2680	10.36	10.36			Qpah	NL		9.75	05/07/1933		2454	05/07/1933		
6628-2681	12.19	12.19		STK	Qpah	NL		4.57	27/07/1933		1732	27/07/1933		
6628-2682	10.67	10.67			Qpah	NL								
6628-2683	8.23	8.23		IRR	Qpah	NOP		3.66	20/08/1957		1850	20/08/1957		
6628-2684	12.19	12.19		DRN	Qpah	ABD	12/07/1968							
6628-2685				RIV	Qpah						1049	21/11/1975		
6628-2699	39.62	39.62	0.13		Qpah	UKN		6.1	01/12/1935	01/12/1935	2970	01/12/1935		
6628-2700				STK		OPR								
6628-2701	28.04	28.04		CMT	Qpah	NL	17/08/1950							
6628-2702	27.43	27.43		CMT	Qpah	NL	10/08/1950							
6628-2703	24.38	24.38		CMT	Qpah	NL	19/07/1950							
6628-2704	28.19	28.19	0.19	CMT	Qpah	NL	27/07/1950			27/07/1950	3362	27/07/1950		
6628-2705	24.69	24.69		CMT	Qpah	NL	01/08/1950							
6628-2829	9.14	9.14	0.63	IRR	Qpah	NL	05/06/1962			05/06/1962				
6628-2830	15.44	15.44		CMT		UKN	18/06/1957							
6628-2831	108.2	108.2	0.38		T(T1)	OPR	01/09/1935	14.63	13/12/1935	01/09/1935	2223	18/12/1935		60.96
6628-2832						UKN	01/01/1959							
6628-3071	15.24	15.24		CMT		UKN	16/11/1950							
6628-3072	9.14	9.14		CMT	Qpah	UKN	20/11/1950							
6628-3073	15.24			SEI		UKN	09/09/1959							
6628-3074	15.24			SEI		UKN	09/09/1959							
6628-3108	15.24	15.24		FND		ABD	07/12/1956							
6628-3109	15.24	15.24			Qpah	ABD					6180	09/04/1938		
6628-3110	14.63	14.63		FND	Qpah	ABD	13/06/1957							
6628-3111	27.13	27.13		CMT	Qpah	UKN	24/08/1950							
6628-11167		0				BKF							6122	
6628-14264	105	0	3.5	ENV	T(T1)	BKF	27/06/1988			27/06/1988	1895	01/05/2000	216058	
6628-19091	30	30	2	DOM	Qpah(Q2)	OPR	04/09/1998	16	04/09/1998	04/09/1998	1631	01/06/2002	45258	30
6628-21159	13	0		INV	Qpah	BKF	13/12/2002	2.9	13/12/2002				63018	
6628-21160	13	13		INV	Qpah		13/12/2002	3.9	13/12/2002				60606	10
6628-21162	13	13		INV	Qpah		11/12/2002	3.3	11/12/2002				60494	10
6628-21163	3.8	3.5		INV	Qpah		11/12/2002	1.6	11/12/2002				60506	0.5
6628-21165	15	13		INV	Qpah		10/12/2002	3.15	10/12/2002				60507	10
6628-21166	13	13		INV	Qpah		11/12/2002	4.7	11/12/2002				60505	10

Unit No	Max Depth (m)	Latest Depth (m)	Yield (L/sec)	Purpose	Aquifer	Status	Date	SWL (m)	SWL Date	Yield Date	TDS (mg/L)	TDS Date	Permit No	Cased To (m)
6628-21413	6	5.5		MON	Qpah		17/07/2003	2.8	17/07/2003				62800	2.5
6628-21414	5.5	5.2		MON	Qpah		16/07/2003	2.1	16/07/2003				62799	2.2
6628-21415	5.5	5.5		MON	Qpah		16/07/2003	3.7	16/07/2003				62788	2.2
6628-21416	6.6	5.5		MON	Qpah		17/07/2003	4	17/07/2003				62798	2.5
6628-21417	8.1	5.5		MON	Qpah		18/07/2003	2.5	18/07/2003				62805	5.5
6628-21418	7.1	5.5		MON	Qpah		17/07/2003	3.91	17/07/2003				62804	2.5
6628-21419	6	6		MON	Qpah		17/07/2003	4.82	17/07/2003				62806	2.5
6628-21420	5.5	5.2		MON	Qpah		18/07/2003	5.1	18/07/2003				62803	2.2
6628-21421	6	6		MON	Qpah		18/07/2003	5.55	18/07/2003				62802	3
6628-21422	7.2	5.5		MON	Qpah		18/07/2003	2.1	18/07/2003				62801	2.5
6628-21462	5.2	5		MON	Qpah		18/07/2003	4.47	18/07/2003				62838	2.2
6628-21930	10	10		MON	Qpah		03/09/2004	8	03/09/2004				100341	4
6628-21931	8.5	0		MON	Qpah	BKF	08/09/2004	7	08/09/2004				305141	
6628-21933	8.5	0		MON	Qpah	BKF	08/09/2004	7	08/09/2004				305140	
6628-22829	22	22		INV	Qpah		15/05/2006	18.1	15/05/2006				119004	16
6628-22830	25	25		INV	Qpah		15/05/2006	18.2	15/05/2006				119005	16
6628-22831	24.5	24.5		INV	Qpah		16/05/2006	19.6	16/05/2006				119006	15.5
6628-23521	24	24			Qpah		09/04/2008	19	09/04/2008				144288	21
6628-23691	25	25		INV	Qpah		14/04/2008	23	14/04/2008				144286	22
6628-23692	24	24		INV	Qpah		09/04/2008	21	09/04/2008				144287	21
6628-23693	24	24		INV	Qpah		15/04/2008	19	15/04/2008				144290	20
6628-23694	25	23		INV	Qpah		17/04/2008	20	17/04/2008				144291	19
6628-23728	131	131	5.6	IRR	Tomw(T1)	OPR	24/08/2007	15.8	24/08/2007	24/08/2007	1216	04/07/2022	129661	114
6628-23729	152	152	7.5	IRR	Tomw(T1)	OPR	29/08/2007	17.2	29/08/2007	28/08/2007	1030	04/07/2022	129659	123
6628-23730	153	126	6	IRR	Tomw(T1)	CAP	22/08/2007	15.7	22/08/2007	22/08/2007	1940	02/10/2007	129663	111
6628-24951	10.5	10.5			Qpah		14/01/2009						153794	4.5
6628-24952	11	0		INV	Qpah	BKF	14/01/2009						305135	
6628-24953	11	0		INV	Qpah	BKF	18/01/2009						305136	
6628-24954	10.5	0		INV	Qpah	BKF	06/01/2009						305129	
6628-24955	10.5	10.5		INV	Qpah		07/01/2009						153798	4.5
6628-24956	10.5	10.5		INV	Qpah		06/01/2009	8	06/01/2009				153799	4.5
6628-24977	130	130	30	MAR	Tomw(T2)	OPR	22/04/2009	31	22/04/2009	09/04/2009	152	27/06/2022	159008	112
6628-25243	9	9		INV	Qpah		24/02/2009	7	24/02/2009				156210	4.5
6628-25244	9	9		INV	Qpah		25/02/2009	7	25/02/2009				156211	4.5
6628-25245	9	9		INV	Qpah		24/02/2009						156212	4.5
6628-25273	25	25		INV	Qpah		07/04/2009						144289	19
6628-25274	24.5	24.5		INV	Qpah		07/04/2009						163658	19
6628-25275	22.8	22.8		INV	Qpah		08/04/2009						163659	18.3
6628-25276	26	26			Qpah		08/04/2009						163660	20
6628-25475	10.5	10.5		INV	Qpah		13/07/2009	6.84	13/07/2009				167341	6
6628-25476	10.5	10.5		INV	Qpah		16/07/2009	5.9	16/07/2009				167340	6
6628-25477	10.5	10.5		INV	Qpah		13/07/2009						167339	5.9

Unit No	Max Depth (m)	Latest Depth (m)	Yield (L/sec)	Purpose	Aquifer	Status	Date	SWL (m)	SWL Date	Yield Date	TDS (mg/L)	TDS Date	Permit No	Cased To (m)
6628-25478	10.5	0		INV	Qpah	BKF	14/07/2009	7.09	14/07/2009				305134	
6628-25479	10.5	10.5		INV	Qpah		14/07/2009	9.54	14/07/2009				167337	6
6628-25480	10.5	0		INV	Qpah	BKF	15/07/2009	8.99	15/07/2009				305131	
6628-25481	10.5	0		INV	Qpah	BKF	15/07/2009	6.02	15/07/2009				305121	
6628-26526	10	0		INV	Qpah	BKF	30/10/2012	7	30/10/2012				305122	
6628-26528	10	0		INV	Qpah	BKF	30/10/2012	7	30/10/2012				305123	
6628-26529	10	0		INV	Qpah	BKF	30/10/2012	7	30/10/2012				305124	
6628-27337	16	16		INV	Qpah		29/05/2014						230966	13
6628-27338	9	9		INV	Qpah								230967	6
6628-28126	16	16			Qpah		23/11/2015	12.26	23/11/2015				253810	11
6628-28127	15	0		INV	Qpah	BKF	23/11/2015		13/10/2022				428706	
6628-28128	15.3	15.3		INV	Qpah		23/11/2015	12.17	23/11/2015				253812	
6628-28829	22	22			Qpah		27/02/2017	18	27/02/2017				279028	16
6628-28830	22	22		INV	Qpah		27/02/2017	18	27/02/2017				279027	17.5
6628-28909	16	16		INV			06/04/2017						281772	10
6628-28926	17.3	17.3		INV			07/04/2017						281774	10
6628-29379	27	26		INV			12/12/2017	18	12/12/2017				296443	17
6628-29462	16	16		ENV		BKF							303629	
6628-29463	16	0		INV		BKF	24/04/2018						428702	
6628-29464	16	16		ENV			23/04/2018						303628	
6628-29465	16	0		ENV		BKF	23/04/2018						428712	
6628-29871	152	152	15	IRR	Tomw(T1)	OPR	10/10/2018	51.5	10/10/2018	20/09/2018	1513	04/07/2022	304204	126
6628-30162	16	0		INV		BKF	14/09/2018						428703	
6628-30163	16	0		INV		BKF	13/09/2018						428713	
6628-30164	16	0		INV		BKF	13/09/2018						428704	
6628-30184	14	14		INV			14/09/2018						330361	
6628-30376	122	122	25	MAR	Tomw(T2)	OPR	26/05/2019	28.5	26/05/2019	24/05/2019	1334	15/06/2023	339323	114
6628-30469		0				BKF							305133	
6628-30470		0				BKF							305132	
6628-30825		0				BKF							380198	
6628-30826		0				BKF							380199	
6628-30827		0				BKF							380169	
6628-30828		0				BKF							380169	
6628-30829	29	29	0.5	ENV	Qpah		01/09/2020	21.2	01/09/2020	01/09/2020	4524	01/09/2020	380169	22
6628-31525		0				BKF							305139	
6628-31526		0				BKF							305142	
6628-32899	25	25		ENV			18/01/2024						456633	
6628-32900	25	25		ENV			17/01/2024						456634	
6628-32901	25.5	25.5		ENV			16/01/2024						456635	
6628-32906		0				BKF							456640	

119 records



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APPENDIX D: EPA SEARCHES



Section 3 Environmental Registers, Licences and Incidents



3.1 CONTAMINATED LAND PUBLIC REGISTER

Map 3.1 (1000m Buffer)

Contaminated Sites

Register Type	Site Name	Address	Description	Details	Distance (m)	Direction
Audit Notification	60655	Lot 500 Morialta Drive SMITHFIELD SA 5114	Not recorded	Null	0.0	Onsite
S83A Notification	61158 - 01	Lot 500 Morialta Drive SMITHFIELD SA 5114	Not recorded	Null	0.0	Onsite
Audit Termination	60655	Lot 500 Morialta Drive SMITHFIELD SA 5114	Not recorded	Null	0.0	Onsite
Audit Notification	60245	Lot 553 Broadmeadows Road ELIZABETH NORTH SA 5113	Not recorded	Null	213.8	South-west
Audit Report	60245 - 001	Lot 553 Broadmeadows Road ELIZABETH NORTH SA 5113	Agricultural activities; Fill or soil importation	Null	213.8	South-west
S83A Notification	60929 - 01	Lots 1-2 Whittington Road DAVOREN PARK SA 5113	Listed Substances (storage)	Null	520.1	North-west
S83A Notification	60488 - 01	Lots 1-2 Whittington Road DAVOREN PARK SA 5113	Listed Substances (storage)	Null	520.1	North-west
S83 Notification	10087	130 Peachy Road DAVOREN PARK SA 5113	Service stations	Null	719.5	North-west

Register Type	Site Name	Address	Description	Details	Distance (m)	Direction
S83A Notification	61357 - 01	Lots 182-184 Main North Road BLAKEVIEW SA 5114	Service stations	Null	758.9	North-east
SAHC	60733	Various Bishopstone, Dartmouth, Bristol, Somerset Road DAVOREN PARK SA 5113	Works depots	Null	841.4	South-west
Audit Termination	61212	Lots 139 & 140 Main North Road SMITHFIELD SA 5114	Not recorded	Null	916.6	North-east
Audit Notification	61212	Lots 139 & 140 Main North Road SMITHFIELD SA 5114	Fill or soil importation; Service stations	Null	916.6	North-east
Audit Notification	61365	Lots 139 & 140 Main North Road SMITHFIELD SA 5114	Fill or soil importation; Service stations	Null	916.6	North-east
S83A Notification	60030 - 02	Lots 139 & 140 Main North Road SMITHFIELD SA 5114	Service stations	Null	916.6	North-east
S83A Notification	60030 - 03	Lots 139 & 140 Main North Road SMITHFIELD SA 5114	Service stations	Null	916.6	North-east
S83A Notification	60030 - 01	Lots 94, 139 & 140 Main North Road SMITHFIELD SA 5114	Service stations	Null	916.6	North-east
Audit Report	61365 - 001	Lots 139 & 140 Main North Road SMITHFIELD SA 5114	Agricultural activities; Fill or soil importation; Listed Substances (storage); Motor vehicle repair or maintenance; Service stations	Null	916.6	North-east

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Table 3.1.1 Contaminated Land Public Register		
State	Regulatory Body	Information included in this search (by state)
ACT	EPA (Environment Protection Authority)	Contaminated Land Search Register of Contaminated Sites * (on request)
NSW	EPA (Environment Protection Authority)	Sites Notified as Contaminated Records of Notices
NT	EPA (Environment Protection Authority)	Contaminated Land Audit Pollution Abatement Notice
QLD	DES (Department of Environment and Science)	Contaminated Land Search (Environmental Management and Contaminated Land Registers) * (per lot)
SA	EPA (Environment Protection Authority)	Site Contamination Index

Table 3.1.1 Contaminated Land Public Register		Assessment Areas
TAS	EPA (Environment Protection Authority)	Regulated Sites and Premises Lutana and Parts of Hobarts Eastern Shore
VIC	EPA (Environment Protection Authority)	Priority Sites Register Pollution Abatement Notice
WA	DWER (Department of Water and Environmental Regulation)	Contaminated Sites Database

This search contains information retrieved from the relevant state authority, agency/department, or government authority that notifies and identifies contaminated land. The list only contains contaminated sites that the regulatory body is aware of or that have been notified by owners or occupiers as contaminated land. The sites are recorded on the register at various stages of the assessment and/or remediation process. If a site is not on the list, it does not necessarily mean the site is not contaminated.

3.2 LICENCES, APPROVALS & ASSESSMENTS

Map 3.2 (1000m Buffer)

Licences

Licence N°	Type	Licence holder	Location Name	Premise Address	Activity	Dist. (m)*	Direct
50838	Licence	AMPOL AUSTRALIA PETROLEUM PTY LTD	Null	Allotment 1001, Main North Road, SMITHFIELD SA 5114	Petrol stations	215.9	South-east
50900	Licence	EUREKA OPERATIONS PTY LTD	Null	Allotments 182-184 Main North Road BLAKEVIEW SA 5114	Petrol stations	759.0	North-east
50948	Licence	CHEVRON AUSTRALIA DOWNSTREAM FUELS PTY LTD	Null	Allotments 182-184 Main North Road BLAKEVIEW SA 5114	Petrol stations	759.0	North-east
2362	Licence	SCOUT ASSOCIATION OF AUSTRALIA (SA BRANCH)	Null	39B Anderson Walk, SMITHFIELD SA 5114	Waste Recovery Facility	759.4	North-east
50887	Licence	ANDRASH EXPRESS ELIZABETH DOWNS PTY LTD	Null	28 Hamblynn Road, ELIZABETH DOWNS SA 5113	Petrol stations	929.6	South-east

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

* Not mapped - Licences that are applied to larger areas and/or without specific definition; such as waterways, forests etc will still be identified in the search results but will not be show within the map.

Audits, PRSA

N°	Type	Licence holder	Location Name	Premise Address	Activity	Dist. (m)*	Direction
Not identified	-	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Clean Up, Penalty Notices and Orders

Nº	Type	Licence holder	Location Name	Premise Address	Details	Dist. (m)*	Direction
Not identified	-	-	-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

Table 3.2.1 Licences, Approvals & Assessments		
State	Regulatory Body	Information included in this search (by state)
ACT	EPA (Environment Protection Authority)	Environment Protection Authorisation Search Environment Protection Agreement Search
NSW	EPA (Environment Protection Authority)	POEO Public Register (Environment Protection licences, Applications, Notices, Audits or Pollution studies and Reduction Programs)
NT	EPA (Environment Protection Authority)	Environment Protection Licences and Approvals
QLD	DES (Department of Environment and Science)	Environmental Authorities
SA	EPA (Environment Protection Authority)	Licences or Authorisations (Licences, Exemptions and Works Approvals) Environment Protection Orders (EPO) and Clean Up Orders (CUO)
TAS	EPA (Environment Protection Authority)	Regulated Sites and Premises
VIC	EPA (Environment Protection Authority)	Permissions Register (Operating Licence, Permit and Registration) Audit Reports
WA	DWER (Department of Water and Environmental Regulation)	Licences and Works Approvals

3.3a SITES REGULATED BY OTHER JURISDICTIONAL BODY

Map 3.3a (2000m Buffer)

Contaminated Legacy Areas

Site Name	Description	Distance (m)	Direction
Not identified	-	-	-

Includes known contaminated areas such as James Hardies Asbestos waste legacy areas, Pasminco Smelter and Uranium processing site.

Defence, Military Sites and UXO Areas

Site name	Type*	Details	Distance (m)	Direction
Elizabeth North Training Depot (RCIP 0640)	Regional Contamination Investigation Program (RCIP)	Known contamination exists at the property and includes petroleum hydrocarbons and trace metals in shallow areas of the soil, beneath or adjacent to former and current infrastructure. No potentially contaminating activities and/or source areas have been identified that would present a risk of groundwater contamination.	0.0	Onsite

*RCIP (Regional Contamination Investigation Program). UXO (Unexploded Ordnance Areas)

APPENDIX E: COUNCIL SECTION 7 SEARCH



30 July 2024

SEARCH NO: 72519

Agon Environmental Pty Ltd
3/224 Glen Osmond Road
FULLARTON SA 5063

ALLOTMENT / LOT 700 SEC 3156 DP 91093 HD OF MUNNO PARA,
PROPERTY ADDRESS: LOT 700 BROADMEADOWS ROAD, SMITHFIELD SA 5114
TITLE: CT-6122/90
VALUATION NO: 2912349220
ASSESSMENT NO: 100267186
OWNER: URBAN RENEWAL AUTHORITY

In response to your enquiry, I supply the following information:

PARTICULARS OF COUNCIL RATES & OTHER LAWFUL CHARGES
Rates Declared 25 June 2024

Current rates	\$23,279.95	Quarter 1 due 02/09/24
Rebate/Remissions	\$0.00	
Current fines	\$0.00	
Arrears	\$0.00	Monthly fines to be applied on arrears
Legal Fees	\$0.00	
Property related debts	\$0.00	
Regional Landscape Levy	\$862.65	
Payments/Adjustment	\$0.00	
Overpayments	\$0.00	
TOTAL OUTSTANDING	\$24,142.60	Please check the balance before settlement

*****When notifying the City of Playford regarding the change of ownership please include the mobile phone number and email address of new Ratepayers to enable future SMS and email contact*****

Please ensure your Vendor cancels any existing Direct Debit, Centrepay or Bpay payment deductions and Bpayview for this property.

City of Playford

Call — 08 8256 0333
playford@playford.sa.gov.au
playford.sa.gov.au

Post

12 Bishopstone Road
Davoren Park SA 5113

Visit

Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

Stretton Centre
307 Peachey Road
Munno Para SA 5115

Payment of rates balance at settlement can be made by:

EFT: City of Playford BSB 065 137 Account Number 1039 5805

Reference must include Rates Assessment number and Remittance details emailed to

Revenue@playford.sa.gov.au

Bpay: Biller Code: 303206 Biller reference: Refer Rates Assessment number

Credit Card: pay by credit card on our website www.playford.sa.gov.au

**OTHER MATTERS PURSUANT TO SECTION 187 (4) OF THE LOCAL GOVERNMENT ACT
CERTIFICATES ARE ONLY VALID AS AT THE DATE OF ISSUE.**

Legal action taken	NO
Notice issued under the Local Government Act 1999	YES RATES
Easement, Right of Way, Restricted covenant, Lien or caveat in which council has an interest	REFER TO TITLE

Please note: The above information is supplied for the purposes of Section 7 of the Land & Business
(Sale and Conveyancing) Act 1994 and relates only to matters in which council has an interest.

For Chief Executive Officer

Rates Administration Officer
Rates Officer

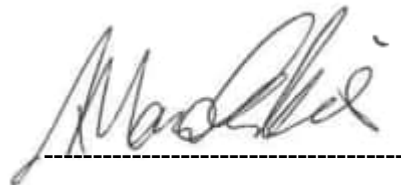
Lot 700 Broadmeadows Road
SMITHFIELD SA 5114

Planning, Development & Infrastructure Act 2016		
29.1	Planning and Design Code Zone / Subzone / Overlay	General Neighbourhood GN
	Is the land situated in a State Heritage place	NO
	Is the land designated as a place of local heritage value	NO
	Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land	Unknown
	Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation	Yes See Below
29.2	Section 127 – Condition (that continues to apply) of a development authorisation under the Planning, Development and Infrastructure Act	NO
29.3 29.4 29.5 29.6 29.7 29.8 29.13 29.14	Planning, Development and Infrastructure Act Notices / Orders / Requirements	NO
29.9	Land Management Agreement (Section 192 or 193)	SEE CERTIFICATE OF TITLE
29.10 29.11	Requirement or Agreement to vest land in Council or Crown to be held as open space	NO
29.12	General rights of review and appeal (Part 16 Division 1 Proceedings).	NO
Development Act 1993		
5.1	Development Plan Zone / Policy Area	NA

	Is the land situated in a designated State Heritage Area	Development Act now repealed – refer to 29.1
	Is the land designated as a place of local heritage value	Development Act now repealed – refer to 29.1
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation	NO
	Subject to a Development Consent / Conditions (under the Development Act 1993) which continue to apply	NO
	Is there a current Development Plan Amendment released for public consultation by the council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
5.2 5.3	Requirement or Agreement to vest land in Council or Crown to be held as open space	NO
5.4 5.5 5.6 5.7 5.8 5.9 5.10 5.11 5.12	Development Act Notices / Orders / Requirements	NO
5.6	Land Management Agreement (Section 57)	SEE CERTIFICATE OF TITLE
Repealed Act Conditions		
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of</i>	NO

	<i>Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)</i>	
	Notices	
	Development Act / Public & Environmental Health Act Notices	NO
Fire and Emergency Services Act 2005		
10.1	Fire & Emergency Services Act 2005 Notice (Section 105F)	NO
Public Health Act 2011		
32.3	Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013 or Public and Environmental Health (Waste Control) Regulations 2010 (revoked)	SEE BELOW IF APPLICABLE
Further Information Held by Council		
36.1	Does the council hold details of any development approvals relating to— (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993)?	NO
	Proclamations / Agreements	SEE CERTIFICATE OF TITLE

For Chief Executive Officer



Development Approvals

NO

Planning & Design Code Amendments

The Planning and Design Code must be read in conjunction with any amendments published in the online Planning and Design Code, on the SA Planning portal.

The following amendments are currently on consultation, under consideration or still to come into operation

[Code Amendments | PlanSA](#)

Development Plan Amendments (DPA)

The Playford Council Development Plan must be read in conjunction with any amendments published in the Government Gazette, but not yet consolidated in the plan.

The following amendments are currently on consultation, under consideration or still to be consolidated into the Playford Development Plan:

- NIL

Important Information

Please note: Where Section 34 of the Building Work Contractors Act 1995 requires that building indemnity insurance be taken out in respect of certain types of domestic building work commenced after 1st May 1987, intending purchasers of this property should contact the Council's Building Section for information on whether an insurance policy exists in respect of any building erected on this land.

Particulars Relating to Environment Protection - Further information held by councils

Note—

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

*A "YES" answer to paragraph (a) of the question may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the Environment Protection Act 1993) and that assessments or remediation of the land may be required at some future time. It should be noted that—*

- the approval of development by a council does not necessarily mean that the development has taken place;*
- the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.*

PLEASE TAKE NOTE: Various areas within the Council are at risk of flooding. The Council is not required by Section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* to provide information in relation to whether this property is within a flood risk area or the possible extent of any flood risk as part of this Statement. Nevertheless, the Council can inform you that it has received a report by the Department for Transport, Energy & Infrastructure containing new hydrological data for the Gawler River Flood Plain area which may result in the boundaries of the flood risk area being amended. Flood mapping and modelling has been undertaken using this new hydrological data. The Floodplain Mapping Report is available at the following website:

<http://www.gawler.sa.gov.au/page.aspx?u=704>

Swimming Pool Legislation

On 1st October 2008, new provisions for swimming pool safety took effect in South Australia. A new clause 71AA has been inserted under the Development Act 1993. The effect of the legislative changes is that all swimming pools approved, constructed or installed prior to 1st July 1993 must be upgraded to the current standard required by the Development Act 1993 on or before the date of transfer of the title of the land where the swimming pool is situated.

The onus is on the owner of the land to ensure the swimming pool safety features are upgraded prior to settlement being effected upon sale of the land.

Data Extract for Section 7 search purposes

VALUATION ID 2912349220

Data Extract Date: 30/07/2024

Parcel ID: D91093 A700

Certificate Title: CT6122/90

Property Address: LOT 700 BROADMEADOWS RD SMITHFIELD SA 5114

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Building Near Airfields

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 (All structures over 15 metres)

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

Hazards (Flooding)

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

Hazards (Flooding - General)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Urban Tree Canopy

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

***Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land?
(Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).***

NO

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website: <https://plan.sa.gov.au/>

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No



30 July 2024

SEARCH NO: 72518

Agon Environmental Pty Ltd
3/224 Glen Osmond Road
FULLARTON SA 5063

ALLOTMENT /	LOT 701 SEC 3156 DP 91093 HD OF MUNNO PARA,
PROPERTY ADDRESS:	LOT 701 BROADMEADOWS ROAD, SMITHFIELD SA 5114
TITLE:	CT-6122/91
VALUATION NO:	2912350002
ASSESSMENT NO:	100263029
OWNER:	URBAN RENEWAL AUTHORITY

In response to your enquiry, I supply the following information:

PARTICULARS OF COUNCIL RATES & OTHER LAWFUL CHARGES Rates
Declared 25 June 2024

Current rates	\$10,548.60 Quarter 1 due 02/09/24
Rebate/Remissions	\$0.00
Current fines	\$0.00
Arrears	\$0.00 Monthly fines to be applied on arrears
Legal Fees	\$0.00
Property related debts	\$0.00
Regional Landscape Levy	\$365.50
Payments/Adjustment	\$0.00
Overpayments	\$0.00
TOTAL OUTSTANDING	\$10,914.10 Please check the balance before settlement

*****When notifying the City of Playford regarding the change of ownership please include the mobile phone number and email address of new Ratepayers to enable future SMS and email contact*****

Please ensure your Vendor cancels any existing Direct Debit, Centrepay or Bpay payment deductions and Bpayview for this property.

Call — 08 8256 0333
playford@playford.sa.gov.au
playford.sa.gov.au

12 Bishopstone Road
Davoren Park SA 5113

Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

Stretton Centre
307 Peachey Road
Munno Para SA 5115

Payment of rates balance at settlement can be made by:

EFT: City of Playford BSB 065 137 Account Number 1039 5805

Reference must include Rates Assessment number and Remittance details emailed to
Revenue@playford.sa.gov.au

Bpay: Biller Code: 303206 Biller reference: Refer Rates Assessment number **Credit**

Card: pay by credit card on our website www.playford.sa.gov.au

**OTHER MATTERS PURSUANT TO SECTION 187 (4) OF THE LOCAL GOVERNMENT ACT
CERTIFICATES ARE ONLY VALID AS AT THE DATE OF ISSUE.**

Legal action taken NO

Notice issued under the Local Government Act 1999 YES RATES Easement, Right of Way,
Restricted covenant, Lien REFER TO TITLE or caveat in which council has an interest

Please note: The above information is supplied for the purposes of Section 7 of the Land & Business
(Sale and Conveyancing) Act 1994 and relates only to matters in which council has an interest.

For Chief Executive Officer

Rates Administration Officer
Rates Officer

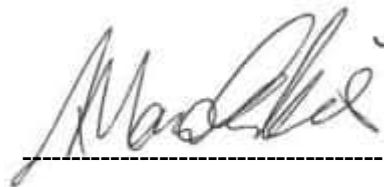
Planning, Development & Infrastructure Act 2016

29.1	Planning and Design Code Zone / Subzone / Overlay	General Neighbourhood (GN)
	Is the land situated in a State Heritage place	NO
	Is the land designated as a place of local heritage value	NO
	Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land	Unknown
	Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation	Yes See Below
29.2	Section 127 – Condition (that continues to apply) of a development authorisation under the Planning, Development and Infrastructure Act	NO
29.3 29.4 29.5 29.6 29.7 29.8 29.13 29.14	Planning, Development and Infrastructure Act Notices / Orders / Requirements	NO
29.9	Land Management Agreement (Section 192 or 193)	SEE CERTIFICATE OF TITLE
29.10 29.11	Requirement or Agreement to vest land in Council or Crown to be held as open space	NO
29.12	General rights of review and appeal (Part 16 Division 1 Proceedings).	NO
Development Act 1993		
5.1	Development Plan Zone / Policy Area	NA

	Is the land situated in a designated State Heritage Area	Development Act now repealed – refer to 29.1
	Is the land designated as a place of local heritage value	Development Act now repealed – refer to 29.1
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation	NO
	Subject to a Development Consent / Conditions (under the Development Act 1993) which continue to apply	NO
	Is there a current Development Plan Amendment released for public consultation by the council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
	Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Development Act now repealed
5.2 5.3	Requirement or Agreement to vest land in Council or Crown to be held as open space	NO
5.4 5.5 5.6 5.7 5.8 5.9 5.10 5.11 5.12	Development Act Notices / Orders / Requirements	NO
5.6	Land Management Agreement (Section 57)	SEE CERTIFICATE OF TITLE
Repealed Act Conditions		

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of</i>	NO
	<i>Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	
	Notices	
	Development Act / Public & Environmental Health Act Notices	NO
Fire and Emergency Services Act 2005		
10.1	Fire & Emergency Services Act 2005 Notice (Section 105F)	NO
Public Health Act 2011		
32.3	Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013 or Public and Environmental Health (Waste Control) Regulations 2010 (revoked)	SEE BELOW IF APPLICABLE
Further Information Held by Council		
36.1	Does the council hold details of any development approvals relating to— (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993)?	NO
	Proclamations / Agreements	SEE CERTIFICATE OF TITLE

For Chief Executive Officer
Development Approvals



NO

Planning & Design Code Amendments

The Planning and Design Code must be read in conjunction with any amendments published in the online Planning and Design Code, on the SA Planning portal.

The following amendments are currently on consultation, under consideration or still to come into operation

[Code Amendments | PlanSA](#)

Development Plan Amendments (DPA)

The Playford Council Development Plan must be read in conjunction with any amendments published in the Government Gazette, but not yet consolidated in the plan.

The following amendments are currently on consultation, under consideration or still to be consolidated into the Playford Development Plan:

- NIL

Important Information

Please note: Where Section 34 of the Building Work Contractors Act 1995 requires that building indemnity insurance be taken out in respect of certain types of domestic building work commenced after 1st May 1987, intending purchasers of this property should contact the Council's Building Section for information on whether an insurance policy exists in respect of any building erected on this land.

Particulars Relating to Environment Protection - Further information held by councils

Note—

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each

playford.sa.gov.au/stayconnected

development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

*A "YES" answer to paragraph (a) of the question may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the Environment Protection Act 1993) and that assessments or remediation of the land may be required at some future time. It should be noted that—*

- the approval of development by a council does not necessarily mean that the development has taken place;*
- the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.*

PLEASE TAKE NOTE: Various areas within the Council are at risk of flooding. The Council is not required by Section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* to provide information in relation to whether this property is within a flood risk area or the possible extent of any flood risk as part of this Statement. Nevertheless, the Council can inform you that it has received a report by the Department for Transport, Energy & Infrastructure containing new hydrological data for the Gawler River Flood Plain area which may result in the boundaries of the flood risk area being amended. Flood mapping and modelling has been undertaken using this new hydrological data. The Floodplain Mapping Report is available at the following website:

<http://www.gawler.sa.gov.au/page.aspx?u=704>

Swimming Pool Legislation

On 1st October 2008, new provisions for swimming pool safety took effect in South Australia. A new clause 71AA has been inserted under the Development Act 1993. The effect of the legislative changes is that all swimming pools approved, constructed or installed prior to 1st July 1993 must be upgraded to the current standard required by the Development Act 1993 on or before the date of transfer of the title of the land where the swimming pool is situated.

The onus is on the owner of the land to ensure the swimming pool safety features are upgraded prior to settlement being effected upon sale of the land.

Data Extract for Section 7 search purposes

Valuation ID 2912350002

Data Extract Date: 30/07/2024

Parcel ID: D91093 A701

Certificate Title: CT6122/91

Property Address: LOT 701 BROADMEADOWS RD SMITHFIELD SA 5114

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Building Near Airfields

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 (All structures over 15 metres)

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

Hazards (Flooding)

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

Hazards (Flooding - General)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Urban Tree Canopy

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.
<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.
<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).

No

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website: <https://plan.sa.gov.au/>

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

APPENDIX F: EPA SECTION 7 SEARCH



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

Receipt No :
Admin No : 61190 (87130)

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

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

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

15 August, 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 6122 Folio 91
Address Allotment 701 (DP 91093), Broadmeadows Road, SMITHFIELD SA 5114

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

SITE CONTAMINATION AUDIT SYSTEM NOTIFICATION BY AUDITOR AFTER COMMENCEMENT OF AUDIT



INSTRUCTIONS

Section 103Z(1) of the *Environment Protection Act 1993* (the Act), requires that:

103Z—Requirements relating to site contamination audits

- (1) *A site contamination auditor must, within 14 days after the commencement of a site contamination audit for which the auditor is the responsible auditor, notify the Authority in writing of the person who commissioned the audit and the location of the land to which the audit is to relate.*

Penalty: Division 5 fine.

Regulation 66 of the *Environment Protection Regulations 2009* (the Regulations) requires that:

66—Notifications by auditors after commencement or termination of audit (section 103Z(3))

For the purposes of section 103Z(3) of the Act-

- (a) *a notification by a site contamination auditor after the commencement of a site contamination audit for which the auditor is or was the responsible auditor must be in the form set out in Schedule 3 clause 6.*

The form, *Notification by auditor after commencement of audit*, must be completed by the 'responsible auditor' under the Act and the Regulations. This is the auditor who personally carried out or directly supervised the work involved in the audit.

Please ensure that all sections of the form are completed, requested information and attachments (where necessary) are provided and labelled as indicated.

Please do not modify the form and do not write within the areas for EPA USE ONLY.

Commencement of audit forms must be sent to:

Manager, Site Contamination Branch
Environment Protection Authority
GPO Box 2607
Adelaide SA 5001

Forms can also be emailed in pdf format to the Manager and your allocated EPA coordinator.

For any enquiries or questions relating to the site contamination audit system, contact the EPA Site Contamination Branch on:

Telephone: (08) 8204 2004

Email: <EPASiteContam@epa.sa.gov.au>

NOTIFICATION BY AUDITOR AFTER COMMENCEMENT OF AUDIT
(under section 103Z of the *Environment Protection Act 1993*)

SECTION A: AUDITOR DETAILS	
Name of auditor*:	Adrian Hall
Auditor's accreditation number:	2009007
Term of auditor's accreditation:	1 July 2011 to 1 July 2015
Name of auditor's company or business:	GHD Pty Ltd
SECTION B: AUDIT SITE DETAILS	
Auditor's project reference:	3316007
Name of audit site [<i>if applicable</i>]:	Elizabeth North Training Depot
Address of audit site:	Elizabeth North Training Depot, Allotment 500 Morialta Drive, Smithfield, SA
Name of council for area in which audit site is situated [<i>if within council area</i>]:	City of Playford
Provide the following particulars** relating to the relevant land and the audit site: ** <i>If insufficient space, details may be annexed to this form</i>	
- certificates of title of all the relevant land and an indication of whether the audit site comprises all or part only of the land shown on or described in the certificates of title	CT 5961/636 (all) CT 5961/637 (all)
- details sufficient to identify the location of the land, including section or allotment numbers, area and hundred and AMG co-ordinates (GDA 94, UTM 53 and 54)	Allotment 500 Deposited Plan 68645 in the area named Smithfield, Hundred of Munno Para (whole of CT 5961/636) Allotment 501 Deposited Plan 68645 in the area named Smithfield, Hundred of Munno Para (whole of CT 5961/637)
- audit plans indicating the location and extent of the audit site (which must comply with the guidelines issued by the EPA from time to time)	

SECTION C: AUDIT COMMENCEMENT DETAILS	
Name of owner of audit site:	Department of Defence
Name of occupier of audit site:	Department of Defence
Name, postal address and position of person who commissioned audit:	Marika Behr, Project Director Property Disposals, Department of Defence BP3-G-B036 PO Box 7925 CANBERRA ACT 2610
Indicate authority of person who commissioned audit:	EPA Yes No X Owner Yes X No Occupier Yes X No Developer Yes X No Other [please specify]
Indicate reasons for audit [indicate all reasons]:	Required under the Development Act 1993 Yes X No Required under the Environment Protection Act 1993 Yes No X Other [please specify]
If audit is required under the <i>Environment Protection Act 1993</i> , provide EPA reference number:	
Indicate audit purposes [indicate all purposes]:	Determining the nature and extent of any site contamination present or remaining on or below the surface of the site. Yes X No ☐ Determining the suitability of the site for a sensitive use or another use or range of uses. Yes X No ☐ Determining what remediation is or remains necessary for a specified use or range of uses. Yes X No ☐ [NB: an audit may be required for all of the above purposes.]
Date of commencement of audit:	20 July 2011
Estimated date of completion of audit:	30 June 2012

If this audit is 1 of a series of audits to be undertaken in relation to the audit site, indicate the total number of audits proposed to be undertaken (if known) and the completion or estimated completion dates for those audits (if known)**:

** If insufficient space, details may be annexed to this form.

1
2
3
4

Notification by auditor after commencement of audit

Indicate:

Proposed site use:	Residential
Current site use, or, if currently unoccupied, most recent site use:	Institutions, Armed Services and Armed Services communications functions
Any potentially contaminating activities (within the meaning of regulation 50 of the Environment Protection Regulations 2009) known to have occurred at the site:	Defence works (including training areas)

If audit is required for development consent under the *Development Act 1993*, indicate:

relevant planning authority:	Not known
development application number [if known]:	Not known
site zoning:	Not known

DECLARATION

I am not aware of any conflict of interest within the meaning of section 103X of the *Environment Protection Act 1993* that would preclude me from undertaking this audit.

To the best of my knowledge, all information provided in this form is current and correct at the time of signing and dating.

Signed*:

A.M.D. Hall

Dated:

12/8/11

** This form must be completed and signed by the 'responsible auditor', being, under the Environment Protection Act 1993 and the Environment Protection Regulations 2009, the auditor who personally carried out or directly supervised the work involved in the audit.*

This notification must be lodged with the EPA.

Details of this notification will be recorded in the public register kept by the EPA under section 109 of the Environment Protection Act 1993.

APPENDIX G: DANGEROUS SUBSTANCES LICENCE SEARCH

OFFICIAL



Government of South Australia

Attorney-General's Department

If calling please ask for
Bonnie Thompson

Telephone
(08) 7322 7962

Reference
qA115040

8 August 2024

Dr Jennifer de Livera
Agon Environmental
Unit 3, 224 Glen Osmond Road
FULLARTON SA 5063

Email: jennifer.delivera@agonenviro.com.au

Dear Dr de Livera

Re Freedom of Information Application

I refer to your Freedom of Information application to the Attorney-General's Department for documents held by SafeWork SA, requesting the following scope:

Dangerous Substances Licence Search for Lots 700 and 701, Broadmeadows Road, Smithfield South Australia 5114.

On behalf of the Agency, I advise pursuant to section 23(1)(b) of the *Freedom of Information Act 1991* (the FOI Act) that no documents have been identified in relation to your request.

Section 23(1)(b) of the FOI Act states that:

23—Notices of determination

- (1) An agency must notify an applicant in writing—
- (a) of its determination of his or her application; or
 - (b) if the application relates to a document that is not held by the agency—of the fact that the agency does not hold such a document.

SafeWork SA regulates licensable quantities of dangerous substances as prescribed by the *Dangerous Substances (General) Regulations 2017*, specifically:

- Regulation 11 (Class 2 substances)
- Regulation 22 (Class 3 substances) and
- Regulation 39 (Class 6 or 8 substances).

All other dangerous substances are not licensed by SafeWork SA. As a result, SafeWork SA can only provide information relating to the classes of substances as prescribed in *Dangerous Substances (General) Regulations 2017*.

Finance, People &
Performance

Performance & Business
Services

GPO Exchange
Level 15
10 Franklin Street
Adelaide SA 5000

GPO Box 464
Adelaide SA 5001
DX 336

Tel 1800 177 076

OFFICIAL

- 2 -

If you are dissatisfied with the outcome of your FOI application, you have the right to make a complaint to Ombudsman SA. Complaints can be lodged either:

Online at: <https://www.ombudsman.sa.gov.au/make-a-complaint>

Email: ombudsman@ombudsman.sa.gov.au or

Telephone (08) 8226 8699.

Yours sincerely

A handwritten signature in black ink that reads "Bonnie". The script is cursive and fluid.

Bonnie Thompson
Accredited Freedom of Information Officer

APPENDIX H: HISTORIC AERIALS



The information provided on this map is indicative only and cannot be guaranteed or relied upon. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein. Renewal SA does not warrant the information provided on this map and will not be liable or responsible for any loss, damage or costs incurred as a result of the use or reliance on this map.

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APPENDIX I: PHOTOLOG



Figure 1: Entrance Lot 701



Figure 2: Administration Building



Figure 3: Workshop 1



Figure 4: Workshop 2



Figure 3: Hangar Shed and the Main Training f

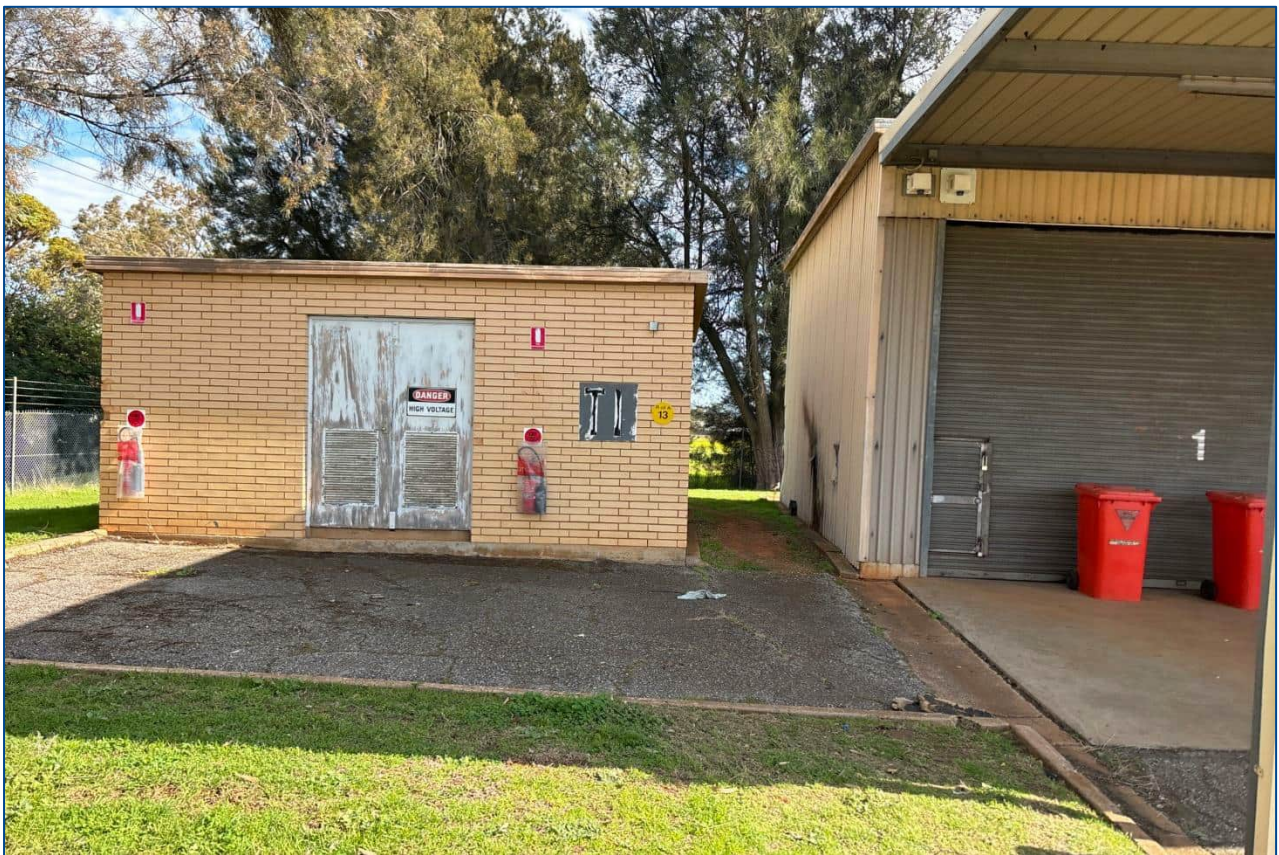


Figure 4: Workshop 1 and Transformer shed



Figure 5: Southeast corner of Main Training facility.



Figure 6: Bitumen sealed carpark open space.



Figure 7: Property's northern and eastern portion.



Figure 8: Property's south offsite drainage



Figure 9: Property's north offsite drainage



Figure 10: Munno Para Shopping center (East)